

## PROJECT DESCRIPTION and PROPOSAL

### Constraints Analysis Two Rock Fire Department

The Two Rock Fire Department apparatus garage is permitted by Use Permit UPE 18-0068. In order to fully utilize the property to provide and enhance emergency services to the communities of Two Rock, Bloomfield and our surrounding communities, we propose to amend the current Use Permit to identify the use of the property as a Public Safety Facility as defined in Sonoma County Code Section 26-30-090 as:

“Facilities operated by public agencies that provide public safety services.

1. Includes Fire stations; police and sheriff stations; related civic buildings; facilities may include kitchens; sleeping accommodations; areas for equipment maintenance; and ambulance dispatch facilities on the same site.”

As there exists a certain amount of dispute as to the various activities on the site it is necessary to accomplish clarity as to what is necessary to appropriately use the facility in order to accomplish the level of emergency service our communities deserve. We need to: (a) Clarify and establish permitted uses of the existing facility and its associated land area , (b) Construct a screening fence on the west side of the parking area, and (c) Add a California Accessibility Standards compliant restroom.

There are certain constraints that the Two Rock Fire Department will need to address. Following is an analysis of those topics as requested by Permit Sonoma on the application website.

- **Project Site:** The project is located within and adjoining an existing fire department garage that was developed under UPE18-0068 and BLD19-2620 located at 7599 Valley Ford Road, Petaluma, CA 94952. Parcel size is 0.84 acres in total. The general topography and slope is nearly level and to the west, terminating in a BASMAA bioretention cell.
- Existing land use on the project site is a garage for the Two Rock Fire Department to house fire trucks and storage of associated emergency equipment. An adjoining single family residence inhabited by Fire Service staff is co-located on the parcel but is not part of this application.
- On-site vegetation consists of mowed non-native annual grasses and minor landscaping adjoining the building parking area. The land area surrounding the parcel is annual pastureland.
- The existing metal building at 90’x60’ occupies 5400 sf.
- The existing gravel parking area to the north covers 6420 sf.
- A concrete driveway between building and street of about 1900 sf

- Low Impact Development methodology was employed during initial site development, resulting in a decrease in storm water runoff relative to prior site conditions.
- **Surrounding Uses:** Surrounding land uses are agricultural pastures. Stemple Creek is approximately ¼ mile away. A residence is located about 360 feet and another at 400 feet west of the existing building. Across Valley Ford Road, there is 1 residence approximately 240 feet to the east, 2 about 300 feet to the northeast, and another about 500 feet to the east. Other surrounding uses other than pastures and a shop building are over 1/2 mile removed.
- **Easements & Utilities:** No easements are present. A title report is attached.
- **Covenants and Restrictions:** The property was inherited and is not allowed to be sold according to the terms of the bequest and the included Beneficiary Agreement. A title report is attached.
- **Farming Operations:** There are no farming operations on the site. Its historical use was as vehicle repair shop and a lumber milling operation. It has been vacant since those operations ceased many years ago. The parcel is surrounded by grazing lands and is not in the Agricultural Preserve. There are no areas where existing agricultural operations are proposed to be displaced. The parcel has no agricultural utility.
- **Waterways and Drainage:** Stemple Creek is located approximately ¼ mile to the south of the project site and a farm pond spillway is about 150 yards to the west. Overflow from the farm pond and from a highway culvert moves through a low-lying swale to the west of the property line. No drainage from the building or parking area leaves the property as roof water is captured and stored. Excess roof water and parking area runoff is directed into the bioretention cell. Photos are included.
- **Vegetation:** A small area of mowed nonnative grasses and weeds on south side of the building. There are no wetlands, creeks, riparian areas, or woodlands on the project site.
- **Tree Protection:** There are several mature trees south of the dwelling near to the southern property line about 175 feet from the project. No trees will be affected.
- **Noise:** Ambient noise conditions are dominated by road noise from Valley Ford Road. Ranching, farming and light commercial use in the unincorporated area of Two Rock also contribute. A detailed Noise Assessment performed by Illingworth & Rodkin, Inc. is included.
- **Hazards:** The project is located in the Modified Mercalli Earthquake Intensity Scale VIII, Very Strong. Wildland Fire Hazard Area is described as moderate in the County map, and there are no identified earthquake faults. Landslides are not an issue as the topography is flat. It is not within a 100 year flood zone.
- **Hazardous Materials:** The proposed project will not result in additional storage or use of hazardous materials.

- **Water Availability and Septic Suitability:** The property is adequately served by a private well that has been in existence for decades and performs in a satisfactory manner. A well house photo is included. Inadequate land area is available for traditional septic system or mound installation and an alternative septic management system is proposed.

## Proposed Project

- **Proposed Land Uses:** The existing and permitted land uses are 5400 square foot single floor garage for fire trucks and storage of emergency equipment, a 1900 square foot single floor residence, a 400 square foot residential garage, a 1900 square foot front concrete apron, a 90 foot by 4 foot BASMAA bioretention cell (360 square feet), an 1,830 square foot paved area on the north side of the building which includes accessible parking, and a 6420 square foot gravel parking area. The proposed project is three-fold: (1) to establish and clarify permitted uses of the facility and its inclusive land area, (2) to install a 96 foot long wooden fence running north and south along the eastern side of the BASMAA bioretention cell, and (3) the construction of a California Accessibility Standards compliant restroom within the existing Two Rock Fire Department fire department garage facility
  - **Clarify permitted uses:**
    - Fire Department personnel training on apparatus and equipment, such as Jaws of Life and hose deployment, both inside the building, on the front apron, and in the parking area. Such trainings will occur up to 30 times per year with an average of 12 attendees.
    - Vehicle and equipment maintenance – performed both inside the building and outside on the front apron and parking area as necessary, including washing and cleaning.
    - Physical training equipment and use inside the building, the front apron, and in the parking area
    - Small appliances and snacks to be on hand inside building (Refrigerator, microwave, coffee maker)
    - A television, used for training aids and firefighter response notifications
    - Storage of emergency supplies, rations, water, sleeping bags, etc.
    - Base station radio antenna, Ham/disaster service infrastructure.
    - Meetings and small gatherings approximately 6 times per year with approximately 20 attendees
    - Law enforcement meetings or rally point
    - Fire Prevention education such as school tours, two times a year with approximately 20 attendees
    - Heater, exhaust vent, and associated propane tank with concrete foundation and yellow bollards

