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Zoning Administrator Record of Action

Action Date: January 22, 2026 (10-day appeal period)
Appeal Status: February 2, 2026 Filing period closed; no appeal

AGENDA ITEM 2
File No.: UPE21-0034
Staff: Jacob Sedgley
Owner: Camo Barn LLC, Attn: Courtney Berger
Applicant: Owner
Prior Agenda: N/A
CEQA Status: Exempt under CEQA Sections 15301 and 15304
Proposal: Use Permit to reutilize a former manufacturing facility as a contractor's storage yard within existing developed areas located outside the Highway 121 scenic corridor on a portion of two Limited Commercial (LC) parcels totaling 10.3 acres
Recommend: Approve the project subject to attached conditions
Location: 85 & 105 Fremont Drive, Sonoma
APN: 128-461-048 & 128-461-012
District: One
Zoning: Limited Commercial (LC) and combining zones for Scenic Resources – Scenic Corridor (SR), and Valley Oak Habitat (VOH)

ZONING ADMINISTRATOR ACTION

- ☐ Adopt Environmental Determination under CEQA, published/adopted on
- ☒ Project is exempt from the California Environmental Quality Act per §: 15301 and 15304
- ☒ Project is approved subject to attached findings and conditions; ☐ with modification
- ☐ Refer item to Planning Commission for review
- ☐ Continue (date uncertain); ☐ Continue to upcoming ZA Agenda: (Date Certain)

ZONING ADMINISTRATOR

Derik Michaelson, Planner III

January 22, 2026

Date

MODIFICATIONS

☒ N/A ☐ Findings ☐ Conditions

MODIFICATION NOTES

n/a

FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan Land Use designation of LC (Limited Commercial) and the goals, objectives, policies and programs of the General Plan:
 - a. The project parcel is outside of the Urban Service Area and would rely on private well and septic systems to provide project water and wastewater needs. No expansion of services would be required to serve the use.
 - b. The project site is on a major roadway (Highway 121) in a location easily accessible to Sonoma Valley and the greater Petaluma area to accommodate the construction storage needs of contractors working within either of these local communities.
 - c. The use is compatible with other commercial uses on nearby LC parcels, including lumber supply, self-storage, equipment repair, and a cannabis dispensary, and is also compatible with agricultural livestock grazing operations located on the opposite (north) side of Hwy 121.
 - d. Redevelopment of existing commercial land for new commercial uses is an encouraged use.
2. **Zoning Consistency.** The proposed project is consistent with the LC (Limited Commercial) Zoning District, which allows for contractor's storage yards, including indoor and outdoor storage of large equipment, vehicles, and construction materials, with a conditional use permit. The project is consistent with the Combining District for Scenic Resources in that all operations and structures are located outside of the 200-foot Scenic Corridor setback. The project is consistent with the Combining District for Valley Oak Habitat in that the project proposal does not include removal of any trees and would have no impact on valley oak habitat.
3. **Environmental Determination.** The Zoning Administrator has reviewed and considered the facts of the record and determined that the project is Categorically Exempt from CEQA under Sections 15301 and 15304 of the CEQA Guidelines as a reuse of existing buildings and outdoor storage of equipment and materials within a developed area previously used as a manufacturing facility involving no new construction and negligible expansion of the former use. The project involves low-intensity (i.e., maximum of 10 employees) reuse of existing structures, with no expansion of structural development or of graveled/graded/paved areas. No exceptions under Section 15300.2 apply.
4. **Public Welfare.** The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the general area. The particular circumstances in the case are:
 - a. The proposed contractor storage yard is located on an existing developed commercial property adjacent to other commercial uses of similar scale and intensity (e.g., lumber supply, self-storage, equipment repair, and a cannabis dispensary);
 - b. The project would not generate significant new vehicle trips or impact road functionality or traffic flow in the vicinity;
 - c. Adequate improved (gravel or concrete) onsite parking area exists to support the use.
 - d. The project would not include new construction or site grading, and long-term operation would not include concrete crushing or other noisy demolition-related activities; and
 - e. The project would maintain the existing visual character of the site and surrounding commercial area in that it would not involve any exterior changes to existing structure and all outdoor yard areas are screened from public view in areas already subject to outdoor storage activities.