



NOTICE OF COMPLETION & AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (SCH # 2020120517) FOR THE CITY OF LARKSPUR GENERAL PLAN

NOTICE OF SCHEDULE FOR PLANNING COMMISSION AND COUNCIL CONSIDERATION OF LARKSPUR GENERAL PLAN

TO: Reviewing Agencies and Other Interested Parties

SUBJECT: Notice of Completion and Availability of the Draft Environmental Impact Report (SCH# 2020120517) for the City of Larkspur General Plan 2040

LEAD AGENCY: City of Larkspur
400 Magnolia Avenue
Larkspur, CA 94939

CONTACT: Elise Semonian, Community Development Director

DRAFT EIR REVIEW PERIOD: November 30, 2022, to January 17, 2023

SCHEDULE: January 24, 2023: Planning Commission Public Hearing
Zoom Webinar 86501532907
<https://us06web.zoom.us/j/86501532907>
February 1, 2023: City Council Public Hearing
(Tentative)

The City of Larkspur is circulating for public review a Draft Environmental Impact Report (DEIR) for the proposed City of Larkspur General Plan 2040.

Project Title: City of Larkspur General Plan 2040

Project Location: The City of Larkspur is in the eastern part of central Marin County. It is bounded by the City of San Rafael to the north, the Cities of Corte Madera and Mill Valley to the south, the San Francisco Bay to the east, and unincorporated Marin County to the west. The City is accessed by Interstate 580 (Highway 580) via the Richmond-San Rafael Bridge and U.S. Highway 101 (Highway 101). The Sonoma-Marin Area Rail Transit (SMART) Train has a station immediately to the east of Highway 101 and north of Sir Francis Drake Boulevard not far from the Golden Gate Ferry terminal on the south side of Sir Francis Drake Boulevard. The Larkspur Planning Area encompasses the adjacent unincorporated land in its "Sphere of Influence" (SOI), which includes Murray Park, west Greenbrae, and the southeast portion of the San Quentin Peninsula.

Project Description: The project is an update to the City of Larkspur General Plan to shape development within the Plan Area through 2040 and beyond. The General Plan update involves a revision to the land use map and all elements except Housing. The General Plan would consist of the following chapters: Sustainability, Land Use (Land Use Element), Community Character, Circulation (Circulation Element), Community Facilities and Services, Community Health and Safety (Safety and Noise Elements), Natural Environment and Resources (Conservation and Open Space Elements). The proposed General Plan 2040 includes changes that may influence the types and intensities of land uses permitted on different sites in the city.

- Several policies in the Land Use Chapter have been revised to encourage development of upper-story housing above commercial development and reuse and redevelopment of large commercial lots.
- A new “Mixed Use I” designation was added, and the chapter encourages a Planned Development District for a large vacant parcel in the Larkspur Landing Area.
- A program was added to consider amending commercial and industrial development standards in the Zoning Ordinance to be more flexible (such as reduced on-site or shared parking, more unified parking standards, increased building heights and FAR, amended sign regulations, etc.).
- A plan to conduct studies of other commercial sites to allow a mix of uses that includes new housing was recommended.
- A land use classification and pre-zoning designation were added to the State-owned parcel at the east end of the City's Sphere of Influence.

The proposed General Plan 2040 also extends the planning horizon forward by 20 years, consistent with other regional plans, including Plan Bay Area 2050. The proposed General Plan 2040 maintains the existing roadway patterns and would not include any new major roadways or other physical features through existing neighborhoods that would create new physical barriers in the Planning Area.

The Draft EIR indicates there may be five significant unavoidable adverse environmental impacts associated with the following environmental categories: greenhouse gas emissions and water. Upon compliance with regulatory requirements and recommended mitigation measures (as appropriate), all other environmental impacts were found to be less than significant.

Notice of Completion & Availability: The Draft EIR will be available for a 45-day public review period beginning on **Wednesday, November 30, 2022, and ending on Tuesday, January 17, 2023**. All interested parties are invited to submit written comments on the Draft EIR for consideration by the Planning Commission and City Council. Due to the time limits mandated by state law, comments on the Draft EIR are required to be received during the 45-day review period. Agencies should provide the name of a contact person with their response.

Copies of the document are available for review at the City of Larkspur Community Development Department, 400 Magnolia Avenue, Larkspur, CA 94939. The document can also be accessed online at: <https://cityoflarkspur.org/144/General-Plan-Update>. Additionally, a copy of the document is available for review at the following public library:

Larkspur Library
400 Magnolia Avenue
Larkspur, CA 94939

All comments or questions regarding the Draft EIR should be addressed to:

Elise Semonian, Community Development Director
400 Magnolia Avenue
Larkspur, CA 94939
(415) 927-6713
Email: esemonian@cityoflarkspur.org

The City will also accept responses to this **Notice of Completion and Availability** submitted via email received through the close of business on **January 17, 2023**. Email responses to this notice may be sent to esemonian@cityoflarkspur.org.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on **Tuesday, January 24, 2023, at 7:00 p.m.**, the Larkspur Planning Commission will hold a public hearing to consider the Draft 2040 General Plan, along with the associated Draft EIR and Final EIR, if available. The public hearing will be on Zoom. At the conclusion of the public hearing, the Planning Commission will make recommendations to the City Council regarding certification of the EIR and adoption of the General Plan.

To participate in the Public Hearing use the following link:
<https://us06web.zoom.us/j/86501532907>
Or Telephone: (669) 444 9171 Webinar ID: 865 0153 2907

On Wednesday, February 1, 2023, at 6:30 p.m., the Larkspur City Council is tentatively scheduled to hold a public hearing to consider the Draft 2040 General Plan, the associated Draft EIR and Final EIR, and the Planning Commission's recommendation thereon. The public hearing will be in the Council Chamber of City Hall, 400 Magnolia Avenue, Larkspur, CA 94939 and on Zoom. Further notice of this hearing will be provided after the Planning Commission's public hearing. <https://cityoflarkspur.org/288/Agendas-and-Minutes>

All interested parties are invited to comment in writing to the Community Development Department and/or to appear at the hearings described above to provide verbal comments. Questions regarding this item should be directed to Elise Semonian, Community Development Director at (415) 927-6713 esemonian@cityoflarkspur.org.

NOTE: If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearings.

If you would like to view the Planning Commission and City Council Agendas and Staff Reports, please visit the City of Larkspur Website at www.cityoflarkspur.org.

Elise Semonian, Community Development Director