- Ventilation system for vehicle exhaust removal
  - Generator installation (mobile and/or stationary), plug-in to existing infrastructure, on an existing concrete pad outside the building, for use during power outages and for generator maintenance activities.
  - Modification of signage to reflect annexation into Gold Ridge Fire Protection District
  - Motion controlled security lighting at each building apex, downward facing and shielded from intrusion onto neighboring pastureland
  - Motion controlled lights over each man door
  - Red lights on front of building
  - Exterior GFCI receptacles where needed
  - Existing parking area is to be used for the parking of private vehicles when Volunteer Firefighters are responding to emergency calls and fires, moving equipment, training, ride sharing, working on equipment, serving on strike teams and includes overnight parking when serving on strike teams and/or other 24/7 duties.
  - Parking area may also include training props, hose drying rack, parking for onsite events, meetings, receipt of deliveries or shipping out supplies, parking and use by contractors, and other Department related activities.
  - The parking area may also be used as a staging area for Fire Strike Teams, CHP, and SoCo Sheriff, County Roads Department, the Office of Emergency Services and CalFire.
  - Other uses that may occur and are normally associated with a rural Public Safety Facility. Such uses are defined by code section 26-30-90 as:
    - “Facilities operated by public agencies that provide public safety services.
      1. Includes Fire Stations; police and sheriff stations; related civic buildings; facilities may include kitchens; sleeping accommodations; areas for equipment maintenance; and ambulance dispatch facilities on the same site.”
 Similar activities may occur as needed.
- **Fence description:** A 96 foot long wooden fence is proposed to be built atop the eastern wall of the BASMAA storm water management structure. The portion of the fence near the water tank will be 8 feet high and 24 feet long. The remaining 72 feet will be 6 feet high and will include an access gate. The fence will be 7.5 feet easterly into fire department property from the existing livestock fence on the western property line. The fence will be wooden panels with lattice in the upper portion and is typical for the area. The fence location is such that it will not impede or compromise operational capability of public safety activities. Photos of the fence location and an example of the fencing itself are included.
  - **Restroom:** Addition of a California Accessibility Standards compliant restroom and an associated septic holding system within the existing public safety building. The restroom will be located in the southwest corner of the building. A

detailed site plan, a building floor plan, and an architectural plan for the restroom are included.

- **Septic System:** The property is highly constrained from the standpoint of developing a leach field to serve the proposed restroom. No viable area is available due to space needs and setback requirements. Two Rock FD intends to undertake development under the provisions of the current 2019 Onsite Wastewater Treatment System Regulations and Technical Standards Manual. Section 4.2.A.4, as follows:
  - Prohibitions A. The use of holding tanks is prohibited. However, the use of holding tanks may be authorized for limited circumstances as follows:
    - 1. to abate an existing nuisance or health hazard; or
    - 2. the proposed use is within a sewer service area, sewers are under construction and completion is expected within two years and the sanitation district assumes responsibility for maintenance of the tanks; or
    - 3. it is for use at a campground or similar temporary public facility where a permanent sewage dispersal system is not necessary or feasible and maintenance is performed by a public agency; or
    - **4. for a public service entity (for example, volunteer fire department) when it cannot otherwise install sanitary facilities in a building.**

The Department will install a holding tank and contract with a septic service for regular emptying and maintenance. A photo of the proposed general location is included.

- **Setbacks:** The existing building is 5 + feet from the property line per waiver agreement with the neighboring property owner. The parking area is 10+ feet from the western property line. The proposed screening fence is 7.5 +/- feet from the western property line. The restroom is located within the building and will not change the setback. The septic system holding tank will be installed to meet applicable setbacks at the time of installation.
- **Heights:** The building met the applicable height requirements at the time of construction. The restroom is located within the building and will not impact the height, other than the required vent pipes, which will extend about 18 inches above the roof line. The exhaust stack for the vehicle exhaust ventilation system will be located on the northeast corner of the building and will extend approximately 2 feet above the roof line. The heater vent extends approximately 2 feet above the roofline. The potential installation of a radio antenna may extend above the roof. At this time we do not know antenna height requirements, however, it might be identified as a future allowed use conditioned on administrative design review.
- **Lot Coverage:** There will be no change in buildings, footprints, or impervious surfaces. The existing public safety building is 5,400 square feet. The residence is 1,900 square feet. The residential garage is 400 square feet and an associated shed is 180 square feet. The residential driveway is paved and measures 1,250 square feet and the pad for the residential water tank covers 224 square feet. . The unpaved parking area is 6,420

square feet, and the concrete front apron is 1,900 square feet. The paved pad on the north side of the building is 1,830 square feet and includes the accessible parking area.

- **Hours of Operation:** Existing and permitted 24/7 hours of fire service operations will not change.
- **Employees:** There are no employees of the Two Rock Fire Department as the Department is 100% volunteer, including the Battalion Chief, firefighters, officers, and board members. Due to the recent annexation into the Gold Ridge Fire Protection District, Gold Ridge FPD employees may be on-site from time to time. There will be 3-6 persons on site momentarily for a fire call (110 calls for an average year) and subsequent cleanup of equipment, and 3-6 for weekly engine checks
- **Storage Areas:** The existing permitted building has internal storage for fire service equipment and apparatus that will not be materially affected by adding a California Accessibility Standards compliant restroom. Any incidental sanitary supplies will be very minor in nature and will be housed within the restroom. No outdoor storage will be required. Water and emergency rations are stored against the south wall. Tools, sleeping bags, cots, exercise equipment, training aids, electronics, hoses and other items are stored behind the vehicles and against the west wall. Turnouts and personal protective equipment are stored on racks between the vehicles.
- **Visitors:** The public safety facility building itself is a purpose-built structure that does not normally receive visitors. This functionality will not change due to presence of a restroom in the building or the other uses proposed. School and other tours of approximately 20 persons may occur from time to time, but the frequency is expected to be minimal.
- **Marketing Plan/Promotional Activities and Events:** No such activities or events are planned to occur. The existing facility signage will need to be modified to reflect the recent annexation into the Gold Ridge Fire Protection District.
- **Food Service:** No such activities or events are planned to occur.

## Housing Plan

- **Housing Plan:** The facility will not have sleeping quarters. All current firefighters are volunteers and respond from their personal residences. The project does not generate additional housing needs in the community.

## Circulation Plan

- **Site Access and Circulation:** The project will not change the circulation or site access. The proposed fence is located where it will not interfere with public safety operations.
- **Traffic Generation:** The project will not change trip generation from the current levels. The average call volume is 110 calls per year. The average response is between 3 and 6 persons. A weekly meeting to perform engine checks usually has from 3 to 6 persons participating. Using an average of 5 persons responding 110 times per year, plus

performing 52 weekly engine checks results in a generous calculation of average trip generation by firefighters of 2.2 trips per day. Adding in the incidental trips from contractors, gardeners, supply personnel, and such, will move that number to an anticipated 2.5 trips per day. It should be noted that some of these trips are “stop bys” while enroute to other destinations so do not generate new traffic. For example, the gardener has a client farther out Valley Ford Road and “stops by” to do the station on his way. Same situation with supplies delivery – drops off at Two Rock on his way to Valley Ford and Bodega so does not in practice add to the trip count.

- **Parking:** 10 spaces 9 X 20, (1,800 sf) are located at northern end of parcel. Surface is road base rock. California Accessibility Standards compliant parking is located near the man door entrance on the north end of the structure and is paved and identified according to California requirements.
- **Loading areas:** Loading areas are on the front area and in the parking area.
- **Transit:** No transit services are available. Pedestrian and bicycle access are from the bicycle lanes of Valley Ford Road.

