

## 7 PUBLIC FACILITIES AND SERVICES

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Development within the SMART station area will result in the need for improvements to public services and utilities. This chapter discussed the anticipated needs of these services including those for utility infrastructure, recreation and parks, public safety and schools. The following sections are included:

- Utility Infrastructure
- Schools
- Public Services
- Public Facilities and Services Policy Recommendations



## UTILITY INFRASTRUCTURE

The utility needs assessment prepared as part of this Plan preparation, assessed existing conditions and projected development in order to estimate needed upgrades for utilities within the station area.

The focus for utilities in this report is on sewer and water with respect to capacity and future impact. Joint trench utilities (power, phone, cable and natural gas) are already in place in the station area roads, and these utility providers are required to supply service to new customers upon request. For storm, state law mandates that developments over 10,000 sf shall not allow more water off-site than the current site condition does. This means that future development will not have a significant impact on the existing storm system.

The station area benefits from well-developed regional and local water, sewer and storm infrastructure networks that in general have sufficient capacity to accommodate the proposed land uses and densities without modification to existing mains. New utility infrastructure improvements are therefore primarily limited to installation of utility services for new development parcels. No existing streets have been identified for re-alignment, modification or re-construction and no improvements to utility mains within the public streets are anticipated as a result of new construction in the station area..

## WATER

Marin Municipal Water District (MMWD) owns and operates the existing domestic water facilities within the SMART Station Area Plan. The district has three water treatment plants that treat and purify the water prior to distribution to the districts service area customers.

The Marin Municipal Water District (MMWD) water storage capacity, treatment capacity, and distribution systems are currently functioning within normal operating ranges. MMWD defines its service in the Larkspur SAP as very good with sufficiently sized pipes, modern construction, and good service pressures. Standard water service extensions and relocation of existing

infrastructure may be necessary to support redevelopment. The redevelopment of the station area is not anticipated, however, to trigger improvements to regional storage capacity or treatment facilities.

The MMWD Urban Water Management Plan (UWMP) accounts for some regional growth in their future estimates for water demand and system design. At this time, it is estimated that current MMWD storage facilities and distribution network are adequate to accommodate the growth envisioned in the station area.

Water supply must be confirmed on a project by project basis. Pursuant to SB 610, the preparation of a “water supply assessment” (WSA) is required for projects subject to CEQA that meet specified criteria regarding project size (e.g., for projects of 500 or more residential units, 500,000 square feet or more of retail commercial space, 250,000 square feet or more of office commercial space, 500 or more hotel rooms, specified industrial uses, or a project that would result in a water demand equal to or greater than the amount needed to serve a 500-unit residential project). These assessments, prepared by “public water systems” responsible for service, address whether there are adequate existing or projected water supplies available to serve proposed projects over a 20-year period, in addition to existing demand and other anticipated development in the service area.

Where a WSA concludes that insufficient supplies are available, the WSA must lay out steps that would be required to obtain the necessary supply. New projects may be required to install infrastructure for recycled water or other water conservation best practices, which are continually evolving at the state, regional, and local levels.

## SEWER

Sewer facilities within the station area are owned and maintained by several different utility agencies within the region including Sanitary District No. 1 (Ross Valley Sanitary District), Sanitary District No. 2 (Corte Madera), and Central Marin Sanitation Agency. Sanitary District No. 1 is responsible for wastewater collection and maintenance of the sewer facilities in the Lark-

spur Landing and Greenbrae areas. Sanitary sewer facilities located within the Redwood Highway area fall under the jurisdiction of Sanitary District No. 2. Both districts ultimately convey their sewage to the CMSA sanitation treatment plant located in San Rafael through the large 54" transmission force main in Sir Francis Drake Boulevard.

Much of the sewer infrastructure within the Larkspur SAP is old. The District having been established in 1899, many of the facilities currently in service were installed prior to 1950. As private properties within the Larkspur SAP are developed, project-specific capacity and condition analysis of the applicable sewer facilities adjacent to the project should be performed to identify any impacts to the system. Impacted facilities may require mitigation, which could include modifications to the pump stations. Extensions of the main lines and construction of new services may also be required for the areas of the study that have limited existing infrastructure. Modifications such as these would be the responsibility of the private development.

The Central Marin Sanitation Agency (CMSA) wastewater treatment plant treats an average of about 11 million gallons of wastewater per day and serves the communities of Larkspur, San Rafael, Ross Valley, and Corte Madera. As part of their NPDES permit requirements, CMSA completed improvements to their treatment facilities in 2010 that increased their treatment capacity from 90 MGD to 125 MGD and their hydraulic capacity from 90 MGD to over 155 MGD. Redevelopment of the Larkspur SAP is not anticipated to significantly impact the capacity of the CMSA treatment plant.

## **STORM**

Major storm drainage infrastructure within the station area is owned and operated by the City of Larkspur and maintained by the City's maintenance division. The City is responsible for maintaining the drainage infrastructure from drain pipes to flood channels to natural creeks.

