

## SUMMARY OF POLICY OPTIONS

### OBJECTIVE: REVISE ALLOWED LAND USES COUNTYWIDE TO ALIGN WITH GHG REDUCTION GOALS

POLICY OPTION	PROS	CONS	INCLUDED IN ORDINANCE AS PRESENTED?
<b>Allowing Continued Non-Retail Fuel Station Uses</b> <ul style="list-style-type: none"> <li>Defines Fuel Station, Retail and Fuel Station, Nonretail uses</li> <li>Allows construction of new nonretail fuel stations that are not open to the public to support an approved land use, subject to permitting</li> </ul>	<ul style="list-style-type: none"> <li>Prohibits the future development of new fuel stations open to the public</li> <li>Reduced reliance on fossil fuels</li> <li>Allows agricultural, commercial, and industrial that are dependent on fossil fuels to continue operation until such time as they can transition from fossil fuel energy</li> </ul>	<ul style="list-style-type: none"> <li>Nonretail fuel stations will continue to provide fossil fuels for fleet vehicles and equipment that release Greenhouse Gasses</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<b>Prohibition of all Fuel Stations</b> <ul style="list-style-type: none"> <li>Bans development of all new fuel stations into the future</li> <li>All existing fuel stations become legal nonconforming, subject to Article 94 of the Zoning Ordinance</li> </ul>	<ul style="list-style-type: none"> <li>Maximizes greenhouse gas reduction potential</li> <li>Eliminates confusion between differentiating Retail and Nonretail uses</li> </ul>	<ul style="list-style-type: none"> <li>Could be seen to disproportionately affect established agriculture, commercial, and industrial operations in Sonoma County</li> </ul>	<ul style="list-style-type: none"> <li>No</li> </ul>
<b>Expanding Article 94 of the Zoning Ordinance: Nonconforming Uses</b> <ul style="list-style-type: none"> <li>Expands Article 94 to include regulations on updates and changes to existing Fuel Stations into</li> </ul>	<ul style="list-style-type: none"> <li>Addresses concerns regarding Legal Nonconforming operation that are specific to Fuel Stations including environmental and public safety issues</li> </ul>	<ul style="list-style-type: none"> <li>Could limit scope of Permit Sonoma's review for modifications as currently allowed for through Article 94</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>

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the future	<ul style="list-style-type: none"><li>Allows specific modifications to Legal Nonconforming gas stations while prohibiting additional fuel dispensing capacity</li></ul>		
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