Use Permit Modification for the Two Rock Volunteer Fire Company

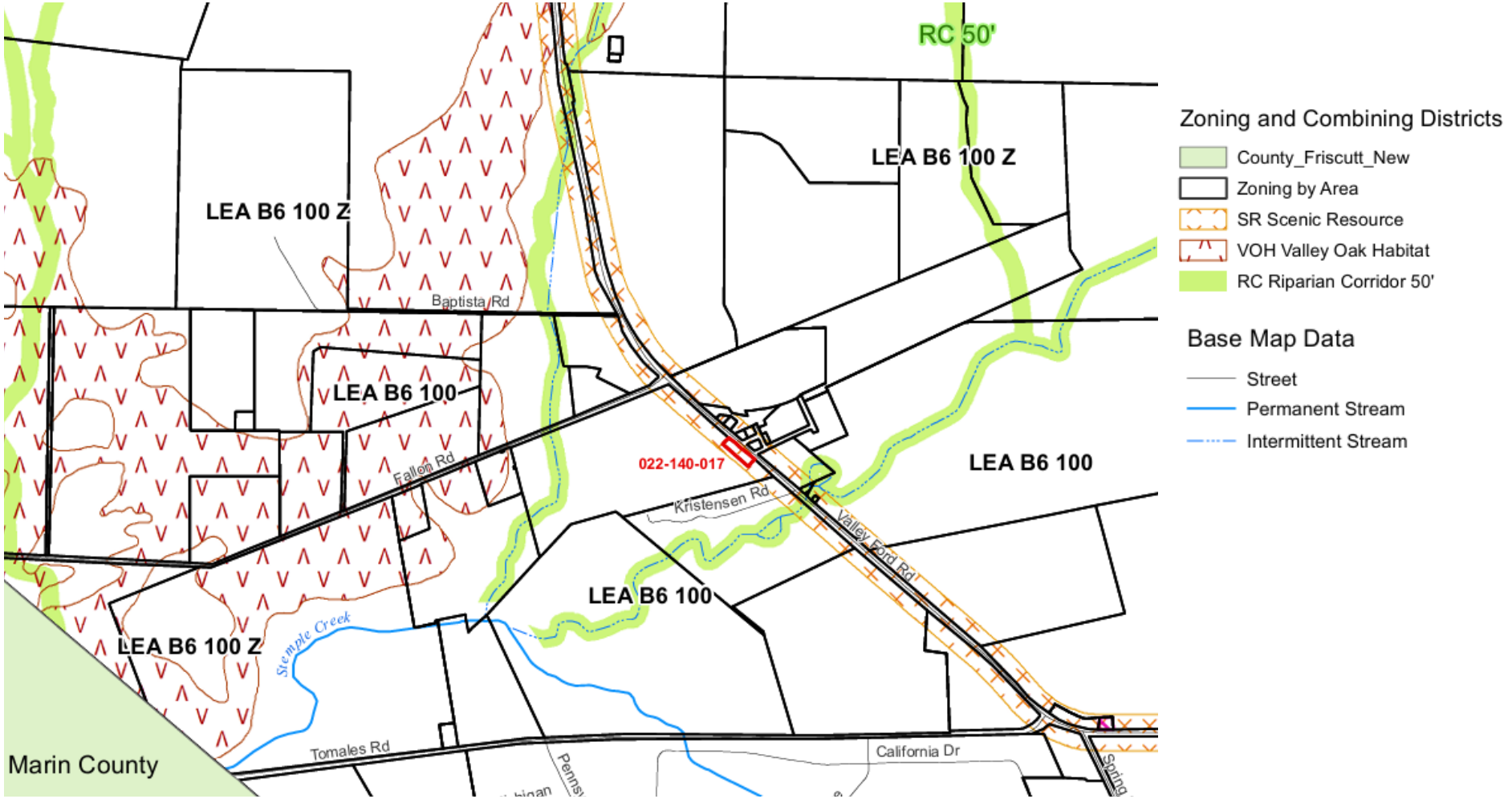
Board of Supervisors

Date: July 7, 2026

File No. UPE23-0046

Vicinity Map

Zoning Map


RC 50'
LEA B6 100 Z
LEA B6 100 Z
LEA B6 100
LEA B6 100
LEA B6 100
LEA B6 100 Z
022-140-017
Baptista Rd
Fallon Rd
Kristensen Rd
Valley Ford Rd
Stemple Creek
Tomales Rd
California Dr
