Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Marin
3501 Civic Center Drive Suite 234
San Rafael CA 94903

From: (Public Agency): Ross Valley Sanitary District
1111 Andersen Dr
San Rafael, CA 94901
(Address)

Project Title: Disposition and Development Agreement for 2000 Larkspur Landing Circle

Project Applicant: Ross Valley Sanitary District

Project Location - Specific:

2000 Larkspur Landing Circle, Larkspur, CA (APNs 018-260-02 and 018-260-03)

Project Location - City: Larkspur Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

Approval of a Disposition and Development Agreement with Carmel Partners, LLC to allow for the sale and development of 2000 Larkspur Landing Circle with a residential housing project consisting of approximately 74 townhome units, a single multifamily building of approximately 304 rental apartment units, along with minor improvements to a portion of the property to be retained by RVSD including paving, curbs, gutters, fencing, and security gates and landscape screening.

Name of Public Agency Approving Project: Ross Valley Sanitary District

Name of Person or Agency Carrying Out Project: Ross Valley Sanitary District

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Existing Facilities, 15301; Replacement,15302; Small Structures, 15303; Minor Alterations,15304
- ☒ Statutory Exemptions. State code number: Public Resources Code Section 21083.3

Reasons why project is exempt:

The residential densities allowed by the DDA were studied for this site in the EIR for the City of Larkspur's General Plan Update and Housing Element and therefore the adoption of the DDA is exempt from CEQA per PRC 21083.3 because there are no environmental effects peculiar to the project or the parcel on which the project would be located, no potentially significant environmental effects that were not analyzed in the EIR, no potentially significant off-site or cumulative impacts that were not analyzed in the EIR, and no previously identified significant effects that would have a more severe adverse impact than identified in the EIR. The minor improvements to a portion of the property to be retained by RVSD are exempt from CEQA pursuant to CEQA Guidelines Sections 15301, 15302, 15303, and 15304 because they involve minor alteration of existing public facilities involving negligible or no expansion of existing use, replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced, minor public alterations in the condition of the land and/or vegetation that do not involve removal of healthy, mature, scenic trees, and construction of limited numbers of new, small facilities relating to access, parking and landscape screening.

Lead Agency Contact Person: Steve Moore Area Code/Telephone/Extension: (415) 259-2949

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: _11-16-2026___ Title: ___General Manager___

- Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____