



**CITY OF MANTECA**

# FUELING STATION DISCUSSION

**June 16, 2026**





# INTRODUCTION

CITY COUNCIL CONSENSUS – DECEMBER 2, 2025

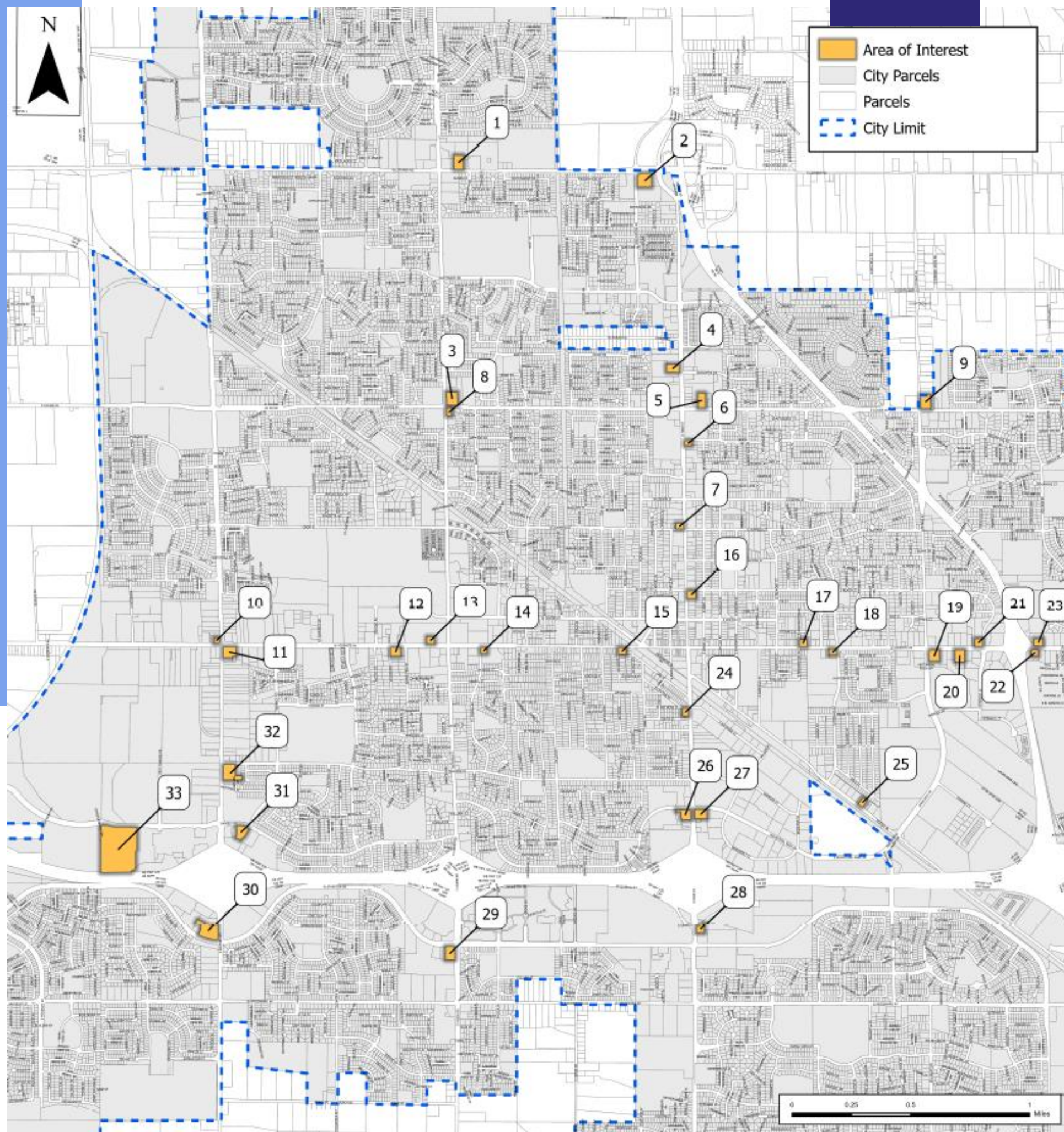
Discussion Generally Included:

