

**ORDINANCE NO. 3647
ORDINANCE OF THE MARIN COUNTY BOARD OF SUPERVISORS
APPROVING THE LUCASFILM, LTD MASTER PLAN AMENDMENT
3838 LUCAS VALLEY ROAD, NICASIO
ASSESSOR'S PARCELS: 164-310-01 AND -02**

SECTION I: FINDINGS

I. **WHEREAS**, Angelo Garcia, on behalf of Skywalker Properties LTD, has submitted a Master Plan Amendment application to allow for the conversion of 61,162 square feet of Big Rock Ranch's existing office floor area into 57 guest units. In addition to the conversion of office space to guest units, the remodel project entails upgrades to the existing food facilities, expansion of the existing general store, the creation of additional meeting areas, and the elimination of the childcare portion of the fitness/childcare building and conversion of the floor area to a spa and expanded fitness facility. Further, the applicant intends to install a greywater/water recycling system on the property to reduce the overall water usage on the property. The total building area, excluding the underground parking garage, is 178,690 square feet. When combined, the total building area to be remodeled is 76,556 square feet. No additional building area is proposed as part of the project and no exterior changes are proposed to the buildings or site improvements. The applicant's proposed amendment to Condition of Approval 64 of Ordinance 3237 is reflected in revision marks as follows:

The total maximum on-site population on both Grady Ranch and Big Rock Ranch shall not exceed an aggregate of 640 employees and overnight guests. Specifically, in applying this on-site population limit, up to 340 employees and overnight guests on Grady Ranch and up to 300 employees and overnight guests on Big Rock Ranch are permitted. As use herein, "employees" means all employees of the Property Owner, such as office employees for digital film production and contracted employees for various services (e.g. restaurant and landscaping services). "Overnight guests" means the total number of clients or guests of the Property Owner that stay overnight in guest units. All other persons, including guests (as opposed to overnight guests) or visitors, clients, vendors, and delivery personnel, are not included in on-site population counts. On-site population limitations shall be monitored by reference to company records respecting the total number of employees and overnight guests on site on a daily basis. This information shall be compiled quarterly to provide an accurate profile of the daily site occupancy during the quarter. Fluctuations in the daily on-site population limits for both ranches may be permitted as long as the fluctuations are not significant and the average daily populations during the quarter do not exceed 340 employees and overnight guests on Grady Ranch and 300 employees and overnight guests on Big Rock Ranch. At the request of the County, the Property Owner shall provide a quarterly report to the County of these monitoring records. The first Precise Development Plan application shall describe the nature of special events that may be held at either the Grady Ranch or Big Rock Ranch facilities, including the purpose, frequency, size, and timing.

Master Plan Amendment approval is required because the 1996 Lucasfilm, LTD Master Plan does not include a provision to allow guest units on the Big Rock Ranch property.

The subject property is located at **3838 Lucas Valley Road in Nicasio** and is further identified as **Assessor's Parcels 164-310-01 and -02**.

II. WHEREAS, on May 9, 2016, the Planning Commission held a duly noticed public hearing to take public testimony and consider the project.

III. WHEREAS, on May 9, 2016, the Planning Commission recommended approval of the project to the Marin County Board of Supervisors.

IV. WHEREAS, on May 24, 2016, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the project.

V. WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because the project entails an interior remodel project that involves the conversion of office floor area to guest units, which would result in fewer daily and PM peak hour traffic trips and would operate within the existing sewer and water capacity, as compared to the currently approved use. Therefore, as proposed, the project would not result in potentially significant impacts to the environment.

VI. WHEREAS, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

- A. The project would be consistent with the AG2 (Agriculture, 1 unit per 10-20 acres) land use designation because the proposed guest units are considered an accessory use to the primary use, an office complex, which was approved via the 1996 Lucasfilm, LTD. Master Plan.
- B. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of any mature, native trees.
- C. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- D. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- E. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because it would not result in new encroachments into any Stream Conservation Areas or Wetland Conservation Areas.