## Utilities and Services

- **Water Supply:** An existing private domestic well serves the property. Well water is available for storage in a 5000-gallon tank for domestic use. However, the occupants of the residence have chosen to import potable water. A supplemental line from the well (proposed, not shown) will route water to the proposed restroom. The photo of the proposed holding tank location also shows the domestic supply system and the current fence on the south end of the facility.
- **Water Conservation:** Low-flow facilities will be used in the California Accessibility Standards compliant restroom. The existing building has a 5,000 gallon roof runoff collection tank that is saved and used for fire fill and non-potable needs.
- **Sewage Disposal System:** The property is highly constrained from the standpoint of developing a leach field to serve the proposed restroom. No viable area is available due to space needs and setback requirements. Two Rock FD intends to undertake development under the provisions of the current 2019 Onsite Wastewater Treatment System Regulations and Technical Standards Manual. Section 4.2.A.4, as follows:
  - Prohibitions A. The use of holding tanks is prohibited. However, the use of holding tanks may be authorized for limited circumstances as follows:
    - 1. to abate an existing nuisance or health hazard; or
    - 2. the proposed use is within a sewer service area, sewers are under construction and completion is expected within two years and the sanitation district assumes responsibility for maintenance of the tanks; or
    - 3. it is for use at a campground or similar temporary public facility where a permanent sewage dispersal system is not necessary or feasible and maintenance is performed by a public agency; or

- **4. for a public service entity (for example, volunteer fire department) when it cannot otherwise install sanitary facilities in a building.**

The Department will install a holding tank and contract with a septic service for regular emptying and maintenance. A photo of the proposed general location is included.

- **Storm Water Management Plan:** A Storm Water Management Plan has already been completed and implemented during the initial construction of the facility. An internal restroom will have no impact on storm water generation, nor will the other proposed uses. A BASMAA storm water retention system is in place and has proven to be capable of handling runoff from intense rain events such as we experienced this past winter. A small berm is also in place to prevent storm water from leaving the property on the north side, and to direct any storm water into the BASMAA system. Runoff from the highway is directed by the gradient of the entry of the parking area into the highway ditch.
- **Solid Waste Disposal:** Minimal impacts from the present submittal. An internal restroom will not generate much paper waste, nor will the other proposed uses. Trash will be collected and transported to the county landfill as it is generated. No external trash receptacles are required. Several volunteers have recycling containers and are willing to accept Fire Department recyclables.
- **Fire and Emergency Services:** The existing building in which the work will occur is in compliance with Fire Service requirements. The project is in a Moderate Fire Hazard Zone. Emergency and fire suppression vehicles are on site.
- **Energy Conservation Plan:** The proposed restroom will be at the ambient temperature of the building interior. Low wattage light fixtures will be used in the small room and will have an insignificant impact on total energy consumption.

## Proposed Design

- **Architectural Design Style:** The existing permitted building will not change in external appearance due to presence of the proposed restroom. The fence will be of traditional wood and lattice common to the area. Photos are attached.
- **Accessibility Requirements:** The existing building, parking, and Path of Travel are in conformance with California Accessibility Standards requirements. The proposed supplemental new construction is designed in accordance with California requirements.
- **Landscape, irrigation, and fencing:** A 96 foot long wooden fence is proposed to be built along the eastern wall of the BASMAA storm water management structure. The portion of the fence near the water tank will be 8 feet high and 24 feet long in order to screen the water and propane tanks with the yellow bollards from the view of westerly neighbors. The remaining 72 feet will be 6 feet high and will include an access gate. Photos of the fence location and an example of the fencing itself are included.

- **Construction Methods & Timing:** Traditional wood framing, plumbing, and electrical methods will be used for restroom construction. This small structure should be buildable within a month following contracting. Timing is not critical for construction of the restroom as it is inside and not weather dependent, but the installation of the holding tank will require appropriate weather. The wooden fencing will commence upon completion of Design Review or the issuance of a permit, whichever is appropriate.

**Site Plan** – Attached

**Floor Plan** – Attached

**Title Report** – Attached

### **Preliminary Site Grading, Storm Water Management and Drainage**

**Plan** – No grading will be needed. Storm Water Management and Drainage Plan plans were prepared and accepted for the initial project and are functional. This application makes no changes to those plans.

**Preliminary Architectural Plans** – Attached

**Preliminary Landscape and Irrigation Plans** – No additional landscaping or irrigation beyond the requirements of the initial Use Permit is planned.

**Accessibility Requirement** – The proposed restroom will be built to meet California Accessibility Standards requirements, including parking (which is existing) and travel lanes to the restroom.

**Fire and Emergency Services** – A hydrant and fire-fill water tank are located at the north end of the facility. Fire apparatus is parked in the building.

**At-Cost Agreement** - Attached

# Erickson Engineering Inc.

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County of Sonoma  
**Permit and Resource Management Department**  
2550 Ventura Avenue  
Santa Rosa CA 95403

January 29, 2024

Joshua Miranda, Project Planner  
Planning Division - Project Review

707-565-1948 direct  
[joshua.miranda@sonoma-county.org](mailto:joshua.miranda@sonoma-county.org)

**UPE23-0046**  
**Public Safety Facility**  
7599 Valley Ford Road  
Petaluma CA 94952  
APN 022-140-017

Modification of UPE18-0068  
**Two Rock Fire Department**  
7618 Valley Ford Road  
Petaluma CA 94952

Paul Martin, Vice President  
[xchief9600@gmail.com](mailto:xchief9600@gmail.com)  
707.763.8419  
707.478.0604 cell

This memo is in response to an Application Incomplete notice for the subject project received by TRFD January 11, 2024. The project applicant and engineer have prepared responses regarding line items of concern, which are documented below. Responses correspond to the sequencing and format of the Incomplete notice. Revisions and updates of the companion Civil Engineering plans have been developed where necessary.

## Proposal Statement

UPE23-0046 is intended to

- 1) Clarify the uses permitted under UPE18-0068.
- 2) Establish new uses for the existing Two Rock Fire Department facility and inclusive land area as a Public Safety Facility,
- 3) Construct an ADA compliant restroom within the existing metal garage annex (Utility building permitted under BLD19-2620),
- 4) Construct a new 2,000 gallon Sewage Holding Tank pursuant to Permit Sonoma Onsite Wastewater Treatment System manual Section 4.2.A.4, and
- 5) Install a new solid wood parking area screening fence ranging from six to eight feet tall 96 feet long running northerly and southerly along the easterly edge of the onsite BAASMA bio-retention cell.

## Additional Information and Key Issues for Consideration

Staff has identified the following items that will be addressed in the analysis of the project.

1) Proposal Statement. The proposal statement should clarify if the radio antenna will be a new use and if new infrastructure will be needed to accommodate the proposed use.

Please see below.

2) Please denote the existing uses from the new uses proposed, and submit any related infrastructure plans as needed.

Please see below.

## Existing uses needing clarification/verification as to permitted uses:

- Fire Department personnel training on apparatus and equipment, such as Jaws of Life and hose deployment, both inside the building, on the front apron, and in the parking area.
- Vehicle and equipment maintenance -performed both inside the building and outside on the front apron and parking area as necessary, including washing and cleaning.

