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February 5, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** UPE25-0076  
**Applicant Name:** Kim Rivera  
**Owner Name:** PGA LTD  
**Site Address:** 1950 Petaluma Blvd., Petaluma  
**APN:** 048-200-004  
**Zoning:** C3 B8, F2 SR VOH

**Project Description: Use Permit to allow a 24-hour impound facility and vehicle storage yard related to Ace Towing on a 1.02-acre parcel. Daily activity will consist primarily of 2-8 tow truck trips and occasional, escorted customer pick-ups. No on-site employees or physical improvements to the site are proposed. Proposal does not include mechanical repairs, dismantling, fluid handling, painting, body work, auctions, or long-term storage.**

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

**After reviewing this application, please respond to the planner with your *marked* response below:**

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by February 19, 2026, and should be sent to the attention of:

UPE25-0076, Jen Chard ([Jen.Chard@sonomacounty.gov](mailto:Jen.Chard@sonomacounty.gov)). The Project Planner can also be reached at (707) 565-2336. **If no response is received by February 19, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Code Enforcement                   | <input checked="" type="checkbox"/> Petaluma City Water Dept.                           |
| <input checked="" type="checkbox"/> Health Specialist                  | <input checked="" type="checkbox"/> Local Fire District – Rancho Adobe FPD              |
| <input checked="" type="checkbox"/> Management Group                   | <input checked="" type="checkbox"/> Caltrans-State Dept of Transportation               |
| <input checked="" type="checkbox"/> Natural Resources                  | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay                          |
| <input checked="" type="checkbox"/> Dist. 2 Director and Commissioners | <input checked="" type="checkbox"/> Tribal Notification                                 |
| <input checked="" type="checkbox"/> Sheriff Community Service Officer  | <input checked="" type="checkbox"/> Western SoCo Rural Alliance                         |
| <input checked="" type="checkbox"/> Mayor of Petaluma                  | <input checked="" type="checkbox"/> Groundwater Sustainability Agency – Petaluma Valley |
| <input checked="" type="checkbox"/> Petaluma City Planning Dept.       |   |

# Planning Application

## PJR-001

**Application Type(s):**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Admin.   | <input type="checkbox"/> Minor Subdivision            | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full     | <input type="checkbox"/> Voluntary Merger             | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Zone Change           |
| <input type="checkbox"/> Cert. of Modification           | <input type="checkbox"/> Lot Line Adjustment    | <input type="checkbox"/> Second Unit Permit           | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Coastal Permit                  | <input type="checkbox"/> Major Subdivision      | <input type="checkbox"/> Specific/Area Plan Amendment |  |
| <input type="checkbox"/> Zoning Permit for: _____        |   |   |  |

File # \_\_\_\_\_

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

**PRINT CLEARLY**

APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name ACE TOWING INCORPORATED				Name JOHN THOMPSON			
Mailing Address 245 BELLEVUE AVE				Mailing Address 387 GARDENIA CIR.			
City SANTA ROSA		State CA	Zip 95407	City FAIRFIELD		State CA	Zip 94533
Day Ph (707) 547-2364		Email kim@acetowingincorporated.com		Day Ph (707) 430-6089		Email	
Signature		Date 1.13.20		Signature		Date 1.13.20	

**Billing Responsible Party (At-Cost Only)**     Applicant     Owner     Other: \_\_\_\_\_

**OTHER PERSONS TO RECEIVE CORRESPONDENCE**

Name/Title KIMBERLY RIVERA/ MANAGER ACE TOWING				Name/Title			
Mailing Address 245 BELLEVUE AVE				Mailing Address			
City SANTA ROSA		State CA	Zip 95407	City		State	Zip
Day Ph (707) 292-7676		Email kim@acetowingincorporated.com		Day Ph ( )		Email	

**PROJECT INFORMATION**

Address(es) 1950 PETALUMA BLVD. N.				City PETALUMA			
Assessor's Parcel Number (s)							
Project Description <u>USE PERMIT FOR TEMPORARY VEHICLE STORAGE WITH NO ON-SITE REPAIR, DISMANTLING, FUELING, OR COMMERCIAL ACTIVITY OPEN TO THE PUBLIC. NO PHYSICAL IMPROVEMENTS ARE PROPOSED. VEHICLE STORAGE ONLY; NO REGULAR ON-SITE BUSINESS HOURS. NO EMPLOYEES ON-SITE OTHER THAN OCCATIONAL DROP OFF OR RETRIEVAL OF VEHICLES</u>							
Acreage				Number of new lots proposed			
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Site Served by Public Sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No			

**TO BE COMPLETED BY PRMD STAFF**

Planning Area		Supervisorial District		<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning				<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
General Plan Land Use				Specific/Area Plan		Subject to	<input type="checkbox"/> EX
				Parcel Specific Policy		CEQA	<input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by				Date			
Approved by				Date			

# Supplemental Application Information

PJR-126

Existing use of property: VACANT COMMERCIAL LOT

Acreage:     

Existing structures on property: WELL PUMP HOUSE

Proximity to creeks, waterways and impoundment areas: NO

Vegetation on site: PERIMETER FOR SENIC ZONE

General topography: FLAT

Surrounding uses to  
(Note: An adjoining  
road is not a use.)