- F. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3).
- G. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) and would be constructed in conformance County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- H. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it will meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- I. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

VII. WHEREAS, the project is consistent with the goals and policies of the Nicasio Community Plan for the following reasons:

- A. The project would minimize grading and unnecessary ground disturbance, avoid interfering with agricultural operations in the area, avoid hazardous areas, and be screened from view from surrounding properties because the project entails an interior remodel of the existing office complex.
- B. The project is consistent with the Building Design Review Design Guidelines V for Streams, Building and Site Grading, and Drainage Design (Guidelines V.B, C, and D) because the project entails an interior remodel of the existing office complex.
- C. The proposed site improvements are consistent with the Building Design Review Guidelines for Fences, Landscaping, and Lighting, Landscaping (Guideline V.I) because the project entails an interior remodel of the existing office complex that does not include revisions to the existing landscaping, fencing, or lighting that currently exists on the property.

VIII. WHEREAS, the proposed project is consistent with the mandatory findings for Master Plan Amendment approval, per Section 22.44.030 of the Marin County Code) as specified below.

A. The proposed Master Plan or Master Plan Amendment is consistent with the goals, policies, objectives, and programs of the Countywide Plan and any applicable Community Plan.

The project entails the remodel of an existing office complex located on Big Rock Ranch. The office complex was evaluated for conformance with the Countywide Plan and the Nicasio Valley Community Plan as part of the Lucasfilm, LTD. Master Plan and Lucasfilm, LTD Precise Development Plan processes. The Board of Supervisors determined that the development of an office complex on the ranch is consistent with the

County's policies. The current proposal to convert a portion of the office floor area into 57 guest units would also be consistent with the policies, as overnight client accommodations are considered an accessory use to the primary office use. Further, because no exterior modifications or expansion of the buildings is proposed, the structures would continue to be clustered and the existing views of the hills beyond the ranch thereby preserved, as a result of the project. Finally, as demonstrated in the project trip generation, water, and septic plans, the project as proposed would generate fewer daily and PM peak hour traffic trips than the currently approved project. And, as established in the project water and septic reports, the applicant has exhibited that adequate septic capacity and water supply is available to accommodate the project. Therefore the project is consistent with this finding.

B. The proposed Master Plan or Master Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The proposed project entails an interior remodel project of an existing office complex located on Big Rock Ranch. As submitted, approximately 61,162 square feet of existing office floor area located on the property would be converted into 57 guest units. The guest units would be utilized as overnight lodging for employees and clients of the property owner otherwise associated with business operations on Big Rock Ranch. The guest units would not be available for lodging by members of the general public. In addition, the existing fitness center/childcare building located on the ranch would be remodeled to eliminate the childcare component of the building to accommodate a new spa and expanded fitness room, and portions of the existing office building would be converted into a new banquet room, a gallery, and expanded retail space. The total building area, excluding the underground parking garage, is 178,690. When combined, the total proposed square footage of building area to be remodeled is 76,556 square feet. No exterior changes are proposed to be made to the existing structures or site improvements in conjunction with the remodel.

Further, the entrance to Big Rock Ranch is closely monitored by security staff, stationed at the Gate House, to ensure that members of the public do not enter the premises. The entrance will continue to be monitored following the remodel of the office complex. Only employees and clients of the property owner will be permitted on the premises; therefore the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

C. The site is physically and environmentally suitable for the proposed land use development(s), including access, provision of utilities, compatibility with adjoining land uses, and absence of unusual physical constraints that would make future development in conformance with Chapter 22.16 (Planned District Development Standards) infeasible.

No new site improvements are proposed as part of the project, which entails the interior remodel of an existing office complex. The project includes the conversion of 61,162 square feet of existing office floor area into 57 guest units. The guest units will be utilized by employees and clients of the property owner, which is considered an accessory use to the primary approved office use on Big Rock Ranch. No new access driveways or utility extensions are required to accommodate the guest units and because the office

complex and guest units will not be open to the public, there will be no discernible change to the land use on the property.

SECTION II: DECISION

The Board of Supervisors hereby ordains as follows:

The Marin County Board of Supervisors hereby approved the Lucasfilm, LTD Master Plan Amendment (Project ID 2015-0363), subject to the Conditions of Approval contained in the Ordinance approving the Master Plan Amendment.

This approval permits 61,162 square feet of office floor area on Big Rock Ranch to be remodeled and converted into 57 guest units. In addition to the conversion of office space into guest units, the remodel project entails upgrades to the existing food facilities, expansion of the existing general store, the creation of additional meeting areas, and the elimination of the childcare portion of the fitness/childcare building and conversion of floor area to a spa and expanded fitness facility. No additional floor area will be constructed as part of the project and no exterior changes will occur to the buildings or site improvements. All other conditions of approval associated with the Lucasfilm, LTD Master Plan continue to apply.

