County of Sonoma

State of California

Date: July 7, 2026

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Granting a Use Permit to Designate an Existing Garage Facility Utilized by the Two Rock Volunteer Fire Company as a Public Safety Facility, as Defined by Sonoma County Zoning Code, and to Authorize Related Site Improvements on Property Located at 7599 Valley Ford Road, Petaluma, CA 94952, APN 022-140-017; File No. UPE23-0046.

Resolved, that the Board of Supervisors ("Board") of the County of Sonoma ("County"), finds and determines as follows:

Section 1. Proposed Project and Procedural History

1.1 On December 11, 2023, the Applicant, Paul Martin on behalf of the Two Rock Volunteer Fire Company (Two Rock VFC, aka "Two Rock Fire Department"), operating under the umbrella of the Gold Ridge Fire Protection District, filed an application for a Conditional Use Permit to modify an existing Conditional Use Permit (File No. UPE18-0068) for a vehicle and equipment storage garage, to designate the existing facilities, consisting of a garage used for storage and maintenance of fire apparatus, as a Public Safety Facility as well as other site improvements including new fencing, updated signage, a satellite an a station radio antenna attached to the existing roof, an ADA compliant restroom and septic holding tank within the existing garage, and up to six community events per year with a max of up to 20 attendees on the subject 0.84-acre parcel located at 7599 Valley Ford Road, Petaluma; APN 022-140-017; Zoned LEA (Land Extensive Agriculture) with a density of one dwelling per 100 acres and Scenic Resources (SR) ("Proposed Project").

1.2 The Permit and Resource Management Department (Permit Sonoma) determined that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the state CEQA Guidelines; and

1.3 On March 3, 2026, the Board approved District One's request for the Board of Supervisors to exercise original jurisdiction over the Proposed Project.

1.4 On July 7, 2026, the Board conducted a duly noticed public hearing on the Proposed Project. The Board received all relevant oral and written testimony and evidence filed or presented at or before the close of the hearing. All interested persons were given the opportunity to hear and be heard. At the conclusion of public testimony, the Board closed the hearing, considered and discussed the Proposed Project, and by a majority vote, found the Proposed Project categorically exempt from CEQA and approved the Proposed Project, subject to the conditions of approval imposed herein.

1.5 The Board has had an adequate opportunity to review this Resolution and the findings and determinations contained herein and finds that this Resolution accurately sets forth the Board's intention regarding the Project. The Board's decisions herein are based upon the testimony and evidence presented to the County orally or in writing prior to the close of the Board's hearing, including the full record of proceedings. By Board Rule, information submitted after the close of the Board hearing is deemed late and not considered by the Board.

Section 2. General Plan Consistency

2.1 The subject property is located within the LEA (Land Extensive Agriculture) Land Use designation, which is primarily intended to support agricultural operations and associated support services (GP Policy AR-4a). The Proposed Project is consistent with the goals and policies of the Sonoma County General Plan Agricultural Resource element because:

a. The project parcel is less than one acre in size (0.86-acres), indicating a parcel relatively unsuited for agricultural production despite the parcel's inclusion in the LEA District (GP Policy AR-2a). The parcel size and configuration indicate a parcel that is not similar in characteristics with other, surrounding agricultural parcels in the Two Rock area which have historically been utilized as dairy and poultry farms. The approximate parcel dimensions are evident in aerial imagery archives for the Two Rock area circa 1952 and the parcel, as configured, is depicted in Assessor maps dating to 1967.

b. The project parcel has historically been utilized for commercial uses, including an auto garage and lumber mill, both formerly located within an approximately 3,650 square foot workshop constructed circa 1926. The workshop has since been demolished to accommodate the 5,600 square foot equipment garage for the Two Rock Fire Department.

c. The Proposed Project would not remove existing, viable farmland or otherwise conflict with the intended use of the LEA Land Use designation through the increase of residential density on the property or surrounding area.

2.2 The Proposed Project is consistent with the goals and policies of the Sonoma County General Plan Public Facilities and Services Element, including Goal PF-2, Objective PF-2.5, and Policy PF-2a, because:

a. The Two Rock Fire Department was brought under the umbrella of the Gold Ridge Fire Protection, a public agency, following action by the Local Agency Formation Commission (LAFCO) in April 2023. Thereafter, facility operations at the Project location were operations conducted by a public agency fire department. The proposed recognition and designation of the facility as a public safety facility would (1) align the current use by a public agency for the garage with a fire station, (2) clarify that accessory activities are conducted by public agency fire personnel, l, and (3) provide federal and state funding opportunities for the Fire Station to support the community and region.

b. Activities including staff coordination, equipment maintenance, and training on current equipment and procedures are essential to ensure that fire suppression and emergency services can effectively be provided to meet the needs of existing and projected Sonoma County residents and businesses.

c. The proposed site improvements directly support fire personnel at the site. Due to the lack of an existing restroom, onsite personnel are currently limited to 2 hours or less. The proposed modification would allow construction of an ADA compliant restroom and associated septic holding tank to serve fire personnel and other individuals at the site and therefore allow for expanded hours for training and other incidental activities onsite. Additionally, improved communication equipment including a TV satellite antenna and disaster radio antenna would directly support emergency response coordination.

d. The proposed limited community events at the site, including school educational events, directly support regional efforts toward public education and awareness within isolated regions of the County.