North: HEAVY EQUIPMENT STORAGE YARD

South: CHURCH

East: HEAVY EQUIPMENT STORAGE YARD

West: ROADWAY

New structures proposed  
(size, height, type):

NONE

Number of employees: Full time: N/A Part time: N/A Seasonal: N/A

Operating days: N/A Hours of operation: N/A

Number of vehicles per day: Passenger: 2-5 Trucks: 1-2

Water source: WELL

Sewage disposal:     

Provider, if applicable:     

Provider, if applicable:     

New noise sources

(compressors, power tools, music, etc.): NONE

Grading proposed: Amount of cut (cu. yds.):      Amount of fill (cu. yds.):      Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes      No      If Yes, indicate area of disturbance(acres):     

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):     

Vegetation to be removed: NONE

Will proposal require annexation to a district in order to obtain public services: Yes      No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes      No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes      No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): NONE PROPOSED. EXISTING FIRE HYDRANTON

## ACE TOWING - TEMPORARY VEHICLE IMPOUND STORAGE YARD

1950 Petaluma Blvd North, Petaluma, CA

APN: 048-200-004

### SECTION 1 — PROJECT DESCRIPTION

The project proposes to use the commercial parcel at 1950 Petaluma Blvd North as a secure, temporary impound and short-term storage yard for vehicles towed by Ace Towing. The property is already fully enclosed by an existing perimeter fence and is equipped with installed security cameras and exterior lighting, all of which will remain in use for site safety and monitoring. The site is also patrolled regularly by a contracted private security company, providing vehicle patrols and after-hours verification to maintain security and prevent unauthorized access.

The facility will operate solely as a short-term holding location for vehicles legally towed during routine towing operations. Vehicles generally remain on site for 12-72 hours until retrieved by the owner or transported to Ace Towing's primary storage facility. In accordance with California Vehicle Code requirements, customers may retrieve their vehicles 24 hours per day, with all access controlled and supervised by towing personnel. No mechanical repairs, dismantling, fluid handling, painting, body work, auctions, or long-term storage will occur on the property.

Daily activity is limited to tow-truck drop-offs and pickups, along with occasional customer retrievals. The use is low-impact, requires no new structures or improvements, and does not function as a public parking area, automotive repair facility, salvage yard, or general long-term storage yard.

**SECTION 2 — PROJECT DETAILS**

**Type of Use Permit Requested:**

Use Permit (UP/UPE) — “Storage: Vehicle, Boat & RV Storage” (Temporary Impound Yard)

**Existing Use:**

Vacant commercial parcel

**Proposed Use:**

Temporary impound and short-term vehicle storage associated with towing operations

**Proposed Buildings/Structures:**

None

**Proposed Grading:**

None

**Lot Size:**

Approximately 1.02 acres

**Utilities:**

No new utility demand. Existing electrical service supports current lighting and cameras.

### SECTION 3 — OPERATIONAL CHARACTERISTICS

#### Hours of Operation:

- Tow-truck access: 24 hours
- Customer vehicle release: 24 hours (escorted; required by law)
- No public office hours

#### Employees Onsite:

0 full-time employees; personnel visit only as needed

#### Daily Traffic:

- 2-8 tow-truck trips per day
- Occasional customer retrievals

#### Maximum Vehicles Onsite:

Typically 5-20 vehicles; occasional peaks up to 30

#### Noise:

Short-duration tow-truck movements only

#### Hazardous Materials:

None stored; BMPs used for incidental drips

#### Security:

Existing fencing, controlled-access gate, 24-hour cameras, downcast lighting, security patrols

#### SECTION 4 — SITE IMPROVEMENTS (EXISTING)

All required improvements already exist. No construction or modifications proposed.

Perimeter Fence: Existing and unchanged

Security Lighting: Existing downcast fixtures

Security Cameras: Existing surveillance system

Surface: Existing compacted gravel

Landscaping: Existing mature buffer along Petaluma Blvd N

Drainage: Existing drainage patterns unchanged

#### SECTION 5 — SURROUNDING LAND USES

North: Commercial

South: Commercial / Industrial

East: Petaluma Blvd North

West: Commercial parcels

#### SECTION 6 — REQUIRED FINDINGS

(1) Consistent with Zoning

(2) Public Convenience & Necessity

(3) No Health/Safety Impacts

(4) Compatible with Surroundings

(5) Adequate Public Services

SECTION 7 — CHECKLIST

- Project Description
- Site Plan
- Vicinity Map
- CEQA Narrative
- Security Details
- Mailing List & Radius Map
- Online Application Form

SECTION 8 — APPLICANT INFORMATION

Applicant:

Name: Kim Rivera

Organization: Ace Towing Inc.