- Moratorium
- Zoning Code Amendments



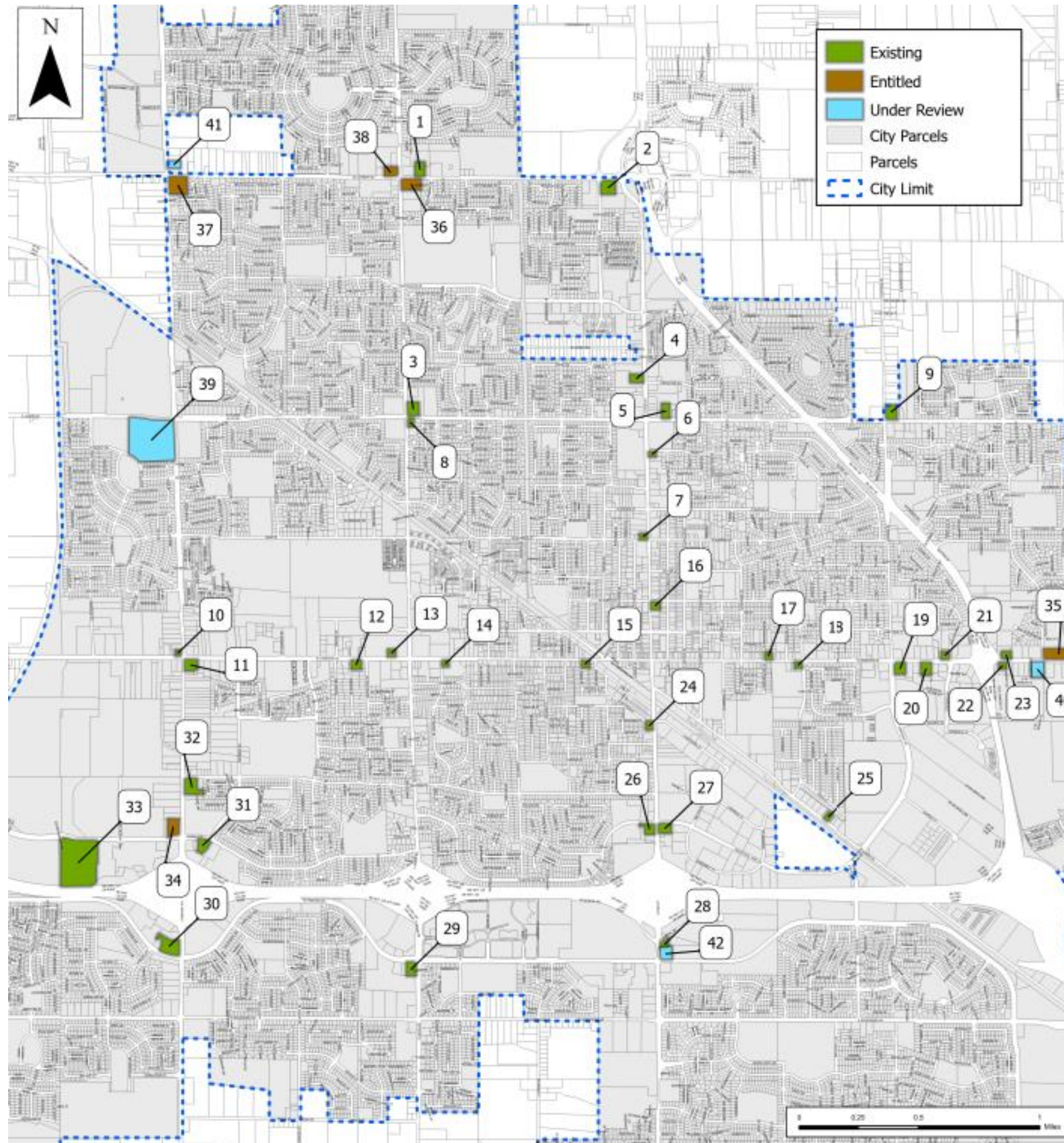
# CURRENT CONDITION

- 33 Gas Fueling Stations located through the City



# POTENTIAL GROWTH CONDITION

- 5 Projects that have been entitled
- 4 additional in the Planning Application process currently

