

Ord 1219
Smith Ranch

ORDINANCE NO. 1219

AN ORDINANCE OF THE CITY OF SAN RAFAEL AMENDING
THE BOUNDARIES OF DISTRICTS IN ACCORDANCE WITH SECTION 14.92.010
OF THE MUNICIPAL CODE OF SAN RAFAEL, CALIFORNIA, SO AS TO RECLASSIFY
CERTAIN REAL PROPERTY FROM "U" (UNCLASSIFIED) DISTRICT TO
"P-D" (PLANNED DEVELOPMENT) DISTRICT

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL DO ORDAIN AS FOLLOWS:

DIVISION 1. The Zoning Districts of the City of San Rafael, California are amended by reclassifying the following real property from "U" (Unclassified) District to "P-D" (Planned Development) District. Said property so reclassified is located on the north and south sides of Smith Ranch Road, east of Highway 101, and shown as County Assessor's Parcels 155-120-28, 31, 43, 48, 51, 52, 67, 69 and 70, known as the Smith Ranch Property, containing approximately 185 acres.

DIVISION 2. Any development of this property shall be subject to the development plans and conditions approved in conjunction with this action and labeled as Z75-7. The Conditions, marked as "Exhibit I" (attached hereto) is made a part hereof by reference.

DIVISION 3. This Ordinance shall be published once in full before its final passage in the Terra Linda News, a newspaper of general circulation, printed, published, and circulated in the City of San Rafael, and shall be in full force and effect thirty (30) days after its final passage.


C. PAUL BETTINI, Mayor

Attest:


MARION A. GRADY, City Clerk

The above and foregoing Ordinance No. 1219 was read and introduced at a regular meeting of the City Council of the City of San Rafael, held on the 7th day of June, 1976, and ordered passed to print by the following vote, to-wit:

AYES: COUNCILMEN: Jensen, Miskimen, Mulryan and Mayor Bettini

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Nixon

and will come up for adoption as an Ordinance of the City of San Rafael at a regular meeting of the Council to be held on the 21st day of June, 1976.

Marion A. Grady
MARION A. GRADY, City Clerk

MASTER PLAN CONDITIONS FOR SMITH RANCH
PLANNED DEVELOPMENT DISTRICT (Z75-7)

A. EXHIBITS

1. Land Use and Subdivision Pattern, Exhibit A

The overall and maximum subdivision pattern permitted by this rezoning shall be as shown in Exhibit A. All areas and land use designations referred to in these conditions are as noted in this Exhibit.

2. Creek Maintenance Easement and Limit of Development Line, Planning Department Exhibit B plan and sections

This Exhibit indicates the boundary of the creek maintenance easement as measured from the top of bank and the shaping of the creek bank that is required by the City Engineer at the specified locations. The scheduling of the creek maintenance requirements are as noted in section B4 and B5 below.

B. GENERAL CONDITIONS APPLYING TO THE ENTIRE SITE

1. Mitigation measures

The following mitigation measures from the Environmental Impact Report are specifically added here as conditions of this P-D Zoning Master Plan. (Page number refers to page in EIR.)

- a. A drainage system shall be installed in the project area and should be designed to accommodate increased flows as required by City Ordinance. (page 12)
- b. Each development proposal shall include the necessary studies, outlined in the City of San Rafael's General Plan Table #2 as the basis for a landscaping program that will limit the potential of slope failure, increased erosion and sedimentation. Landscaping materials requiring minimal irrigation and tending to limit ground water collection through transpiration shall be selected. All exposed soil areas should be seeded and mulched by October 15th of the year in which construction takes place as a temporary erosion control measure. (pages 20 & 13)
- c. Cut and fill areas shall be engineered and limited in extent in accordance with general conditions B-8 and specific area grading conditions noted in Section C of the conditions. A site investigation of the clay deposits in Area 8 shall be conducted to identify any specific problems and necessary protective measures. This investigation shall be submitted with the use permit application for Area 8. (page 20)
- d. Site specific seismic, geological, and soils engineering studies shall be conducted as required by the City of San Rafael as outlined in General Plan Table 2. (page 24)
- e. Detailed test borings shall be conducted in Areas 9A and 10 where fill has been placed on bay mud to identify and delineate potential geoseismic and stability hazards. This information will be required as outlined in the City of San Rafael General Plan Table 2 before specific densities will be set in residential areas 9A and 10. (page 24)