Marin County
Zoning and Combining Districts
County_Friscutt_New
Zoning by Area
SR Scenic Resource
VOH Valley Oak Habitat
RC Riparian Corridor 50'
Base Map Data
Street
Permanent Stream
Intermittent Stream

Aerial Map

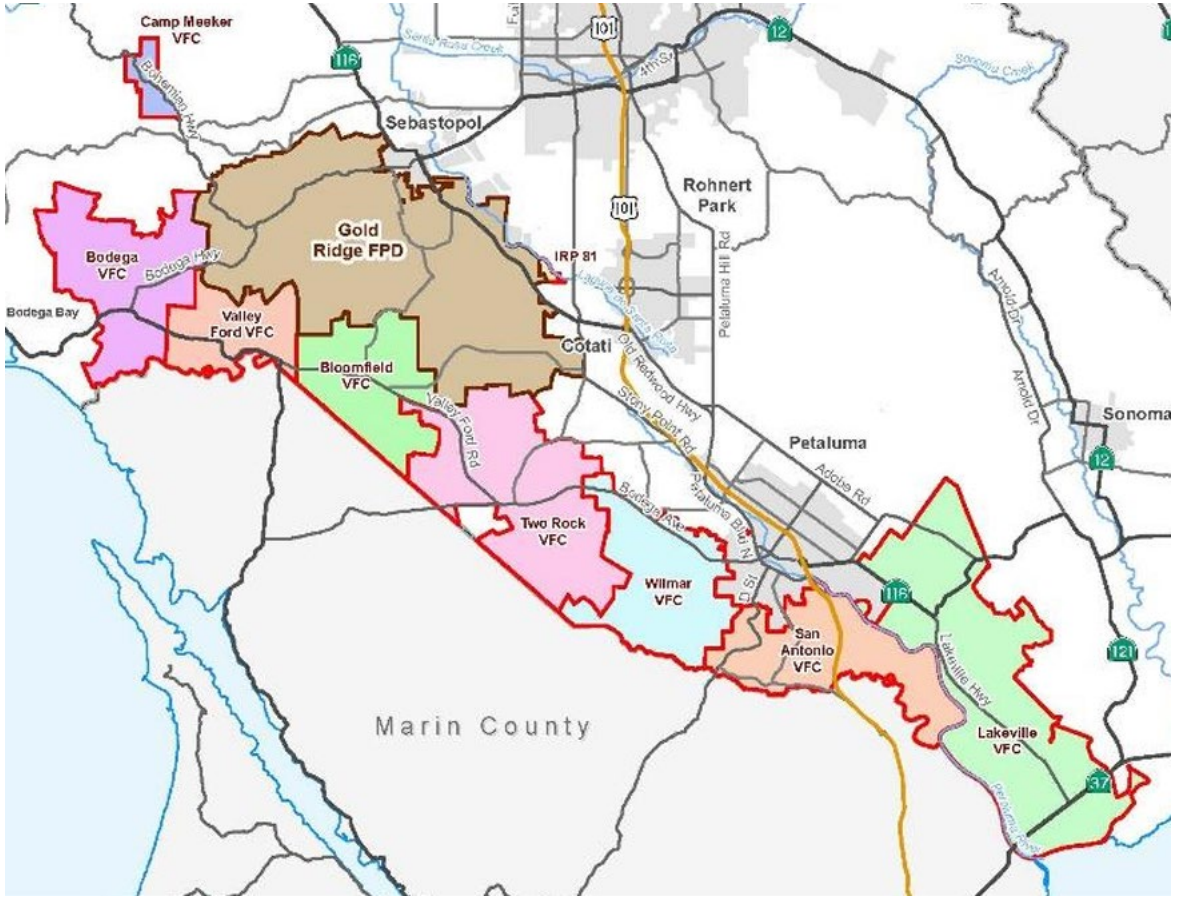
Valley Ford Rd
2 Rock St
2 Rock St
Valley Ford Rd
Two Rock Volunteer Fire Department
7599 Valley Ford Rd
Valley Ford Rd