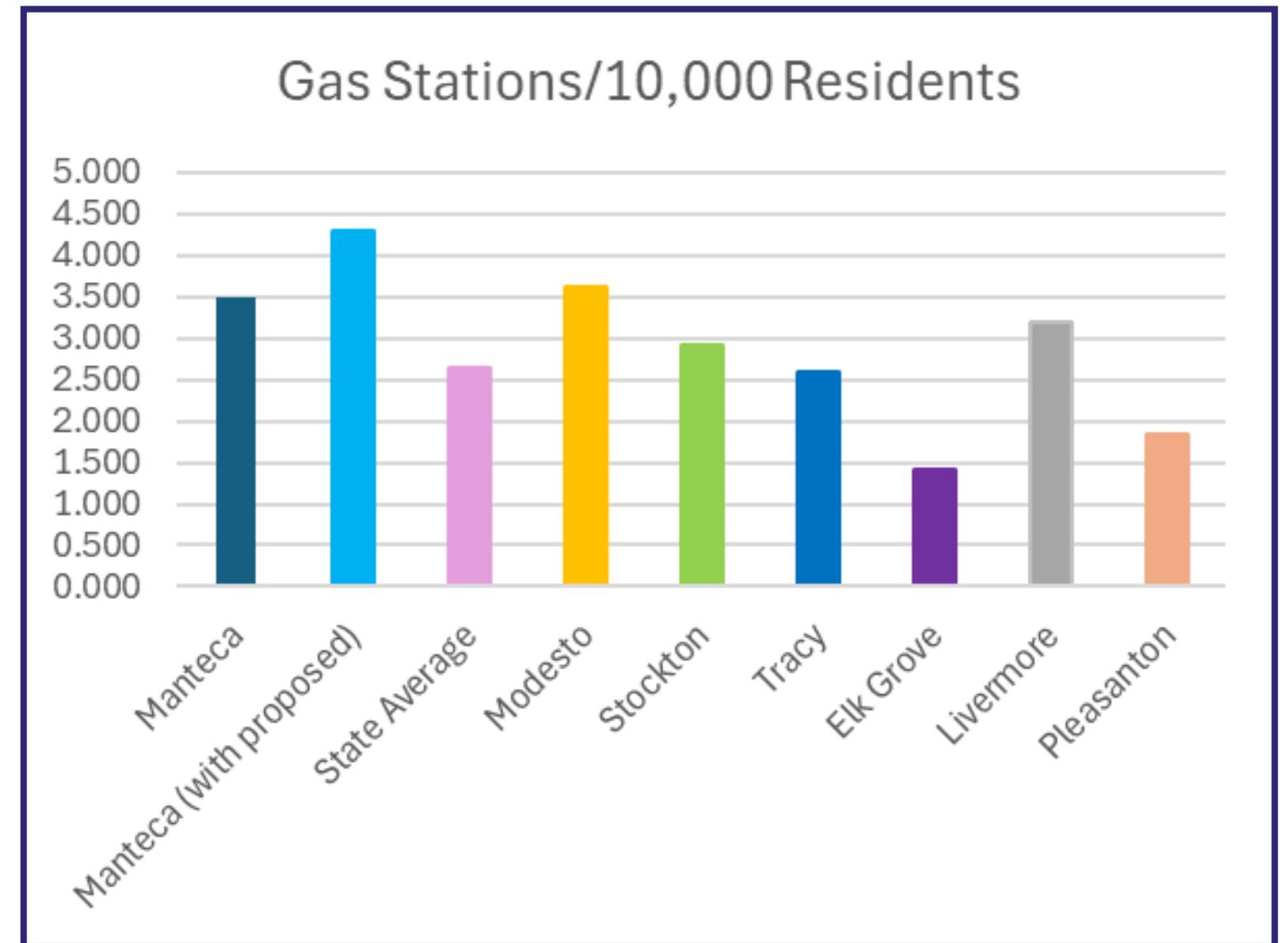


# COMPARISONS



## GAS FUELING STATIONS PER 10,000 RESIDENTS

- Manteca (currently) - 3.5/10k
  - Manteca (proposed) - 4.3/10k
- Modesto - 3.62 / 10k
- Area Average - 2.60/10k
- State average - 2.65/10k