Section 3. Area Plan Consistency

3.1 The subject parcel is located within the boundaries of the Petaluma Dairy Belt Area Plan ("Area Plan"). The Proposed Project is consistent with the goals and policies of the Area Plan because:

a. The Proposed Project would promote improved fire services in the surrounding area through formalizing activities including equipment maintenance and training, which aligns with the general goals of the Area Plan to accommodation of reasonable growth in conjunction with the ability to provide adequate public services (Area Plan Section I. Goal 1. Policy 7).

b. The Proposed Project would allow for improvements to the existing garage facility which directly improves the ability of the station to assist with emergency response activities for residents and property in the surrounding area (Area Plan Section IV.D. Goal 1. Policy 2).

Section 4. Zoning Consistency

4.1 The project parcel is located within the Land Extensive Agriculture (LEA) Zoning District. The Proposed Project is consistent with the LEA Zoning District because:

a. Public safety facilities, inclusive of fire stations and associated accessory activities, are an allowed use in the LEA Zoning District with a Use Permit.

b. The existing garage conforms with the development standards for the LEA Zoning District with respect to setbacks, height, and residential density excepting lot coverage, which has currently been exceeded but would not further be increased under this permit. Exterior alteration to the existing facility is limited to new fencing along the southern edge of the existing parking area and updated signage which would not result in new structures.

c. The proposed fencing would be located outside of the Scenic Corridor setback of Valley Ford Road, which limits new development up to 30% of the depth of a parcel (approximately 33 feet into the subject parcel). The existing garage currently conforms with a setback of 40 feet from the depth of the parcel. The proposed modification would not result in new structures within the setback.

d. The existing gravel parking area adjacent to the garage provides adequate parking to serve the facility, including 10 standard stalls and one ADA compliant stall on a concrete pad, and additional parking would not be required under this modification. Prior to issuance of this permit, the applicant shall provide a parking plan for review by Permit Sonoma staff to ensure that existing parking is adequate to serve guests temporarily visiting the site.

4.2 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 such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances of this case are: 1) The Proposed Project would involve the classification of the use of the garage by the Two Rock Fire Department, under the umbrella of the Gold Ridge Fire Protection District which is a public agency, to formalize activities associated with the operation of the site and would result in negligible changes to the exterior site; 2) Development on the site is existing and proposed accessory activities would occur primarily within the existing garage; 3) The proposed improvements to the site and existing garage will be done in accordance with applicable requirements related to building code, septic standards, and grading standards. In each case, applicable permits will be pursued and issued prior to initiating proposed activities; 4) The Use Permit modification, as proposed, would not result in new adverse impacts to biologic resources, aesthetics, noise, or traffic. The overall appearance of the structure and site will remain unchanged. Personnel serving the site will similarly be unchanged under this modification. As a result, the proposed new uses would not substantially alter traffic patterns in the surrounding area. A noise study was prepared for the project by Illingworth & Rodkin on November 21, 2023, which identified that noise associated with

non-emergency operations would be below County noise standards listed in Table NR-2 for offsite sensitive receptors; 5) The establishment of the proposed Use Permit modification would serve countywide efforts to consolidate and improve organized emergency response to ensure adequate and timely action in the event of a fire or other emergency event.

Section 5. CEQA Determination

5.1 The proposed project has been analyzed under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, California Code of Regulations. Staff have determined that the project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, as a project involving the alignment of the existing use of the garage with a formal classification as a public safety facility fire station and internal tenant improvements to said existing garage to support the use, as well as Section 15303, New Construction or Conversion of Small Structures, as a project involving minor site improvements accessory to the existing garage, including a new sewage holding tank and fencing. During pre-emergency activation Red Flag Warnings, some personnel will be stationed onsite in rotating shifts (typically 4 hours); however, the majority of volunteers will continue to respond when an emergency is activated, as they are currently. During emergencies, public safety personnel may be onsite 24-hours, as they currently are. Non-emergency activities, such as periodic volunteer trainings and regular building, vehicle, and equipment maintenance, will continue onsite substantially as they have been. No permanent (i.e., overnight) staffing of the facility will occur. A limited number of small community engagement events (up to four, 20-person events annually) are consistent with typical fire department operations and are not considered a significant increase over current operations. School educational activities are currently conducted off-site when volunteers take the trucks to a school. The proposed change to allow school field trips (up to two, 20-child events annually) to come to the garage instead is consistent with typical fire department operations and not considered a significant increase over current operations. No exceptions under Section 15300.2 apply.

Now, Therefore, Be It Further Resolved that based on the foregoing findings and determinations and the full record of these proceedings, the Board hereby declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The use permit is granted for the Proposed Project, as presented in the application and described in the Conditions of Approval attached hereto as Exhibit A and incorporated herein.

Be It Further Resolved that the Board designates the Clerk of the Board as the custodian of the documents and other materials which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A,

Santa Rosa, California 95403.

Supervisors:

Rabbitt: Coursey: Gore: Hopkins: Hermosillo:

Ayes: Noes: Absent: Abstain:

So Ordered.