Project History

Date	Milestone
04/28/2020	Approved under UPE18-0068 for essential services garage for Two Rock VFD
12/11/2023	Two Rock VFD submits UP Modification
12/13/2023	Referrals sent to responsible departments/agencies
12/28/2023	Early Neighborhood Notification sent
10/29/2025	Project deemed complete for processing
03/03/2026	BOS takes Original Jurisdiction
07/07/2026	BOS holds duly noticed public hearing

Project Context

- Fire response in many areas of southern SC provided by volunteer departments
- Two Rock VFC annexed into Gold Ridge FPD
  - Intent affirmed by BOS in 2022
  - LAFCO approves in 2023
- Goal to improve service across broader area



Project Description

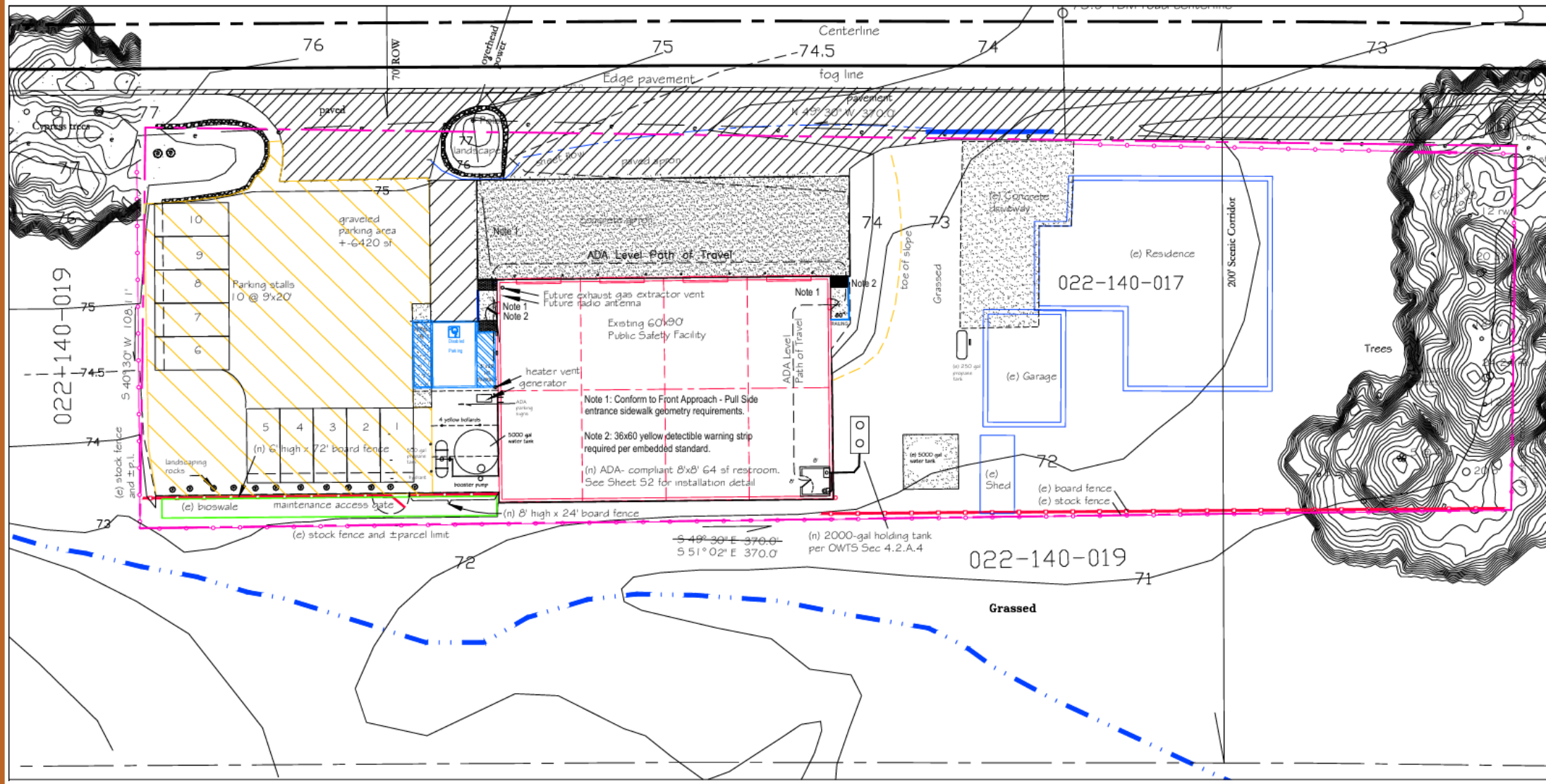
- Site operating as essential services garage for Two Rock VFC
  - Existing 5,400 square foot garage, gravel parking area, water tank
  - Private residence occupied by fire chief