As development occurs, changes in the amount of impervious surface within each parcel can impact the runoff characteristics of the region. Both new development and redevelopment projects that would increase the

amount of storm water runoff will be subject to mitigating these increases so that post-construction storm water runoff is not greater than the pre-construction condition. By managing storm water runoff through development, also referred to as hydromodification, the water capacity and quality of the streams and receiving waters can be preserved.

New developments that create or replace more than 10,000 square feet of impervious surface must comply with Provision C.3 of the Marin County municipal storm water permit and with the California State Water Board. Commonly accepted measures for water quality treatment include such treatment methods as bioswales, flow-through planters and detention basins, as well as green roofs (see Design Guidelines section of this report).

## SCHOOLS

Four public school districts serve students in the study area: Larkspur-Corte Madera School District, Kentfield School District, San Rafael City School District, and Tamalpais Union High School District (see Figure 7.1). Students in the study area attend one of three elementary and middle schools, and one of two high schools, based upon location of their residence.

No schools are located within the study area, and some students, especially those living in the Larkspur Landing area, have to travel long distances or cross significant barriers - major roads, highways or Corte Madera Creek – to get to school. For instance, students in the Larkspur Landing area attend high school in San Rafael. This situation has prompted suggestions from the community that the City engage in discussions with the various school districts to address considerations regarding school access and community separation.

Development and associated population growth within the station area as well as throughout southern Marin communities are expected to place increased demand on the school districts' services and facilities. The Larkspur-Corte Madera School and San Rafael City Schools Districts are currently studying the potential for expanding existing school sites and planned facilities to accommodate a growing student population.

The Larkspur-Corte Madera School District, Kentfield School District, and San Rafael City Schools District schools are nearing or exceeding capacity to accommodate K-8 enrollment. Redwood High School in the Tamalpais Union High School District, however, has additional capacity available to accommodate a significant increase in student enrollment. Any development carried out within the school districts, including in the SMART station area, that may affect service levels within the four school districts would be required to contribute school facility fees in conformance with State law and Districts' requirements.