- f. Archeological site protection mitigation measures are included in Section B-7 of the General Conditions. (page 44)
 - g. The pond area should be enhanced to permit more effective recreational and educational use of this local resource. Pond modifications, if required, shall be completed after the majority of construction in the area has been accomplished. (pages 62 & 13)
 - h. Design of buildings shall include all reasonable energy conservation measures possible, such as optimum use of building materials and insulation to minimize heat loss and gain. (page 81)
2. Phasing of development in relation to Lucas Valley interchange improvements
A traffic analysis shall be submitted with each proposal for development which shall show the percentage of the interchange's total capacity which is being utilized at this point in time, any remaining reserve capacity, and the portion of that reserve capacity the proposed development would utilize. If at the time of a use permit application, the Planning Commission in its judgment should establish that the amount and duration of traffic generated would be excessive in relation to the then capacity of this interchange, such fact shall constitute a reasonable basis for denying the use permit. Development phasing shall follow these guidelines.
- a. Parcels that could be developed prior to interchange improvements; 3, 4, 5, 6C, and one of the following: 1, 2A, 2B or 6A.
 - b. Parcels that could be developed concurrently with interim interchange improvements; 1, 2A, 2B and 6A and 8.
 - c. Parcels that could be developed subsequent to the interim interchange improvements; 6B, 9A, 9B and 10.
 - d. At such time as the interim interchange improvements are completed and the construction of the northbound on-ramp to Highway 101 is approved, funded and scheduled, applicant would need only show that the on-ramp would be in existence by the time that the proposed development is ready for use in order to estimate the interchange capacity and its ability to handle traffic from the proposed developments.

In any case, flexibility in phasing should be maintained provided that adequate traffic capacities are available at the interchange for the volume of use proposed at any given point in time.

3. Roadway improvements
- a. The limits for the construction of Smith Ranch Road are to be within the 100 foot right-of-way from the easterly property line to that point within the State right-of-way where the interim improvements end.
 - b. Landscaping and an emitter irrigation system sufficient to maintain the landscaping shall be installed in the median strip by the developer. This landscaping shall include large growing trees from the City's approved list on 40 foot centers.
 - c. Landscaping to be placed in the 10'-0" right-of-way strip at either side shall be spelled out at the tentative map stage and in the assessment district agreement and shall be installed and maintained by the developer of each area as each area develops.
 - d. There shall be no parking of vehicles on Smith Ranch Road.
 - e. When Parcels 1, 6A, 2A, or 2B are developed, the respective frontage road portions providing access to that parcel shall be constructed to State standards.

- f. There shall be bicycle lanes on Smith Ranch Road as approved by the Traffic Engineer.
- g. The rest of the interior roads, such as the Carlos Drive extension, shall be constructed when the areas of which they are a part are sold or developed, or earlier at the option of the owner.

4. Assessment District formation

Prior to the sale of the first parcel, a special assessment district shall be formed excluding parcel 12, and the assessment shall be spread on the basis of benefits received over the remaining portions of the property. The procedure to be used shall be as follows:

- a. Filing a tentative map over the entire area of Smith Ranch to be developed, showing proposed land division and the total public improvements necessary to serve the development of the area. At this time, details of public improvements and criteria for all improvements shall be submitted to the Planning Commission for approval.
- b. Formation of an Improvement Assessment District to cover the entire area proposed for development and to cover the total cost of all public improvements necessary to develop the land.
- c. Entering into an agreement with the City of San Rafael which will precisely identify the complete public improvements which will be constructed simultaneously with the development of each parcel of land approved for division. The following guidelines are approved by the Planning Commission and shall be incorporated in the agreement:
 - 1 The District shall provide for the completion of Smith Ranch Road on the basis of a four-lane divided road within the existing 100 foot right-of-way with landscaping in the center island and provisions for bicycles and pedestrians. The cost basis shall be calculated and spread in such a manner that when 30 percent of the parcels are sold (parcels 4 and 11 are excluded in computing the 30 percent), sufficient funds will be available to permit the completion of Smith Ranch Road on the existing two-lane basis to the eastern property line. Similarly, when 75 percent of the developable acreage is sold (parcels 4 and 11 are excluded in computing the 75 percent), all funds necessary for completion of the road (including four lane development and landscaping) from the point on the western end at which Caltrans completes its work to the eastern property line shall be available for use.
 - 2 Provision shall be made for the construction of Carlos Drive extension when either parcels 4 or 6C are sold or developed.
 - 3 Drainage improvements along Las Gallinas Creek shall be constructed and completed by the developer to City standards. Among the improvements to be included shall be those shown on Exhibit "B" and the shaping, alignment and deepening of the channel as required by the City Engineer. The application for a subdivision shall include the dedication of the land or the establishment of a maintenance and recreational easement along the Creek as indicated in Exhibit "B".
 - 4 Installation and undergrounding of utilities, except for high voltage electric transmission lines.
 - 5 Provision of \$100,000 to be applied to the construction of the northbound on-ramp to Highway 101.

