

Grady Ranch Precise Development Plan

Frequently Asked Questions and Answers about the Project

1. Did the approved 1996 Master Plan and Use Permit include production studios?

Yes, the Master Plan and Use Permit approved development on Grady Ranch for digital film production activities. The approval includes digital production offices, screening rooms, and production stages up to 55 feet tall at the rear of the main building. The main building was approved with a maximum height of 80 feet, a footprint of 190,000 square feet, and approximately 295,000 square feet of floor area, exclusive of the basement garage area. The proposal is for a main building with a maximum roof ridge height of 65 feet (and two tower elements with heights of 85 feet), a footprint of 123,145 square feet, and approximately 200,000 square feet of floor area with a 70,000 square foot basement garage area.

2. Will the film production studios operate 24 hours per day and 7 days per week?

No, the administrative offices would generally operate weekdays from 9:00 A.M. to 5:00 P.M. as would the other production facilities. Occasionally, office and production activities would occur outside of these times, but not 24 hours per day and 7 days per week. The use of the facility outside of the standard weekday office hours of 9:00 A.M. to 5:00 P.M. would not result in adverse noise or light effects to surrounding properties and would be required to meet County standards in a residential district.

3. Will the facility include a 40,000 square foot wine cave for a winery with public wine tastings and tours?

No, the proposal includes a 3,920 square foot wine cave for the storage of wine and olive oil from adjacent Skywalker Properties, Ltd. land holdings and may occasionally be used for private wine tastings by the winemaker to test the quality of the wine. A winery and public access to the site for tours are not proposed. A public review process for amendment to the Master Plan and Use Permit would be required for these uses.

4. After George Lucas retires, could the facility become a theme park or casino?

No, these uses are not approved by the 1996 Master Plan and Use Permit.

5. Are construction permits ready for issuance in March 2012?

No, Grading Permits and/or Building Permits are not ready for issuance and applications will not be reviewed by the County until after approval of the Precise Development Plan. The Planning Commission will convene a public hearing on February 27, 2012 to review the Final Supplemental EIR and the design of the project. All written comments will be forwarded to the Planning Commission. Verbal testimony can also be provided at the hearing.

6. Will the downstream long-term effects of the proposed fill in the creek restoration plan result in adverse impacts to other properties or Steelhead habitat?

No, the hydrology and biology reports that recommend the design of the creek restoration determined that erosion and flooding impacts would be reduced, and Steelhead habitat would improve as a result of the project. Peer review in the FSEIR by the County's independent consultants agreed with the conclusions that no significant effects would result downstream. In addition, the project will need to go through an extensive review to obtain permits and meet requirements from other resource agencies, such as the U.S. Army Corps of Engineers, National Marine Fisheries Service, U.S. Fish and Wildlife Service, Regional Water Quality Control Board, and California Department of Fish and Game before construction can commence.

7. What is the zoning for Grady Ranch?

Grady Ranch is within the RMP, Residential Multiple-family Planned District. The western approximately 740-acre portion is in RMP-0.031, with a maximum density of 0.031 units per acre (one unit per 32 acres). The eastern approximately 300-acre portion is in RMP-0.379, with a maximum density of 0.379 units per acre (one unit per 2.64 acres). Professional office uses, including photography and commercial art studios, are conditionally permitted uses in the RMP district with Master Plan and Use Permit approval. Before approval of the 1996 Master Plan, the zoning would have allowed consideration of a maximum number of approximately 800 dwelling units. The Master Plan reduced the potential residential density with the dedication of 800 acres to the Marin County Open Space District and an additional 187 acres of private open space.