- Physical training equipment and use inside the building, the front apron, and in the parking area
- Small appliances and snacks to be on hand inside building (Refrigerator, microwave, coffee maker)
- A television inside the building used for training aids and firefighter response notifications
- Storage of emergency supplies, rations, water, sleeping bags, etc.
- Law enforcement meetings or rally point
- Fire Prevention education such as school tours.
- Heater, exhaust vent, and associated propane tank with concrete foundation and yellow bollards
- Security lighting at each building apex, downward facing and shielded from intrusion onto neighboring pastureland
- Red indicator lights on front of building
- Motion controlled lights over each person door
- Existing parking area is to be used for the parking of private or Agency vehicles when Firefighters are responding to emergency calls and fires, moving equipment, training, ride sharing, working on equipment, serving on strike teams and includes overnight parking when serving on strike teams and/or other 24/7 duties.
- Parking area may be used by contractors, and for other Department related activities and personnel.
- The parking area may also be used as a staging area for Fire Strike Teams, CHPJ and SoCo Sheriff, County Roads Department, the Office of Emergency Services, CalFire, and related public service agencies.
- Parking area may also include training props, a hose drying rack, parking for onsite events, meetings, receipt of deliveries, or shipping out supplies.

**Proposed New uses:**

- Installation of a 96'-long by 6' and 8' high board visual screening fence along the Southwest property line.
- Installation of a Plymovent or equal ventilation system for vehicle exhaust removal
- Generator installation (mobile and/or stationary), plug-in to existing Generac infrastructure, on an existing concrete pad outside the building, for use during power outages and for generator maintenance activities .
- Modification of signage to reflect annexation into Gold Ridge Fire Protection District
- Satellite TV antenna on SW eave.
- Installation of an ADA-compliant restroom with appurtenant 2000-gal septic holding tank in accordance with OWTS Manual Section 4.2.A.4.
- Meetings and small gatherings approximately 6 times per year with approximately 20 attendees
- Exterior GFCI receptacles where needed.
- Base station radio antenna, Ham/disaster service infrastructure. The mounting infrastructure will likely be a 5 to 8 foot high, 2" stainless steel or aluminum pipe attached near the gable peak at the north wall of the building per the example photo.



- Other uses that may occur and are normally associated with a rural Public Safety Facility. Such uses are defined by Code Section 26-30-90 as:
  - i. "Facilities operated by public agencies that provide public safety services."
  - ii. includes Fire Stations; police and sheriff stations; related civic buildings; facilities may include kitchens; sleeping accommodations; areas for equipment maintenance; and ambulance dispatch facilities on the same site. Similar activities may occur as needed.

## Use Permit Application Requirements (PJR-010)

### 1. Site Plan.

- a. Please revise site plan to delineate and identify all property lines of the legal parcel.
  - a. Property lines with Metes and Bounds are shown on Sheet C2 of the plan set.
- b. Please denote the Scenic Corridor Setback.
  - a. The Scenic Corridor setback is shown on Sheet C2 of the plan set.
- c. Please note on the site plan that the subject 90' X 60' metal building garage is existing.
  - a. The existing Public Safety Facility is noted on all sheets with Plan and Elevation views.
- d. Please note on the site plan where the proposed motion lights will be located.
  - a. Lighting locations are shown in Plan and Elevation on Sheet C3.
- e. Please note on the site plan where the proposed security lights will be located.
  - a. Lighting locations are shown in Plan and Elevation on Sheet C3.
- f. Please note on the site plan where the proposed red lights will be located.
  - a. Lighting locations are shown in Plan and Elevation on Sheet C3.
- g. Please denote existing fences onsite.
  - a. Existing onsite fences are shown in Plan view on Sheet C2.

**Architectural Design Style:** Describe the architectural style, design, materials, finishes and colors for all buildings and structures, including roofs, fences, walls or other site features. Include a discussion of lighting plan. If the site is located in a Scenic Resource area, story poles and/or visual simulation may be required.

Architectural Design Style – [Comments reproduced from Sheet C1 of the engineering drawings]

- \* This existing Public Safety Facility was constructed under BLD19-2620. It is a 60'x90'x14' high gable-ended metal building with 1:12 roof pitch, consistent with the previous obsolete on-site building and with local rural agricultural architecture.
- \* The building is located in a 200'-wide Scenic Resource Corridor. Scenic resources were considered at the time of original building permit issuance.
- \* Highway frontage includes a concrete apron for occasional Emergency Services apparatus parking. The adjoining graveled parking area to the North contains 10 spaces and drains by low-slope sheet flow to a BAASMA-design bioretention swale.
- \* The building body color is Rustic Red, an agricultural barn color with Koko Brown accent trim. The original galvanized roof has been painted a muted red and is generally not visible from the adjoining highway due to the low slope of the gabled roof.
- \* External features include four easterly frontage-facing 12'x12' roll-up doors for emergency apparatus egress and a person-door in each of the N and S gabled ends.
- \* Exterior lighting is required for building security, parking area illumination, fire fighter safety when approaching person-doors, and for building demarcation as a Public Safety Facility.
- \* Each roll-up door is bracketed by a pair of red marker lights about 10' above grade in weatherproof safety enclosures. The doors are also bracketed by ground-level yellow door protection bollards.
- \* Signage consists of a commercially-produced 5'h x 6'w unlit unit centered on the front of the building identifying the organization and street address.

- \* Each gabled end contains a person-door with down-cast LED lighting with motion-sensing operation. A single down-cast security light is also located at about 20' high on each gable end.
  - \* The building is fitted with external security cameras on each of the four exterior corners, located at about 13' above grade. A single 15" diameter antenna is located at the SE corner of the building.
  - \* Building utilities are located externally on the north gabled wall and include electrical and propane service. Other utilities visible from the highway include propane tank, water storage tank, and apparatus refill hydrant.
  - \* Additional planned utilities visible from the exterior will include an exhaust gas ventilation stack for a Plymovent system, and a pole-style radio antenna.
  - \* A new 96' long 6' and 8' high redwood board fence is proposed at the S side of the parking lot to screen building utilities from the neighbor to the south.
  - \* ADA parking, signage, handrails, and safety features are present at the north exterior wall.
  - \* The road frontage is not fenced. The remainder of the property is surrounded by a standard 4'-high stockwire fence. The SE side of the property outside the UPE development envelope has a 6' high redwood panel fence.
- a. Please submit an **Outdoor Lighting Plan** including cut sheets of fixtures with lumen counts and locations of individual proposed fixtures. Please note outdoor lighting shall conform to dark sky compliance.
- a. The **Outdoor Lighting Plan** provides for zone-specific dark sky compliance illumination for the purposes of user safety, property security, building identification, and emergency services demarcation.
  - b. Fixture cut sheets including lumen counts are provided in the Appendices.
  - c. Locations of individual proposed fixtures are shown in Plan and Elevation views on Sheet C3 of the drawing set. Fixtures include:
    - One Dimmable Full Cutoff Wall Pack Security Light located on the north eave of the building. Installed under Permit # BLD21-8201, Inspected and finalized 12-03-2021 by Scott Anderson . Model WLFC - 60 Watts - CCT -4000 K
    - One Security light D-Series Size ILED on south eave of building
    - Two Dimmable, motion activated, momentary duration, downward facing, doorway LED light, one over the person door on southeast corner and one over the person door at the north east corner of the building.
    - One manually controlled D-Series Size ILED at front center of building directly over fire department sign.
    - Eight dimmable downward facing 5 watt red LED marker lights, two per truck bay doorway on east side of building, 300 to 400 lumens.