- Use Permit modification to:
  - 1) Designate the Two Rock VFC garage as a Public Safety Facility and
  - 2) Establish and clarify allowed accessory activities on the site
  - 3) Allow for associated improvements to the facility
  - 4) Allow for up to 6 community events per year (max 20 attendees)

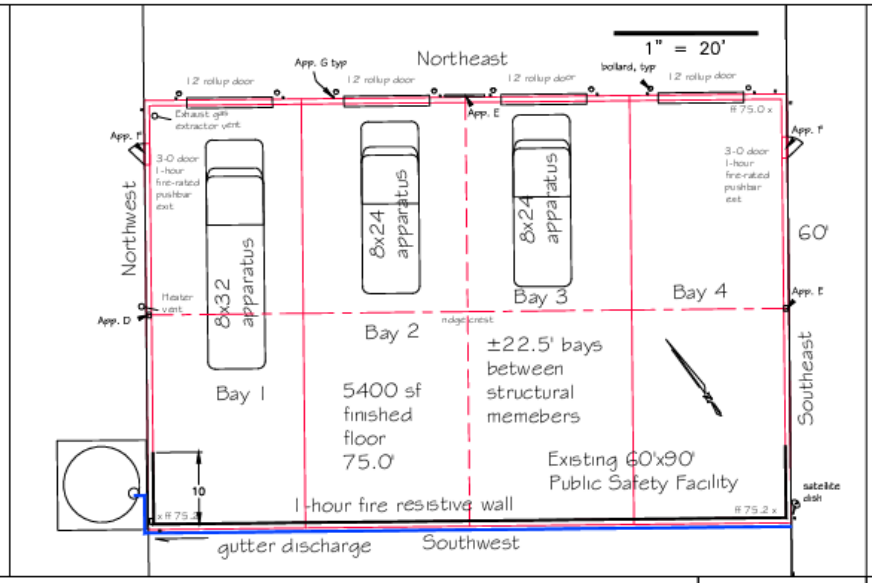
Project Description (cont.)