Phone: (707) 547-2364

Email: Kim@acetowingincorporated.com

Owner:

Name: John Thompson, PGA LTD

Address: 387 Gardinia Cir. Fairfield, CA 94533

Signature: John Thompson

Date: 12.5.25

CEQA NARRATIVE

The project consists of the continued use of a fully improved commercial parcel for temporary impound storage. No construction or intensification occurs. Activity is low-impact and qualifies for Class 1 and/or Class 3 Categorical Exemption under CEQA Guidelines §§15301 and 15303.

**MAILING LIST TEMPLATE**

**Use Permit Application – Ace Towing Temporary Vehicle Storage Yard**

**1950 Petaluma Blvd N, APN 048-200-004**

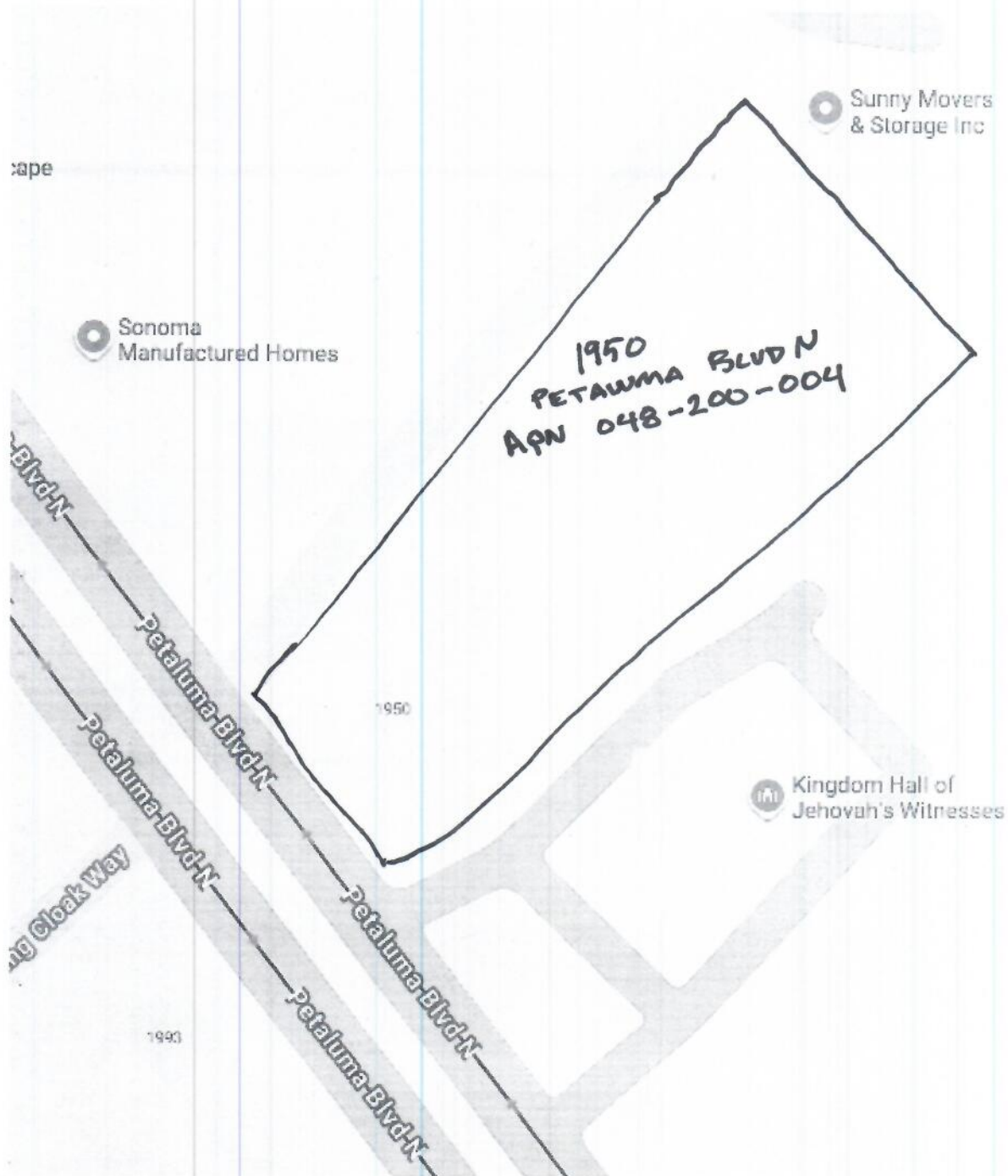
**Parcel Owner:**

**John Thompson, PGA LTD**

**387 Gardinia Cir.**

**Fairfield, CA 94533**

**APN: 048-200-004**



VICINITY MAP

# SITE PLAN

