

City of Larkspur

**MITIGATED
NEGATIVE DECLARATION**

Project Title:

2000 Larkspur Landing Circle

Lead Agency/Name and Address:

City of Larkspur, 400 Magnolia Avenue, Larkspur, CA 94939

Project Location:

The 10.675 acre 2000 Larkspur Landing Circle project site (AP# 018-171-32) is located near the intersection of East Sir Francis Drake Boulevard and Larkspur Landing Circle East in the City of Larkspur. Of the gross project site area, 0.22 acres lie under the East Sir Francis Drake Boulevard right-of-way and 0.16 acres lie under the Lincoln Village Circle right-of-way, leaving a net project site area of approximately 10.295 acres.

Project Description:

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The site is presently owned by the Ross Valley Sanitary District of Marin County (hereinafter Sanitary District No. 1), which is the regional sanitary service provider for the Ross Valley area; all but 1.5 acres is under option to Campus St. James, Larkspur, LLC. The proposed project would demolish the existing Sanitary District No. 1 facilities and construct a mixed-use development project, including:

- (1) a 63,275 sq.ft., approximately 80-room, business hotel located on the northwest corner of the site near the intersection of Larkspur Landing Circle East and Lincoln Village Circle;
- (2) replacement facilities for the Sanitary District that would be located on the northern end of the site with access off of Lincoln Village Circle; the facilities would include an 11,000 sq.ft. building with administrative offices, meeting rooms, employee training and locker space, equipment maintenance facility, and enclosed storage, as well as parking for 20 to 25 service vehicles, outdoor materials storage space, an above-ground fuel vault for refueling service vehicles, and a maneuvering/loading area; and
- (3) 126 for-sale multi-family residential units in 16 multiple-unit residential buildings planned around landscaped courtyards or parking courts or designed as row townhouses; the residential units would be located on the remainder of the site excluding approximately 10,000 sq.ft. in the northeast corner of the site that would be dedicated for the expansion of Miwok Park.

The primary access for the hotel and residential units would be off of Larkspur Landing Circle East. The proposed project would require a General Plan Amendment, Circulation Assessment

Permit, Tree Removal Permit, a Grading Permit, and Design Review. The project site is zoned Planned Development (P-D); therefore, a Preliminary Development Plan and a Precise Development Plan are required as well as requested exceptions to the Zoning Ordinance. A Subdivision Map is required to create separate parcels for the Sanitary District, hotel, and residential uses.

Finding: An Initial Study has been prepared to assess the proposed project’s potential effects on the environment and the significance of those effects. Based on the Initial Study, it has been determined that the proposed project, with mitigation measures, would not have any significant effects on the environment.

A copy of the Initial Study is attached. The materials related to the proposed project are on file in the Larkspur Planning Department, Larkspur City Hall, 400 Magnolia Avenue, Larkspur, California, and are available on the City’s web site: www.larkspurcityhall.org. Questions and comments regarding this Mitigated Negative Declaration and Initial Study may be addressed to

Nancy Kaufman
Planning Director
City of Larkspur
400 Magnolia Avenue
Larkspur, CA 94939
(415) 927-5025

* _____
Nancy Kaufman
Planning Director

_____ Date

(*To be signed upon adoption of the Mitigated Negative Declaration by the City Council.)