



Celebrating **75** Years

May 5, 2009

Neal Osborne, Planner
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Re: Skywalker Properties, Ltd. (Lucasfilm) Precise Development Plan

Dear Mr. Osborne,

In the short time allowed for comment on this project, Marin Conservation League wishes to submit the following observations. The subject proposal comes back into public view after 13 years of inaction. It is a prime example of why the public often is so wary of allowing an EIR on a massive project to be certified and a master plan approved, leaving many impacts to be anticipated and mitigations to be resolved during the precise development plan phase – sometime in the future!

In brief comment: the Lucasfilm proposal continues to be massive in scale (262,728 square feet), requiring equally massive grading and reconfiguration of the site (223,770 cubic yards of excavation; 188,810 cubic yards of fill). It will add an influx of daily traffic on Lucas Valley Road, and it presents an esthetic intrusion on the landscape. (One asks: What is the purpose of the 90-foot twin towers?) It is our opinion that the plan makes no attempt to fit the building into the landscape, but rather has reshaped the landscape to fit the building and other project features, such as a vineyard knoll.

It is evident to us that the existing Big Rock Ranch/Grady Ranch EIR must be revisited and the project reconsidered in the light of changed circumstances since 1996. However, the April 22 Notice asks reviewers to "comment on the potential environmental impacts from the project and suggest possible mitigation measures to reduce impacts and the methods of monitoring the implementation of the mitigation measures . . . (and) submit these comments before May 7, 2009." This is entirely unrealistic.

We request that Planning Staff prepare an Initial Study, conduct a scoping session, and retain a consultant to prepare a Subsequent EIR which will be given the same notice and public review as required under Section 15087 of the CEQA Guidelines.

We appreciate this opportunity to comment.

Sincerely,

PHONE: 415.485.6257
FAX: 415.485.6259

EMAIL: mcl@marinconservationleague.org
URL: www.marinconservationleague.org

ADDRESS: 1623-A Fifth Avenue
San Rafael, CA 94901



Nona Dennis
President

Cc: Marin County Board of Supervisors
Lucas Valley HOA
Marinwood HOA
saveucasvalley@gmail.com