- d. Completion of Assessment District proceedings to the point where sale of bonds to fund public improvements has been authorized with the City Council having the option to call for the sale of bonds as development proceeds.
- e. Filing of a Final Map for Subdivision approval after all the above has been completed to the satisfaction of the City Council.

5. Open space

The following conditions shall govern the dedication and scheduling of open space areas:

a. Disposition of open space areas:

- 1 Areas A and B shall remain in private ownership, maintained by the property owners and left open in perpetuity. An application for subdivision of the entire site shall include a covenant to this effect which shall be recorded.
- 2 Areas C and D shall be dedicated to the City of San Rafael for acceptance and utilization as permanent open space.
- 3 With respect to the North Fork of Gallinas Creek, from the point of confluence of the two creekbeds into one, westward along the north creek bed the owner shall provide from the top of the embankment a 25 foot wide maintenance and public recreation easement to the City of San Rafael. From the point where the two water bodies form into one water body eastward, the applicant shall dedicate to the City of San Rafael a 25 foot wide strip as measured from the top of the embankment. Along this area of dedication, there shall be a parallel 10 foot building setback line.

Within the 25 foot easement area and the 25 foot dedicated area, the applicant shall grade an access route for maintenance vehicles and shall install a 4 foot wide asphaltic bicycle path subject to the approval and standards of the City Engineer.

b. Schedule of dedication of open space:

- 1 Areas C and D shall be dedicated to the City of San Rafael at the time of subdivision.
- 2 Area E shall be dedicated as indicated in B5a-3.

6. Design review standards

a. Site specific architectural standards shall be as indicated as Section C in these conditions. A Design Handbook shall be prepared by the developer that will consist of plan and text documents as approved by the final action of the City Council setting forth the basic overall individual parcel controls and architectural standards. This Handbook shall be submitted to and approved by the Planning Commission concurrent with consideration of any subdivision application. The Handbook shall include the following general architectural standards as well as any additional standards submitted by the developer:

- 1 Landscaping and building materials visible from Smith Ranch Road shall present a parkway appearance along the entirety of Smith Ranch Road. Park-like structures shall be defined as those making use of wood, masonry and earthtone color materials. Materials such as aluminum, steel and other harsh metal facades should be kept to a minimum.

- 2 No fences shall be permitted in the setback from Smith Ranch Road. Any visible fences should be harmonious in design throughout the site. Any required fences shall be fully landscaped immediately upon construction with mature screening plants. Chain-link fences will not be permitted if they are visible from Smith Ranch Road unless simultaneously landscaping is installed that will hide the fence within a reasonable period of time.
 - 3 Where possible, buildings shall be sited in a manner to provide parking areas at the rear of the buildings instead of along the Smith Ranch frontage. Any parking in front of buildings shall be partially screened from view by the use of depressed elevations, berms, or a combination thereof, in addition to heavy landscaping.
 - 4 Building heights as set forth in the specific area conditions shall be established. Building sites shall be selected to take best advantage of the topography and to minimize or make attractive the visual impact of development on the site.
 - 5 Landscaping shall be designed to enhance compatibility and harmony between the development and open space areas. Drought resistant species shall be utilized as far as possible to minimize the consumption of irrigation water.
 - 6 Where possible, consideration shall be given to the inclusion of facilities and techniques to minimize consumption of resources such as energy and water; use of water-saving appliances; design features to accommodate the handicapped; and facilities for recycling.
 - 7 The style of all visible utility fixtures and facilities shall be reviewed and approved by the Planning Commission prior to commitments being made for installation of such facilities. There shall be no TV antennas visible.
 - 8 All electric, TV and telephone distribution wires shall be undergrounded.
 - 9 Placement of buildings, recreational areas and landscaped berms shall be completed so as to minimize noise impacts on residents and persons in nearby areas.
 - 10 All signing proposed for the development shall be reviewed so that a consistency of design is achieved throughout the development.
 - 11 Developer shall include in Design Handbook architectural standards for street lighting, directional signs, street name signs, which shall be of cohesive design.
- b. Design Review Committee. A design review committee composed of one architect, one landscape architect, and one engineer selected by owners of 51% of the area (including Parcels 11 & 12) will review all development proposals before they are submitted to the City and submit an assessment of the proposal to the applicant and to the City along with the application. Anyone in employ of developer is excluded from participation on this review committee and an alternate shall be selected. The purpose of this review is to insure that the development proposal is compatible with the standards noted in the Design Review Handbook. The committee shall retain the same members for as long as they are willing to serve or three years as a minimum subject to discharge only for reasonable cause as determined by a majority vote. Prior to the first sale, applicant shall submit to the Planning Commission for its approval a covenant to be filed with every sale which shall establish an assessment adequate to pay for this Design Review Committee.