Note: LED lights provide a "whiter" light than an incandescent. To moderate this "whiteness" effect of the lights at the eaves and over the department signage we have used the lowest color temperature available.

- b. Please submit preliminary plans for the proposed revised fire station signage.
- a. The existing signage is shown in Sheet C3 Elevation view, and in Appendix C.
  - b. The proposed revised fire station signage will retain the same dimensions and general look. The heading TWO ROCK will be replaced by GOLDRIDGE and FIRE PROTECTION DISTRICT immediately below in similar font. The label FIRE DEPARTMENT will be replaced by TWO ROCK STATION. All text will be in gold leaf and in a similar font relative to the existing sign. A word-processor derived mockup is provided in Appendix C.
- c. Please send original PDF copies for the proposed ADA restroom, the copy submitted with the application is not readable.

- a. The proposed ADA restroom drawings have been upgraded based on experience at PRMD with a similar project. Sheets ADA1 and ADA2 in 12x18 format for the UPE application are supplemented by additional sheets in the more normal 24x36 format for enhanced legibility.
- d. Please submit preliminary plans and elevations for the proposed fencing, and associated gate.
  - a. Preliminary fence plans are shown on Sheet C6 of the engineering drawings.

**3. At-cost Agreement.** Many planning applications are processed on an at-cost basis and an At-cost agreement is required at the time of application submittal to provide a minimum fee and deposit sufficient to cover the cost of staff work on the project. Deposits must be maintained to cover staff costs or work may be halted on the project.

- a. In accordance with the County's policy for at-cost projects and the Agreement for payment of At Cost Fees, a good faith estimate of the cost of processing this application is estimated at approximately \$10,650.00. (Please refer to the attached cost estimate). Your initial deposit of \$6,903.25 will be applied towards this cost, however an additional deposit of \$3,746.75 will be needed prior to initiating the processing of this application. Please consider this as a preliminary estimate of costs based on your application submittal and is subject to change based on the amount of staff time required. Staff time can vary depending upon many factors including the responsiveness, thoroughness and accuracy of your application, the complexity of the issues involved, and the degree of controversy involved in the public review process.

The additional processing deposit of \$3,746.75 will be submitted as requested.

### Referral Agency Comments

Enclosed for your review of referral agency comments/draft conditions from Permit Sonoma Well and Septic, Building, and Sonoma Public Infrastructure. Delays in submitting this information may impact relevant conditions or preclude referral agencies from providing draft conditions of approval necessary for project approval.

### Referral Agency Comments - Permit Sonoma Well and Septic

Tuan Huynh, R.E.H.S., Well and Septic

[Tuan.Huynh@sonoma-county.org](mailto:Tuan.Huynh@sonoma-county.org)

707.565.3457

Further information as indicated below is needed prior to drafting conditions.

### Well

1. The site plan shows that the existing well is located off site. What property is located on?
  - a. The well and separate TRFD properties were originally both owned by the Alvin Hanson Trust. The well is located on APN 022-110-020, now owned by the George Bianchi Dairy.
2. Please provide parcel number, property address, GPS coordinates, and well easement information.
  - a. The well is located on APN 022-110-020. The pipeline route crosses APN 022-110-009. The undeveloped parcel has a theoretical address of 7598 Valley Ford Road, Petaluma CA 94952. Well GPS coordinates per Google Earth are N 38 ° 15' 54.05" W 122 ° 47' 24.61". Well easement information is contained in OR 2014007424, provided in Appendix A of this report.
3. Please provide well permit records like a well completion report and/or information of the well seal. Records can be found at the Permit Sonoma Records and/or the State Waterboard.
  - a. This historic well is located in the Two Rock Valley, an area known for solid rock and related groundwater deficiency at depth. Most pioneer-era wells were hand-dug to take advantage of shallow groundwater, and were purposely located near runoff channels.
  - b. The subject well is on the bank of Stemple Creek and is a hand-dug unit of perhaps 4' diameter predating County well permit records. We believe that it may have been

- constructed in the 1920s or 1930s or even earlier. Although unknown, the expected depth is on the order of 25'.
- c. The well is concrete-encased for several feet below grade, and is encased in a water-tight cinder block enclosure of about five feet square extending over five feet above grade to preclude inundation by winter stormwater flows in the adjacent channel.
  - d. A 1 hp shallow well jet pump per Appendix A3 with associated plumbing and controls is located within the structure on a wood plank deck/well cover about 5' above grade. Although protected from weather by the structure and deck, the well is not sealed.
  - e. Water is pumped from the well via a +-1100' easement-delineated line route to the TRFD property to the north.
  - f. A single-family residential water treatment unit per Appendix A2 employing 5 micron filtration and UV treatment is located on the TRFD property.
4. Please classify the private water well using the link:  
[https://www.waterboards.ca.gov/drinking\\_water/certlic/drinkingwater/docs/class\\_dec\\_tree.pdf](https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/docs/class_dec_tree.pdf)
    - a. The stated decision tree was consulted to make the classification determination noted below.
  5. What is the water system classification?
    - a. A copy of the Water Board Decision Tree for Classification of Water Systems is attached. Per that document, the TRFD water system is not regulated by the State and is considered a Transient non-community water system.

#### **Septic system Notes:**

Applicant is asking for a holding tank. Two Rock VFD intends to undertake development under the provisions of the current 2019 Onsite Wastewater Treatment System Regulations and Technical Standards Manual. Section 4.2.A.4, as follows:

Prohibitions A. The use of holding tanks is prohibited. However, the use of holding tanks may be authorized for limited circumstances as follows:

4. for a public service entity (for example, **volunteer fire department**) when it cannot otherwise install sanitary facilities in a building.

#### **Referral Agency Comments – Sonoma Public Infrastructure**

David Cameron Engineering Technician IV  
2300 County Center Dr., B100  
Santa Rosa, CA 95403  
Phone: 707-565-1593

[David.Cameron@sonoma-county.org](mailto:David.Cameron@sonoma-county.org)

December 18, 2023: SPI (Sonoma Public Infrastructure) [formerly TPW Transportation and Public Works] has no comments or conditions to this application.

#### **Referral Agency Comments – PRMD Building Division**

2550 Ventura Avenue  
Santa Rosa CA 95403

Preparer: Bryan Waters Date: 12/18/23 [Bryan.Waters@sonoma-county.org](mailto:Bryan.Waters@sonoma-county.org)

1. The applicant shall apply for and obtain building related permit from Permit Sonoma for the proposed alteration to the existing garage and facility.
  - i. All necessary building permits will be applied for related to any proposed future alterations to the existing Public Safety Facility. These may include but are not limited to exterior fencing, radio antenna placement, propane tank (re)placement, Plymovent exhaust gas extractor, generator, and other infrastructure related components and systems.