# POLICY OPTIONS OVERVIEW

- 1. Temporary Moratorium** - Urgency Measure/Interim Ordinance
- 2. Zoning Code Amendment** - Enhanced Development Standards
- 3. Conditional Use Permit Requirement** - Discretionary Control
- 4. General Plan Amendment** - Discourages Additional Development of Fueling Gas Stations
- 5. Phased Approach** - Can Incorporate All or Some Options

# POLICY OPTIONS OVERVIEW

1

## TEMPORARY MORATORIUM

Interim ordinance that establishes a temporary moratorium on the acceptance, processing, and approval of entitlement applications for new gasoline or fueling stations.

3

## CONDITIONAL USE PERMITS

Require all new fueling stations to obtain a Conditional Use Permit, regardless of zoning district.

2

## ZONING CODE AMENDMENTS

Establish additional use-specific standards for new fueling stations beyond basic zoning allowances.

4

## GENERAL PLAN AMENDMENT

Amend the General Plan to discourage additional gasoline fueling stations in favor of EV, alternative fuels, and mixed-use development.

# OPTION 1 - TEMPORARY MORATORIUM

## Scope:

- Adopt an interim ordinance establishing a temporary moratorium on the acceptance, processing, and approval of entitlement applications or permit applications for new gasoline or fueling stations.
- Applies to new fueling stations and/or major expansions of existing stations
- Exemptions may include minor modifications, EV-only charging facilities, or previously approved entitlements

## Purpose:

- Allow time for staff and Council to evaluate long-term policy direction
- Prevent entitlement rush while standards are updated

# OPTION 2 - ZONING CODE AMENDMENT

## Scope:

- Amend the Manteca Municipal Code to establish additional use-specific standards for new fueling stations beyond basic zoning allowances. (e.g. Minimum number of pumps, minimum parcel size and frontage, spacing requirements, distances to residential zones or sensitive receptors, traffic and access limitations, enhanced architectural and site design standards, increased environmental performance, mandatory EV infrastructure.)

## Purpose:

- Provide a permanent policy solution that includes defensible and objective standards which allow higher quality projects with less proliferation

# OPTION 3 - CONDITIONAL USE PERMIT

## Scope:

- Require all new fueling stations to obtain a Conditional Use Permit, regardless of zoning district.

## Purpose:

- Allows case-by-case evaluation of: Market need, Traffic and circulation impacts, and compatibility with surrounding land uses
- Enables imposition of site-specific conditions or denial if findings cannot be made
- Allows stronger discretionary control by City

# OPTION 4 - GENERAL PLAN AMENDMENT

## Scope:

- Amend the General Plan to include policies discouraging additional gasoline fueling stations in favor of EV, alternative fuels, and mixed-use development.
  - Prioritize transition to zero-emission transportation, discourage land-intensive auto-oriented uses in growth areas, encourage redevelopment of existing stations over new locations

## Purpose:

- Strengthens legal defensibility of zoning changes
- Aligns with State climate and transportation goals

# OPTION 5 - PHASED APPROACH

## Scope:

- Adopt multiple options or components of the options discussed

## Purpose:

- Provide options that works towards further preventing proliferation of fueling gas stations with varying timelines

# NEXT STEPS

- City Council Discussion
- City Council to Provide Direction on Preferred Path
- Staff will return with Resolution and/or Ordinance as needed for City Council consideration at future meeting

# COUNCIL DISCUSSION