7. Archeological Site Protection

As a condition of the right to develop, it shall be the responsibility of each owner and developer to include in all contracts, and to make effectively knowledgeable to all workmen where work is to be done without a contract being formally entered, the following condition: "If an archeological site is uncovered, further excavation upon such site shall immediately be stopped. The discovery of the site shall be reported by the party discovering it to the Department of Public Works of the City of San Rafael. Work shall be suspended for a period of 30 days during which time the City of San Rafael shall contact an appropriate archeological institution to evaluate (with expense to be paid by the owner or developer) and report back to the City Planning Commission whether further study is needed and any recommendations for a timetable for such study".

8. Grading

- a. There shall be no grading of any natural area on the site.
- b. There shall be no ridgeline grading.
- c. There shall be no massive grading as defined in terms of heavy cuts, deep fills or steep rock cut slopes. Grading shall primarily be to remedy already disturbed areas.
- d. With the exception of Area 6, no excavated material shall be brought to or removed from the sites.
- e. With the exception of certain hard rock areas, cut and fill slopes shall not exceed a slope of 2 to 1. This degree of slope approximates the natural side hills in the area, is easily planted with proper ground cover and trees, would eliminate serious erosion, and will blend visually with the natural undisturbed hillside.

C. SPECIFIC AREA CONDITIONS

(* Minimum landscape area defined here as parcel area not covered by buildings, parking areas or driveways and calculated on gross parcel area. Includes areas to be left natural or to be landscaped in 2, 3 and 8 and areas that are in the creek portion to be dedicated in 4, 6, 9 and 10.)

1. Area 1

- a. Land use: commercial.
- b. Area: gross, 1.5 acres; net, approximately 1.1 acres (excludes 15 foot landscape zone around perimeter of parcel).
- c. Setbacks: 15 foot setbacks from the property line to any parking area; 20 foot setback from the property line to any building.
- d. Coverage: 35 percent maximum building coverage; 20 percent minimum landscape area.
- e. Specific architectural standards: one-story maximum height limit.
- f. Access: from future frontage road only; none from Smith Ranch Road after completion of proposed interim improvements.
- g. Grading: grading shall be limited to minor adjustments to existing contours in order to slope the site for surface drainage, well-designed architectural elevations, parking lots, roadways and landscaping.

2. Areas 2A and 2B

- a. Land use: office/commercial.
- b. Area: Parcel 2A gross, 3.4 acres; net, 2.5 acres. Parcel 2B gross, 3.3 acres; net, 2.5 acres.
- c. Setbacks: 10 foot setback from property line to any parking area; 20 foot setback from property line to any building.
- * d. Coverage: 30 percent maximum building coverage; 30 percent minimum landscape area.
- e. Specific architectural standards: two-story maximum building height limits.
- f. Circulation: access shall be from the frontage road only. The frontage road adjacent to these sites shall be constructed to State standards when the area is developed.
- g. Grading: general conditions to apply.

3. Area 3

- a. Land use: office/commercial.
- b. Area: gross 3.3 acres; net, 2.0 acres.
- c. Setbacks: 10 foot setback from property line to any parking area along the entire street frontage; 20 foot setback to any building along all street frontages.
- * d. Coverage: 30 percent maximum building coverage; 40 percent minimum landscape area.
- e. Specific architectural standards: two-story maximum building height limits.
- f. Circulation: a single access point from Smith Ranch Road shall be permitted. Additional access points shall be permitted from Cresta Drive and the access road to Area 8. The access road between Parcels 3 and 8 to be located 100 feet from pond edge and aligned in a 90 degree angle to Smith Ranch Road.
- g. Grading: general grading conditions shall apply.