## PUBLIC SERVICES

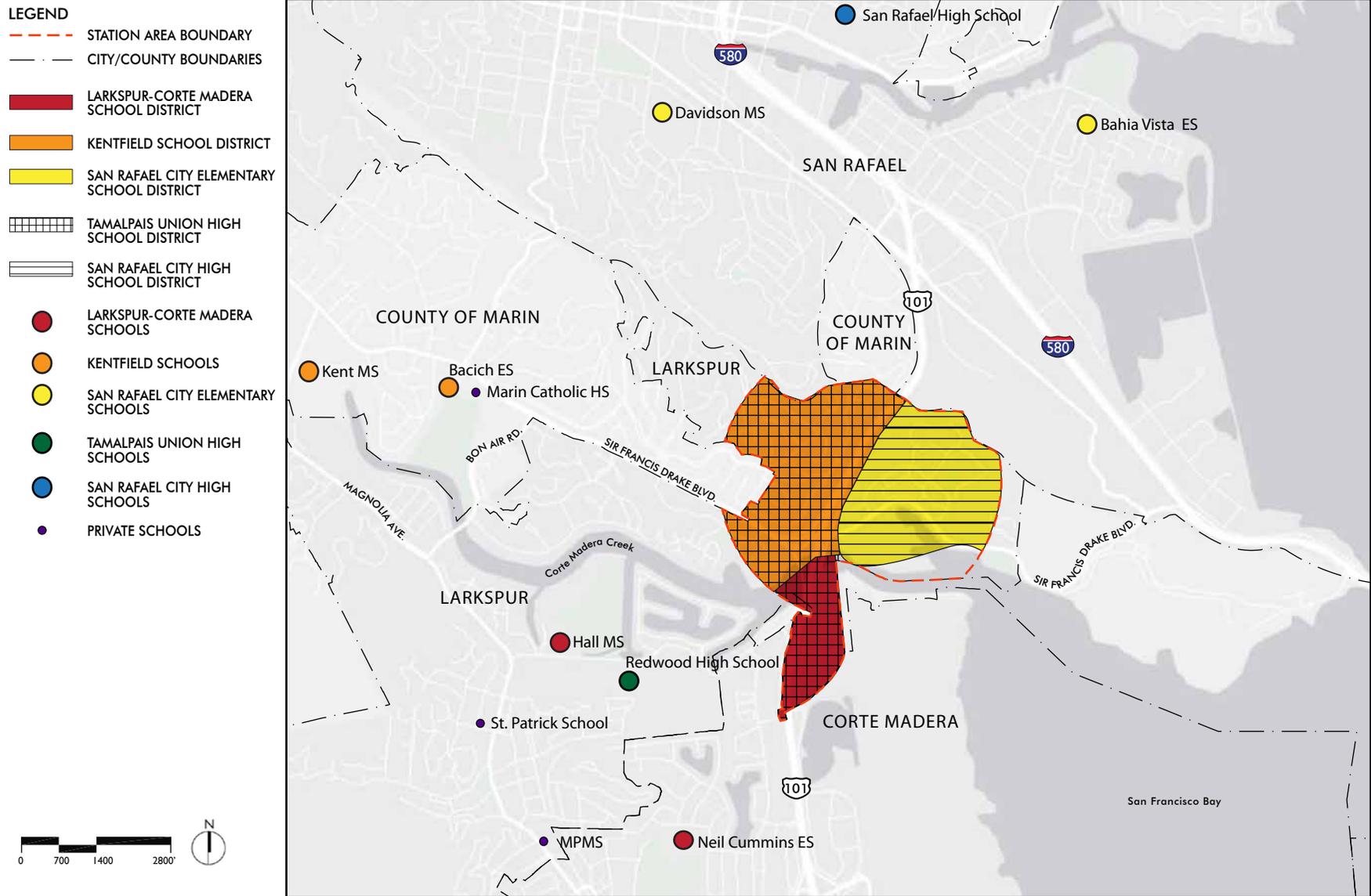
### FIRE AND EMERGENCY MEDICAL SERVICES

The Larkspur Fire Department (LFD) operates out of two fire stations. The main fire station – Fire Station 15 – is located at 420 Magnolia Avenue. Fire Station 15 has been identified as needing extensive rehabilitation, including structural repairs and redesign to bring the station up to seismic safety requirements and to better accommodate its use as a fire station; however, no schedule or funding has been identified for this rehabilitation.

Fire Station 16 is located at 15 Barry Way. Fire Station 16 was demolished and replaced on the same site with a new station in 1990. This new station is designed in two modular sections, one for an engine room, and the other for an office/living unit. Fire Station 16, located at the western edge of the station area, is the closest station, and would be the first responder in an emergency.

New development associated with the Station Area Plan would be required to meet all LFD, local and State Fire Code requirements for sprinkler systems, alarms, fireflow, access, and fire hydrant spacing. Site specific design plans are required to be submitted for review by the Fire Code. The City of Larkspur Building Department would review all construction plans and perform inspection of proposed developments associated with the Station Area Plan to ensure compliance with the Fire Code prior to the issuance of building permits

Figure 7.1: School Districts and Locations



### POLICE SERVICES

The Central Marin Police Authority (CMPA) provides police services for the Town of Corte Madera, the City of Larkspur, the Town of San Anselmo, and portions of Greenbrae. The CMPA was formed in January 2013 under a joint powers agreement between Corte Madera, Larkspur, and San Anselmo. Prior to January 2013, Larkspur was served by the Twin Cities Police Authority (TCPA), a joint powers agreement between Corte Madera and Larkspur. Along with automatic response agreements between the surrounding jurisdictions of Tiburon, Belvedere, Larkspur, Mill Valley, and Marin County, the CMPA has a State Mutual Aid Agreement with the County Sheriff to provide services in emergency situations.

The CMPA operates two police stations: one is located in Larkspur at 250 Doherty Drive, (approximately 1 mile from the station area) and the second is in San Anselmo at 525 San Anselmo Avenue. A sub-station is located at the Corte Madera Fire Station (Station 13) on Paradise Drive in Corte Madera.

It is not anticipated that additional police facilities would be required to support any future development in the station area, although additional police personnel and equipment could be needed.

### PARKS AND RECREATION

Many Larkspur residential neighborhoods are located in hillside areas which makes it very difficult, both economically and environmentally, to provide parkland near residents. As a result, the City's Park, Recreation and Open Space Master Plan calls for school sites to serve as neighborhood parks and provide the large flat spaces needed for group and team sports such as baseball, softball, basketball, and soccer. The Park, Recreation and Open Space Master Plan also calls for the acquisition of additional sites, wherever possible, in hillside and other areas, to provide mini-parks within walking distance of residents.

Most new development in the station area will occur east of U.S. 101 in the Larkspur Landing area. The only existing parks in the area today are Neighborhood Park and Miwok Park. Neighborhood Park, located just north of Larkspur Landing Circle on the Serenity site, provides open grassy areas and a tot lot available to local residents. A major underutilized resource, Miwok Park, currently undeveloped, is located slightly north of the Sanitary District site. Miwok Park is planned to be improved for casual access and as a view point for residents and visitors to the Bay and surrounding southern Marin hillsides.

As discussed in the Urban Design chapter, in addition to usable open space that will be required as part of new residential development, there is an opportunity for two significant plaza or promenade spaces that could be attractive to the entire Larkspur community. These could be located at the southern edges of both the Marin Country Mart site and the ferry terminal parking lot.

## PUBLIC FACILITIES AND SERVICES POLICY RECOMMENDATIONS

This Plan recommends the following actions be considered:

- PFS-1: As projects are proposed in the station area, work with local utilities to ensure availability of service and to require improvements as needed.
- PFS-2: Continue to coordinate with and support relevant school districts' efforts to provide adequate capacity for any increased demand associated with future development. Also work with the districts to consider reconfiguration of district boundaries to minimize community separation, especially in the Larkspur Landing area.
- PFS-3: As new development is proposed in the station area, coordinate review with the Larkspur Fire Department and Central Marin Police Authority to identify and mitigate any additional service needs and ensure continuation of adequate public services.
- PFS-4: Through the Planned Development (PD) review process, encourage land owners and/or developers to include publicly-accessible open space in new development.