2. The proposed plan set shall adhere to all applicable submittal requirements and guidelines, as outlined in the [Permit Sonoma Nonresidential and Multifamily Housing Submittal Guidelines](#) informational document.
  - i. Applicable submittal requirements and guidelines have been followed to date and will be followed with future submittals.
3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division.
  - i. Accessibility requirements were included in the approved BLD19-2620 plan set, which has been constructed and finalized. They will be included in any subsequent site development plans, with review subject to assessment and approval by the PRMD Building Division.
4. If, after Building Division approval, any changes to plans, drawings, documents or specifications are proposed, they shall be submitted under a revision application and additional review fees shall be assessed. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.
  - i. Noted.

Summary- The narrative above and revised plans are believed to address the Incompleteness items enumerated in Agency responses and Planning Department emails of January 11, 2024. This memo is supplemented by a number of Appendices that provide technical information about lighting and the water system.

A revised plan set containing the adjustments noted has been prepared and is attached.

Please review and comment

Very truly yours,

Lee Erickson, PhD CE45660 AE468  
Civil and Agricultural Engineer

Cc:

Paul Martin, Vice President  
**President Two Rock Fire Department**  
c/o 8090 Valley Ford Road  
Petaluma CA 94952

707.763.8419 707.478.0604 cell  
[Xchief9600@gmail.com](mailto:Xchief9600@gmail.com)



## Attachments

- Appendix A      Well and Water System Easement
- Appendix A2     Domestic Water Treatment System
- Appendix A3     Water Pump Data
  
- Appendix B      Water Board Decision Tree for Classification of Water Systems
  
- Appendix C      Proposed Two Rock Station Identification Sign Modification
  
- Appendix D      North Eave Light Fixture Full Cutoff Wall Pack Model WLFC
  
- Appendix E      South Eave Light Fixture    Lithonia Lighting D-Series Size 1 LED Wall Luminaire  
East Signage                      Lithonia Lighting D-Series Size 1 LED Wall Luminaire
  
- Appendix F      North and South Person Doors North Light Fixture  
Cooper Lumark Crosstour XTOR1B
  
- Appendix G      Red GLS LED Light Bulb  
Industrial 1-Light Brushed Steel Outdoor Weather Tight Flush mount  
Wall Light Fixture by Southwire
  
- Appendix H      UPE23-0046 County Correspondence through 2024 0111  
Incompleteness Letter  
Agency and Departmental Referral Responses Received  
Draft At-Cost Estimate

Appendix C

Proposed Two Rock Station  
Identification Sign Modification



Existing Fire Station Sign



Proposed Fire Station Sign

Replace TWO ROCK with GOLDRIDGE and FIRE PROTECTION DISTRICT  
Replace FIRE DEPARTMENT with TWO ROCK STATION

Fonts to match existing signage

Lettering in gold leaf

Existing signage to be retrofitted for cost-benefit considerations

Unit is 5' high x 6' wide and will not change.

Appendix D

North Eave Light Fixture Cut Sheets  
Warehouse-Lighting.com  
Full Cutoff Wall Pack Model WLFC

[https://cdn.shopify.com/s/files/1/0135/1827/4660/files/WLFC\\_v04.pdf?v=1632152133](https://cdn.shopify.com/s/files/1/0135/1827/4660/files/WLFC_v04.pdf?v=1632152133)

WATER USE REPORT  
TWO ROCK FIRE DEPARTMENT  
PROPOSED PUBLIC SAFETY FACILITY

October 10, 2023

A. Introduction

- a. Name and credentials of the individual preparing the Assessment: Paul Martin, Vice-president Two Rock Fire Department (TRFD) board of directors.
- b. Project description: Use permit amendment to allow uses to support an unmanned rural Public Safety Facility and the improvements to the property to facilitate those uses. This will include the addition of a single California Accessibility Standards compliant toilet and handwashing facility to an existing unmanned fire station garage.
- c. Study area description. Point of water use is APN 022-140-17. Point of supply (well) is located on APN 022-110-019 ptn, 020. Rainwater capture is on-site.
- d. Photographs of the site. Attached

B. Site Plan

Prepared in accordance with Sonoma County's [Site Plan Requirements for Planning Applications \(PJR-129\)](#) and includes the following:

- a. Delineation of the study area; Please see attached map. Study area is APNs 022-140-017 and 022-110-019
- b. Water-related infrastructure: Map, site plan, and site photos are attached
- c. Delineated irrigated landscape and irrigated agricultural areas. N/A

C. Water Use Estimates

- a. Annual domestic water use: No well water is currently used by the existing residence as the occupants have chosen to import purchased water by truck. They have an "on-demand" verbal agreement with Pardini Trucking to provide this service.
- b. Annual facility water use:
  - a. There is no well water supply to the garage annex at present
  - b. Default values are not appropriate for the proposed addition of a single toilet facility to the garage annex as it is an unmanned annex. The proposed additional water use is significantly intermittent, as well as being offset by rainwater capture and use. The estimated annual water use calculation is shown in Appendix 1. Applying these use factors, the total estimate for annual water use at the garage annex is estimated at 7,520 gallons.

- c. The water sources will be rainfall capture and storage, supplemented by the offsite well.

D. Water Conservation:

Plumbing fixtures: Low-flow toilet

E. Water Wells

- a. Provide all available well completion reports for existing wells, abandoned wells, or attempted wells on the project parcel: None available
- b. Provide available yield tests for wells that provide water for the project or parcel: None available

F. Surface Water And Springs N/A

G. Rainwater Capture

- a. 5,000 gallon Rainwater Catchment System is currently in place. Final inspection has been completed.
- b. Maximum available rainwater volume:  
**Max Volume = 0.6 x 0.62 x Roof Catchment Area: 2,700 sq. ft. x Ave Annual Precip: 32.16 inches.**

**Max Volume: 32,302 gallons or 0.099 ac/ft**

H. Trucked Water: The occupants of the residence have chosen to import water by truck. This is not an activity of the fire department

I. Recycled Water N/A

J. Enhanced Groundwater Recharge Plan N/A

K. Attachments:

- a. Site and Easement Map
- b. Well house photo
- c. Rainwater Capture System photo
- d. Domestic storage tank photo