4. Area 4

- a. Land use: light industrial/office. Activities to be conducted completely within the building free from nuisance factors such as dust, odor and noise. Parking shall be limited to daytime use and in designated areas only, with the intent to eliminate massive amounts of outside storage of vehicles and trucks. Automobiles, vehicle repair and related uses are specifically excluded.
- b. Area: gross 4.4 acres; net, 3.0 acres.
- c. Setbacks: 20 foot minimum setback for buildings and parking from the access street frontage and a minimum of 50 feet from the west and south property line, which are approximately at the center line of the North and South Fork of Gallinas Creek. The specific nondevelopment easement zone along the Gallinas Creek frontages is established in Planning Department Exhibit "B".
- * d. Coverage: 50 percent maximum building coverage; 40 percent minimum landscape area.
- e. Specific architectural standards: two-story maximum building height.
- f. Circulation: access shall be from the extension of Carlos Drive which shall be constructed to City standards. The roadway width shall be 40 feet curb to curb within a 60 foot right-of-way.
- g. Grading: excavation shall be confined to the steeper north corner of the property with cuts to 20 feet. No cut slope grading of over 2 to 1 will be left standing. A minor amount of fill will be permitted on the flat portions of the parcel.

5. Area 5.

- a. Land use: recreational vehicle site which is limited to a 15 year period. The use permit review of this area will require a preliminary schematic of the site plan demonstrating that the units will not be viewable from the park. The use permit shall also include review of the operating rules and regulations of the park.
- b. Area: gross, 12.6 acres; net, 7.5 acres.
- c. Setbacks: 15 feet from the north exterior property line; 100 feet from the east exterior property line.
- d. Coverage: not applicable by the nature of the use which will involve almost no permanent structures.
- e. Specific architectural standards: one-story maximum building height.
- f. Circulation: access shall be from a 28 foot wide privately maintained roadway within a reserved 100 foot wide right-of-way running contiguous and parallel to the east property line. The roadway shall be constructed to City approved standards. An all-weather emergency vehicle roadway shall be graded and constructed so as to connect to the existing roadway terminating at the golf course. An easement shall be granted for this emergency roadway.
- g. Grading: grading shall be confined to minor adjustments to existing contours. Previously undisturbed areas shall not be graded at all. No excavated material will be brought into or taken from the area.

6. Area 6A

- a. Land use: office/commercial.
- b. Area: gross, 1.3 acres; net, 1 acre.
- c. Setbacks: 20 foot minimum setbacks from property line to parking; 25 foot minimum from property line along North Fork of Gallinas Creek.
- * d. Coverage: 35 percent maximum building coverage; 30 percent minimum landscape area.
- e. Specific architectural standards: two-story maximum building height.
- f. Circulation: access shall be from the frontage road only. The frontage road adjacent to the site shall be constructed when the area is developed to State standards. Further, there shall be unobstructed access from Carlos Drive to the interchange area through Area 6A for emergency vehicles.
- g. Grading: only minor adjustments of existing contours shall be permitted.

7. Area 6B

- a. Land use: multi-use commercial/office/motel/institutional complex.
- b. Area: gross, 6.2 acres; net, 5.6 acres.
- c. Setbacks: 50 feet from the non-State highway right-of-way portion of Smith Ranch Road frontage; 20 feet from all other road right-of-way frontages, including the frontage road and Carlos Drive.
- d. Coverage: 50 percent maximum building coverage; 20 percent minimum landscape area.
- e. Specific architectural standards: 1) development on the plateau shall be screened from Highway 101 by existing or proposed vegetation; 2) no structure shall rise higher than one-story above the plateau; 3) all elevations of structures built in Area 6B should not appear higher than two stories from any view point.
- f. Circulation: access shall be from Smith Ranch Road.
- g. Grading: due to the existing condition of this site, grading will be necessary. General grading conditions shall apply.
- h. Preservation: a stand of trees on the western edge of Area 6B shall be preserved.

