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### **Information on The County's Response to The Grady Ranch Pre-Application**

On June 23, 2015 the Marin County Community Development Agency (CDA) responded to the Pre-Application filed for Grady Ranch (CDA response letter attached, link to response below). When the Pre-Application was filed, we reported that it was highly conceptual and minimal on the details regarding traffic, infrastructure, the specifics around the Environmental Impact Report (EIR), and the rest of the critical information that will be the focus of the process that lies ahead.

As the Department of Public Works said of their response to the Pre-Application; "as the plan presented is conceptual, the comments offered are general in nature." The responses from County agencies and the water districts reflect the level of detail in the Pre-Application and contain minimal specific information about the project.

There were however several broad issues that were raised in the response to the Pre-Application –most notably the size and scale of the buildings as proposed. Under Item C, "**Architecture,**" under the "**Community Design**" Section on Page 9, CDA writes that "architectural character is one of the most important aspects of community design. Given the location of the site at the westernmost edge of the city-centered corridor, architectural alternatives should be considered that are consistent with the place based guidelines for rural towns in section 3.3 of the MFR [Multi-Family Residential Design] Guidelines."

Further, Under Item D, it is recommended that the large buildings be broken down into smaller sized buildings, and that all building be spaced out into "pocket neighborhoods" more along the lines of the current residences along Lucas Valley Road, while also reducing "the area and visual impact of roads."

Despite several over-arching concerns raised, it was found that the general parameters of the proposal are within the county code. However major infrastructure questions including traffic, water and utilities remain to be addressed in a substantive manner.

The plans and proposals that address specific points of concern will be part of the Master Plan Amendment Application that the applicant will file with the County as the next step in this process. We expect the Master Plan Amendment Application to be filed near the end of the fall, but this is entirely up to the applicant. The County will review this application for completeness, which generally takes 3-6 months, and send around a notice when this process is complete.

The following step in the process will be the EIR, which will include a public scoping session. This public scoping session will be the formal opportunity for members of the public to catalogue and record all specific concerns with the project based on the actual proposals. As stated in the past, one of the major issues we will be focusing on in the EIR is cumulative impact.

The EIR process requires discussion and analysis of the significant cumulative impact on the greater Marinwood/Lucas Valley Road area. That means that while the EIR evaluates the specifics of the individual proposal in terms of a long list of potential impacts—including traffic, biological resources, air quality, hydrology, utilities, geology, greenhouse gases, etc.,—it must also evaluate these factors within the greater context of other proposals and projects in the area, and the 2007 Marin Countywide Plan. Thus, the cumulative impact portion of the EIR will provide analysis that considers Grady ranch along with other existing and planned projects that produce or would produce interrelated impacts on the area, as well as projections of potential regional and area wide conditions in the future based on the 2007 Marin Countywide Plan.

We are committed to holding the applicant accountable for a new, full project EIR, and are also encouraging the applicant to conduct as much community outreach as possible throughout this process.

Once the draft EIR is complete, it will go before the County Planning Commission. They will provide feedback before reviewing the final EIR, and also hold a merit hearing on the project. Finally, the project will go before the Board of Supervisors for review and a final vote. In all, we expect this process to take at least two years, but each of these processes has the potential for variables in timing.

As this project develops, we will continue to keep you as informed as possible and welcome engagement from the community.

**[To review the response to the pre-application click here, or copy and paste the link below:](http://www.marincounty.org/~media/files/departments/cd/planning/currentplanning/projects/skywalker-properties-grady-ranch_pr_sr/skywalker_preapplication-letter.pdf)**  
[http://www.marincounty.org/~media/files/departments/cd/planning/currentplanning/projects/skywalker-properties-grady-ranch\\_pr\\_sr/skywalker\\_preapplication-letter.pdf](http://www.marincounty.org/~media/files/departments/cd/planning/currentplanning/projects/skywalker-properties-grady-ranch_pr_sr/skywalker_preapplication-letter.pdf)

A handwritten signature in black ink that reads "Damon". The letters are cursive and slightly slanted to the right.