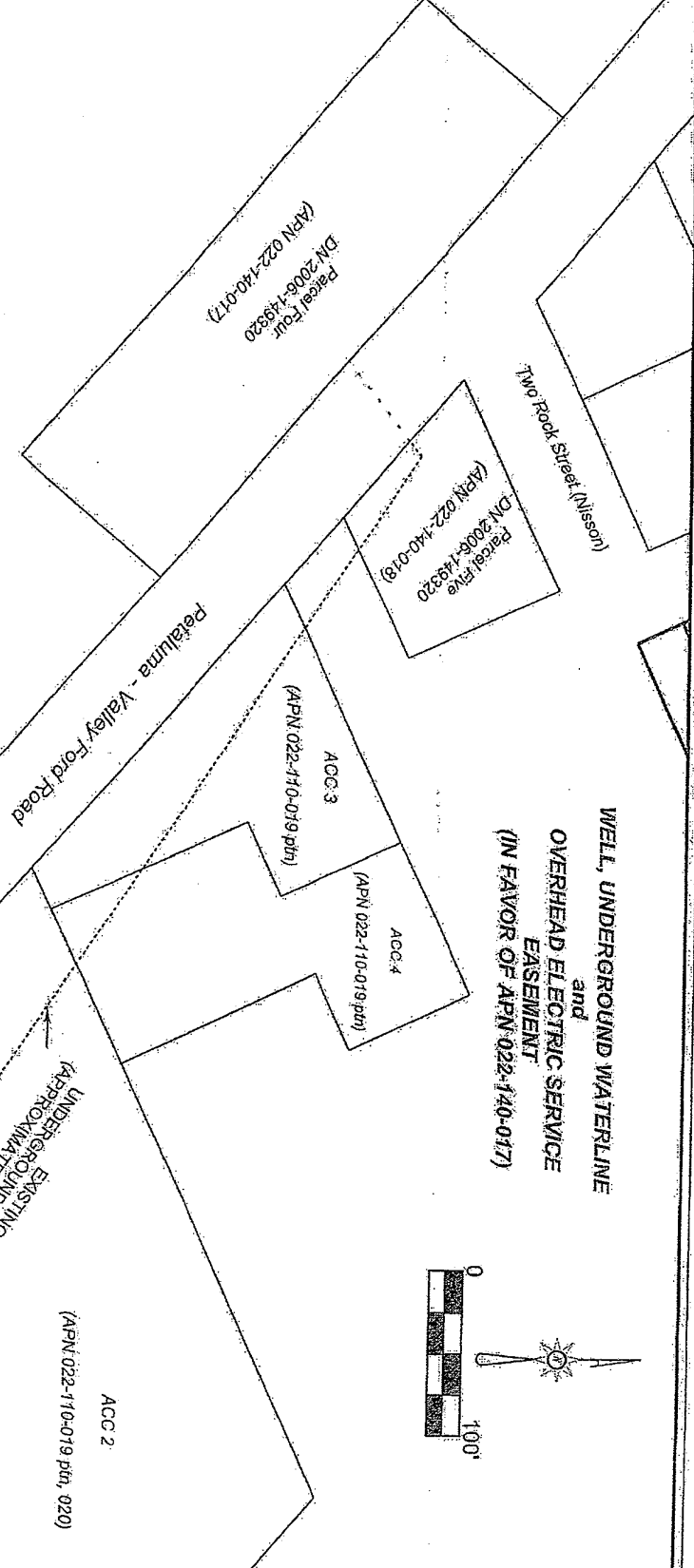
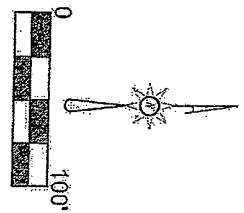
APPENDIX 1 – WATER USE CHART

| USE                       | AVERAGE ANNUAL FREQUENCY | AVERAGE DURATION(Hrs) | AVERAGE PERSONNEL | WATER USE PER PERSON (gallons) | ANNUAL WATER USE (gallons) |
|---------------------------|--------------------------|-----------------------|-------------------|--------------------------------|----------------------------|
| Training                  | 30                       | 2                     | 12                | 3                              | 1,080                      |
| Engine Checks             | 52                       | 2                     | 6                 | 3                              | 936                        |
| Emergency Responses       | 110                      | 1                     | 6                 | 3                              | 1,980                      |
| Strike Team Staging       | 2                        | 2                     | 12                | 3                              | 72                         |
| Stipend shifts            | 200                      | 4                     | 1                 | 6                              | 1,200                      |
| Truck washing             | 10                       | 2                     | 4                 | 3                              | 120                        |
| Truck Washwater           | 10                       | n/a                   | n/a               | 50 g./wash                     | 500                        |
| Law Enforcement Use       | 4                        | 2                     | 6                 | 3                              | 72                         |
| Education, School Tours   | 2                        | 2                     | 20                | 3                              | 120                        |
| Meetings/Small Gatherings | 6                        | 4                     | 20                | 6                              | 720                        |
| Incidental Uses           | 6                        | 4                     | 20                | 6                              | 720                        |

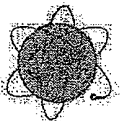
Estimated annual water use (gallons)

7,520

WELL, UNDERGROUND WATERLINE  
and  
OVERHEAD ELECTRIC SERVICE  
EASEMENT  
(IN FAVOR OF APN 022-140-017)



**EXHIBIT PLAT**  
ALVIN JAMES HANSEN TRUST

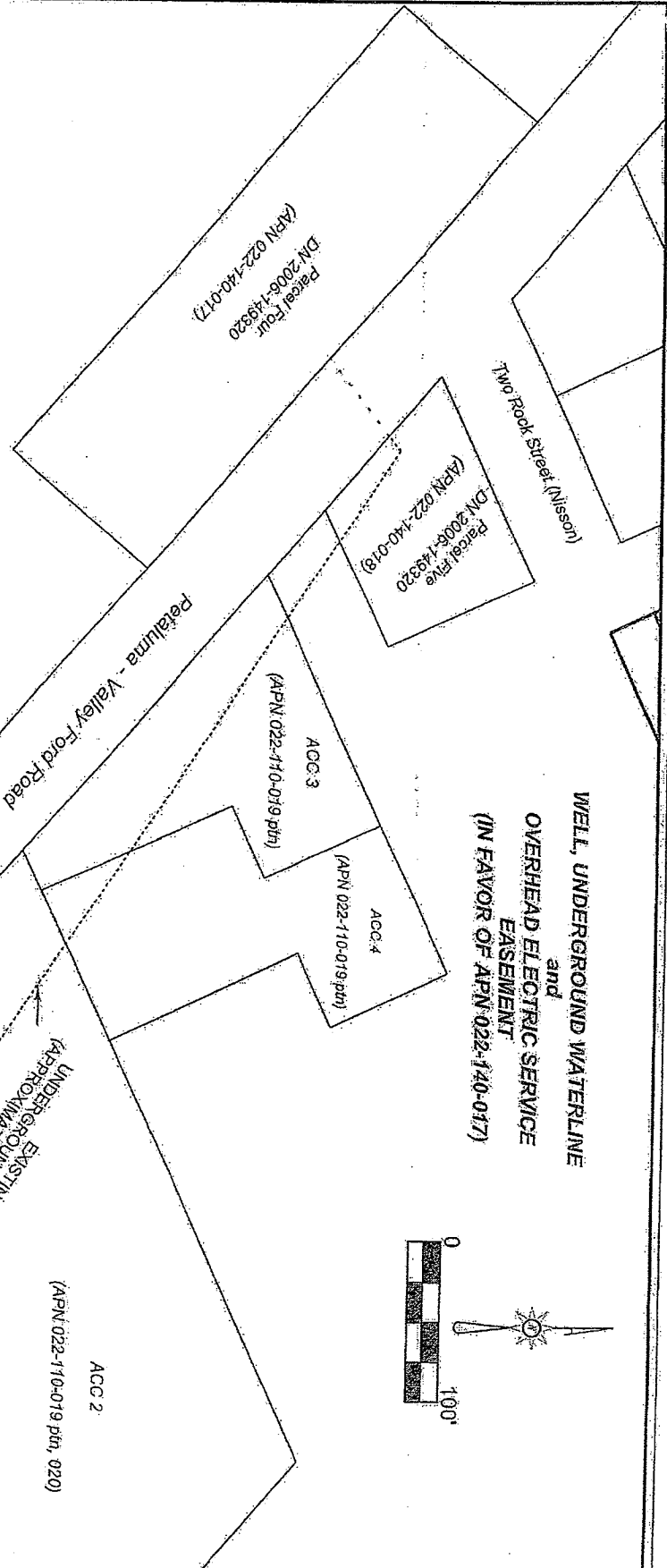
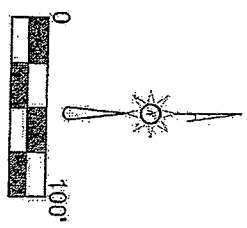
  