8. Area 6C

- a. Land use: office/commercial or light industrial. Activities to be conducted completely within the building free of nuisance factors such as dust, odor and noise. Parking shall be limited to daytime use and in designated areas only, with the intent to eliminate massive amounts of outside storage of vehicles and trucks. Automobiles, vehicle repair and related uses are specifically excluded.
- b. Area: gross, 1.3 acres; net, 1.0 acres.
- c. Setbacks: 20 foot minimum setback from extension of Carlos Drive right-of-way; 50 foot minimum setback from property line along North Fork of Gallinas Creek.
- * d. Coverage: 35 percent maximum building coverage for commercial or office uses; 50 percent maximum building coverage for industrial or warehouse use; 30 percent minimum landscape area for either use.
- e. Specific architectural standards: two-story maximum building height.
- X f. Circulation: access shall be from the extension of Carlos Drive and shall have the same criteria as for Area 4. Further, there shall be unobstructed access from Carlos Drive to the interchange area through Area 6C for emergency vehicles.
- g. Grading: only minor adjustment of existing contours shall be permitted.

9. Area 8

- a. Land use: residential. The exact density to be set at time of use permit review, in any case the maximum density shall not exceed 14.5 units per acre.
- b. Area: gross, 13.0 acres; net, 10.2 acres.
- c. Setbacks: 80 feet from Smith Ranch Road frontage; 25 feet from the proposed property line defining the fresh pond conservation area; 20 feet from the future roadway forming the west boundary lines.
- * d. Coverage: 30 percent maximum building coverage; 30 percent minimum landscape area.
- e. Specific architectural standards: 1) maximum building height of two stories; 2) heavy planting in hillside portion of "panhandle area" adjacent to Smith Ranch Road to be required at use permit level.
- f. Circulation: access shall be from a collector roadway constructed to City standards. The minimum roadway width shall be 40 feet curb to curb within a 60 foot right-of-way. There shall be a second connection to Smith Ranch Road near Yosemite Drive. No median cut for this connection is permitted. All private roadways shall be constructed to City approved standards. An "all-weather emergency vehicle roadway" shall be graded and constructed so as to connect to the existing roadway terminating at the golf course. An easement shall be granted for this emergency roadway.
- g. Grading: no cut or fill slopes shall exceed 2 to 1 except if hard rock is encountered where steeper banks may be permitted upon approval of the City Engineer. No existing natural undisturbed areas shall be graded.

10. Area 9A

- a. Land use: residential. The exact density to be set at use permit level; in any case, the density shall not exceed a maximum of 14.5 units per acre.
- b. Area: gross, 7.7 acres; net, 5.3 acres.
- c. Setbacks: 50 feet along Smith Ranch Road; 50 feet from the motor movie site (Area 11); 20 feet along Yosemite Drive; and 90 feet from the property line in the center of Gallinas Creek. NOTE: This setback to be established when the top of bank along Gallinas Creek is established.
- * d. Coverage: 30 percent maximum building coverage; 40 percent minimum landscape area.
- e. Specific architectural standards: maximum height limit, two stories.
- f. Access: access shall be from Yosemite Drive. No access shall be permitted from Smith Ranch Road.
- g. Grading: only minor adjustment of existing contours shall be permitted.

11. Area 9B

- a. Land use: recreation, swim and tennis club.
- b. Area: gross, 5.2 acres; net, 3.6 acres.
- c. Setbacks: 100 feet from the property line in the center of Gallinas Creek. NOTE: This setback to be established when top of bank along Gallinas Creek is established.
- * d. Coverage: maximum 50 percent building coverage.
- e. Specific architectural standards: maximum building height, one story.
- f. Access: from Yosemite Drive to Parcel 9A.
- g. Grading: general grading conditions to apply.

12. Area 10

- a. Land use: residential. The exact density to be determined at the use permit level; in any case, density will not exceed a maximum of 14.5 units per acre.
- b. Area: gross, 4.1 acres; net, 1.8 acres.
- c. Setbacks: 50 feet along Smith Ranch Road at the western portion tapering to 25 feet at the eastern end; 20 feet along Yosemite Drive; 75 feet from the center of Gallinas Creek. NOTE: The Gallinas Creek setback to be finalized when top of bank is located.
- * d. Coverage: 30 percent maximum building coverage; 40 percent minimum landscape area.
- e. Specific architectural standards: two-story maximum building height.
- f. Access: from Yosemite Drive and from Smith Ranch Road at a point near the western boundary. Access to Smith Ranch Airport will be over a temporary easement from Yosemite Drive along the top of the creek bank leading to the existing bridge structure.
- g. Grading: minor adjustment of existing contours only.

13. Area 11

- a. Land use: office/institutional. The existing motor movie land use shall not be permitted to continue beyond termination date of the present lease. This condition shall be made a covenant running with the land.

14. Area 12

- a. Land use: private recreational.