SECTION III VESTING

This Master Plan Amendment shall be valid for a period of 3 years from the date the ordinance approving the Master Plan was adopted. An approved Master Plan shall not expire if, prior to the expiration date, the project is vested via issuance of a building permit.

SECTION IV: CONDITIONS OF PROJECT APPROVAL

NOW THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby approves the Lucasfilm, LTD Master Plan Amendment subject to the conditions listed below:

CDA-Planning Division

1. This Ordinance authorizes the conversion of 61,162 square feet of Big Rock Ranch's existing office floor area into 57 guest units. In addition to the conversion of office space to guest units, the remodel project entails upgrades to the existing food facilities, expansion of the existing general store, the creation of additional meeting areas, and the elimination of the childcare portion of the fitness/childcare building and conversion of the floor area to a spa and expanded fitness facility. The total building area, excluding the underground parking garage, is 178,690 square feet. When combined, the total building area that will be remodeled is 76,556 square feet. No additional building area will be constructed as part of the project and no exterior changes will occur to the buildings or site improvements. This approval changes no other conditions of approval associated with the Lucasfilm, LTD Master Plan (Ordinance 3237). The following portion of the Master Plan is modified:

Exhibit 3, Condition of Approval Number 64.

The total maximum on-site population on both Grady Ranch and Big Rock Ranch shall not exceed an aggregate of 640 employees and overnight guests. Specifically, in applying this on-site population limit, up to 340 employees and overnight guests on Grady Ranch and up to 300 employees and overnight guests on Big Rock Ranch are permitted. As use herein, "employees" means all employees of the Property Owner, such as office employees for digital film production and contracted employees for various services (e.g. restaurant and landscaping services). "Overnight guests" means the total number of clients or guests of the Property Owner that stay overnight in guest units. All other persons, including guests (as opposed to overnight guests) or visitors, clients, vendors, and delivery personnel, are not included in on-site population counts. On-site population limitations shall be monitored by reference to company records respecting the total number of employees and overnight guests on site on a daily basis. This information shall be compiled quarterly to provide an accurate profile of the daily site occupancy during the quarter. Fluctuations in the daily on-site population limits for both ranches may be permitted as long as the fluctuations are not significant and the average daily populations during the quarter do not exceed 340 employees and overnight guests on Grady Ranch and 300 employees and overnight guests on Big Rock Ranch. At the request of the County, the Property Owner shall provide a quarterly report to the County of these monitoring records. The first Precise Development Plan application shall describe the nature of special events that may be held at either the Grady Ranch or Big Rock Ranch facilities, including the purpose, frequency, size, and timing.

2. All references to Lucasfilm, LTD as the property owner in the Lucasfilm, LTD Master Plan shall be interpreted as Property Owner from this point forward.
3. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Big Rock Remodel," consisting of 5 sheets prepared by BAR Architects, received in final form on March 23, 2016, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
4. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2016" with respect to all of the standard conditions of approval.

Marin County Department of Environmental Health

5. The regulatory oversight of the project is the responsibility of the State Water Resources Control Board, with the Division of Drinking Water serving as technical advisor to the Regional Water Board for all water recycling projects. BEFORE ISSUANCE OF A BUILDING PERMIT, a copy of written approval of the project by the Regional Water Control Board is required.
6. PRIOR TO ISSUANCE OF A BUILDING PERMIT for construction of a graywater/blackwater system, a copy of written approval of the system by the State Water Resources Control Board is required.

SECTION V: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall be and is hereby declared to be in full force and effect as of thirty days from and after the date of its passage and shall be published once before the expiration of fifteen days after its passage, with the names of the Supervisors voting for and against the same, in the *Marin Independent Journal*, a newspaper of general circulation published in the County of Marin.

SECTION VI: VOTE

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 24th day of May 2016, by the following vote:

AYES: SUPERVISORS Judy Arnold, Katie Rice, Damon Connolly, Kathrin Sears,
Steve Kinsey

NOES: NONE

ABSENT: NONE



PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



CLERK