**RAY CARLSON**  
AND ASSOCIATES, INC.  
Mapping a Better World™  
LAND SURVEYING · GIS · PLANNING · RESEARCH

411 RUSSELL AVE.  
SANTA ROSA, CA 95403  
PH: 707-528-7646  
FAX: 707-571-5844

APN 022-110-018, 019, 020 SEPTEMBER 2018 JOB NO. 2012-009

THE EXHIBITS FOR GRAPHIC PURPOSES ONLY.  
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.

WELL, UNDERGROUND WATERLINE  
and  
OVERHEAD ELECTRIC SERVICE  
EASEMENT  
(IN FAVOR OF APN 022-140-017)



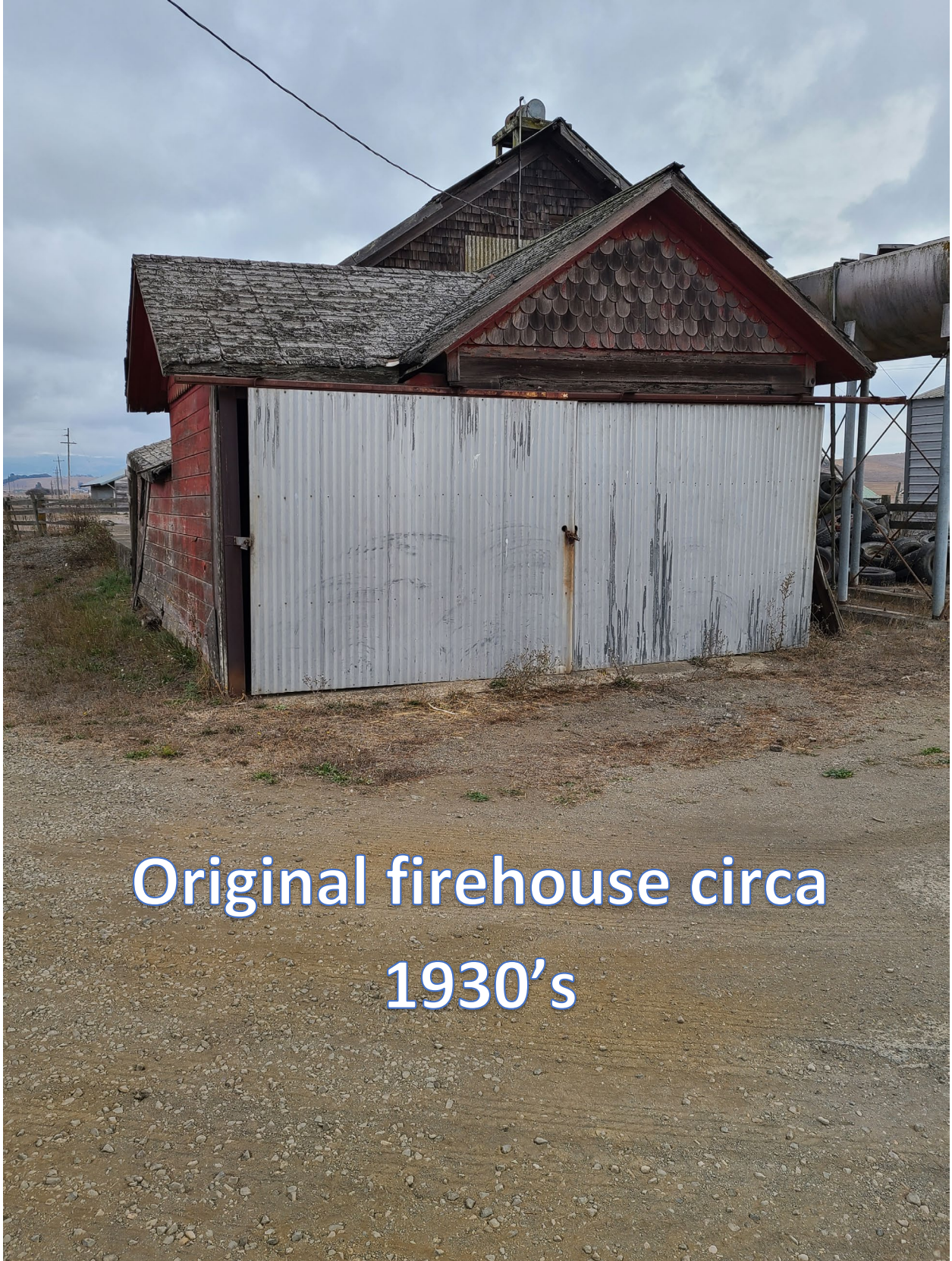
**EXHIBIT PLAT**  
ALVIN JAMES HANSEN TRUST

**RAY CARLSON**  
AND ASSOCIATES, INC.  
Mapping & Better World™  
LAND SURVEYING GIS PLANNING RESEARCH

411 RUSSELL AVE.  
SAN RAFAEL, CA 94903  
PH: 707-528-7640  
FAX: 707-571-9344

APN 022-110-019, 020 SEPTEMBER 2019, JOB NO. 2012-009

THE EXHIBITS FOR GRAPHIC PURPOSES ONLY.  
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NO AFFECT THE DEED DESCRIPTION.



Original firehouse circa  
1930's





Today, a new  
Public Safety Facility  
Built by the Community



**Wellhouse**



Rainfall capture



**Domestic tank**

**Holding tank location**

Highway drainage routed  
back to highway





Fence location behind rocks





Proposed fence panel



BAASMA Bioretention

Cell

Pastureland drainage

Highway drainage routed  
back to highway





Fence location behind rocks



**Fence proposed on top of left  
(east) wall, right of rocks**



Proposed fence panel



**Domestic tank**

**Holding tank location**