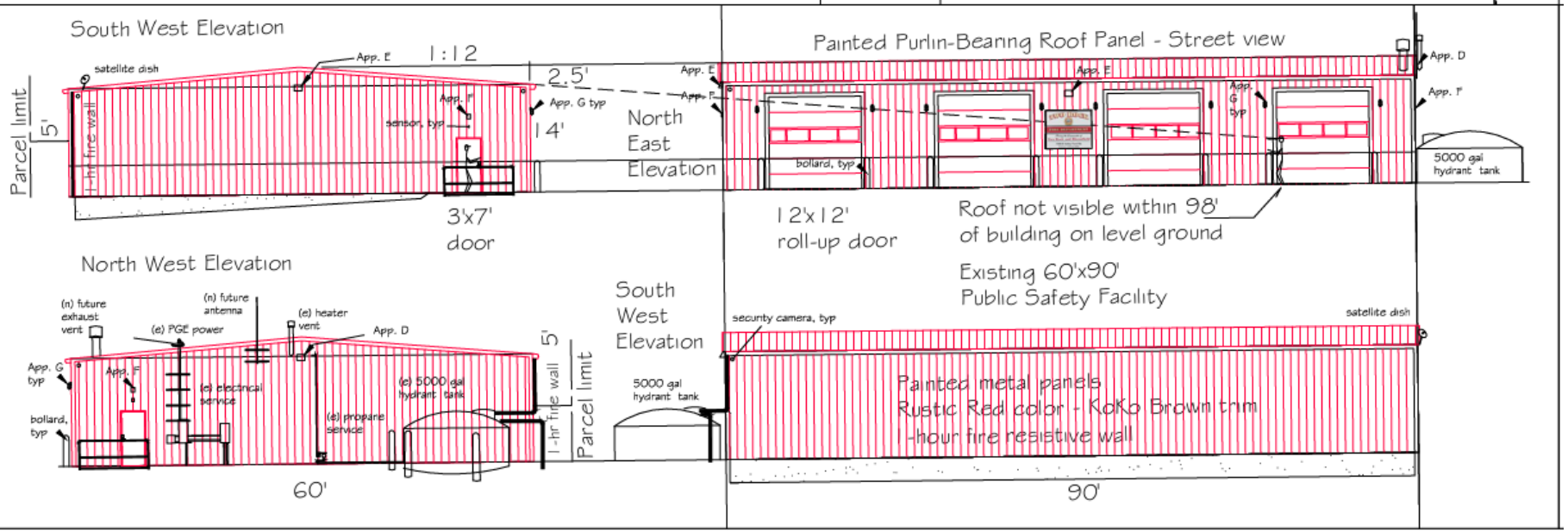
- Designation of safety facility aligns with current use, provides opportunities for federal / state grant and funding pathways
- Primary Improvements:
  - New solid fencing along rear property line
  - Updated signage reflecting Gold Ridge annex
  - Communication equipment including radio antenna and TV satellite
  - ADA restroom and septic holding tank
- Accessory Activities:
  - Meeting and rally point of fire personnel or other county/state emergency response staff
  - Training and maintenance of equipment
  - Small gatherings of community (e.g. school tour of facility)

Project Plans



Project Plans





GP & Zoning Consistency

- Consistent with GP Goals and Policies related to public safety
- Public Safety Facilities allowed with CUP in LEA Zoning District
- Proposed improvements and designs consistent with LEA development criteria
  - ✓ One dwelling unit
  - ✓ Setbacks
  - ✓ Building height max 35 ft (Existing ~12 ft; Proposed ~15 ft w antenna)
  - ✓ Lot coverage currently exceeded but would not be further increased
- Project parcel along designated Scenic Corridor of Valley Ford Road
  - ✓ No new structures within Scenic Corridor setback
  - ✓ Existing garage conforms to setback

Environmental Review

- Determined to be Categorically Exempt from CEQA under Statues and Guidelines Sections 15301, Existing Facilities and 15303, New Construction or Conversion of Small Structures.
  - Project involving aligning use of garage with appropriate classification (fire station) following annexation into Gold Ridge Fire District
  - Negligible changes to operation by volunteers during regular and emergency events, no permanent staffing
  - Negligible increase in site activity with limited number of events and attendees (6/year, 20 attendees max), the 2 educational events replaces existing trip by fire staff to schools
  - Minor internal/external improvements to facility.
  - No exceptions under Section 15300.2 apply

Recommendation

- Staff recommends the Board approve the requested Use Permit modification, subject to the associated conditions of approval.

- Alternative Actions:

  1) Approve the project with one or more modifications to the conditions

  2) Continue the project with direction to staff on further analysis

  3) Deny the project with justification for denial, Staff to return with amended resolution

Questions?