

ORDINANCE NO. 951

**AN ORDINANCE OF THE CITY OF LARKSPUR AMENDING
ORDINANCE NO. 948 AND APPROVING THE
PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW
FOR THE RESIDENTIAL COMPONENT OF THE 2000 LARKSPUR LANDING
CIRCLE MIXED-USE DEVELOPMENT PROJECT**

WHEREAS, application has been made by Campus St. James Larkspur, LLC to demolish the existing facilities of the Ross Valley Sanitary District of Marin County (hereinafter Sanitary District No. 1) at 2000 Larkspur Landing Circle and construct a mixed-use development project including a business hotel, replacement services for the Sanitary District and 126 for-sale units in nine multi-family buildings; and

WHEREAS, the City Council adopted Ordinance No. 948 on September 21, 2005 approving a Preliminary Development Plan for the 2000 Larkspur Landing Circle mixed-use development project including a business hotel, replacement services for the Sanitary District and 126 for-sale units in nine multi-family buildings; and

WHEREAS, the City Council adopted a Mitigated Negative Declaration for the 2000 Larkspur Landing Circle mixed-use development project on August 17, 2005; and,

WHEREAS, City of Larkspur Municipal Code section 18.55.100 requires applicants to submit Precise Development Plans for review and approval by the Planning Commission and City Council; and,

WHEREAS, City of Larkspur Municipal Code section 18.55.130 requires approval by the City Council of the Precise Development Plan in accordance with the amendment procedures of the Zoning Ordinance, and that the Precise Development Plan shall, by reference, be incorporated into and become a part of the ordinance previously establishing the P-D District; and,

WHEREAS, Campus St. James Larkspur, LLC has applied for an Amendment to the Preliminary Development Plan allowing Exceptions to the Zoning Ordinance, Precise Development Plan, and Design Review approvals for the residential component of the 2000 Larkspur Landing Circle Preliminary Development Plan consisting of 126 for-sale multi-family residential units; and

WHEREAS, the Planning Commission held a duly noticed public hearing to the consider the proposed revisions to Ordinance No. 948 on October 24, 2006; and

WHEREAS, the City Council held a duly noticed public hearing to this consider this ordinance on November 15, 2006.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LARKSPUR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The property in question is that real property situated in the City of Larkspur, County of Marin, State of California, situated generally north of East Sir Francis Drake Boulevard and East of Larkspur Landing Circle, and which is further identified as a portion of Marin County Assessor's Parcel No. 018-171-32, as described in Exhibit A and shown on Sheet A-1, Site Plan, of Exhibit B.

SECTION 2. The Mitigated Negative Declaration for the 2000 Larkspur Landing Circle Project adopted by the City Council on August 17, 2005 adequately addresses the environmental impacts of the revisions to Ordinance No. 948 and meets the requirements of CEQA.

SECTION 3. The Scope of Approval and Findings as provided in Exhibit A of Ordinance No. 948 are still valid and applicable to the revisions to Ordinance No. 948 and are herein incorporated by this reference with Finding #5 of Ordinance No. 948 replaced with the following:

5. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the precise site plan in accord with adopted policy of the Planning Commission and City Council. As discussed in detail in the record, including the Planning Commission Staff Reports dated July 19, 2005, and October 24, 2006, the requested exceptions to the Zoning Ordinance are warranted and consistent with City policy.

SECTION 4. In accordance with the provisions of Chapter 18.55 of the Larkspur Municipal Code, Ordinance 948, is hereby amended to:

(1) Allow the following Exceptions to the Zoning Ordinance:

- a. An exception to the setback requirements to allow zero lot lines for the Greenway Townhouses and a zero side yard setback where 8 feet is required and a 6-foot 9-inch rear yard setback where 15 feet is required for the club house building (Larkspur Municipal Code Section 18.32.060).
- b. An exception to the minimum storage requirements for the following units: Tam View 1 (TV 1-4, TV1-7 & TV 1-10) and Tam View 2 (TV2-2 & TV2-19) (Larkspur Municipal Code Section 18.38.050).
- c. An exception to the lot area requirement for the Greenway Townhouses to allow lot areas of between 780 sq. ft. and 940 sq. ft. where a minimum of 2,000 sq. ft. and an average width for each main building of 50 feet is required (Larkspur Municipal Code Section 18.32.030).
- d. An exception to the percentage of lot coverage requirement for the Greenway Townhouses to allow for 100% lot coverage where no more than 50% is allowed (Larkspur Municipal Code Section 18.32.050).
- e. An exception to allow an off-site sign (Larkspur Municipal Code Section 18.60.100).

SECTION 5. In accordance with the provisions of Chapter 18.55 of the Larkspur Municipal Code, the Precise Development Plan and Design Review for the residential component of the 2000 Larkspur Landing Circle Project is approved as shown in Exhibit B and Exhibit C, attached, subject to the findings and conditions approvals contained in Exhibit C.

SECTION 6. Exhibits:

- (a) Exhibit A, attached hereto, being the legal description of the property in question, is adopted by reference as though fully set forth herein;
- (b) Exhibit B, attached hereto, is a reduced set of the full-size plans entitled "2000 Larkspur Landing Circle," prepared by MBH Architects, Smith & Smith Landscape Architects and Land Development Solutions, Inc., dated 18 July 2006, and stamped received October 17, 2006.
- (c) Exhibit C, attached hereto, being the Findings, Development Standards and Conditions of Approval, is incorporated by reference as though fully set forth herein.

SECTION 7. The City Council of the City of Larkspur hereby declares that it would have passed this ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that the provisions of this ordinance are severable and, if for any reason any sentence, paragraph, or section of this ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this ordinance.

SECTION 8. This ordinance shall be posted in three (3) public places within the City of Larkspur within fifteen (15) days after adoption and shall be effective thirty (30) days after final adoption.

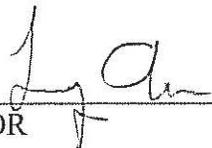
IT IS HEREBY CERTIFIED that the foregoing ordinance was introduced at a regular meeting of the Larkspur City Council held on the 15th day of November, 2006 and thereafter passed and adopted at a regular meeting of the Larkspur City Council held on the 6th day of December, 2006 by vote:

AYES: Arlas, Chu, Hartzell, Hillmer, Lundstrom

NOES: None

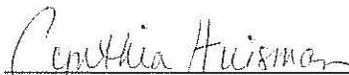
ABSTENTIONS: None

ABSENT: None



MAYOR

ATTEST:



CITY CLERK

ORDINANCE NO. 951

EXHIBIT A

LEGAL DESCRIPTION

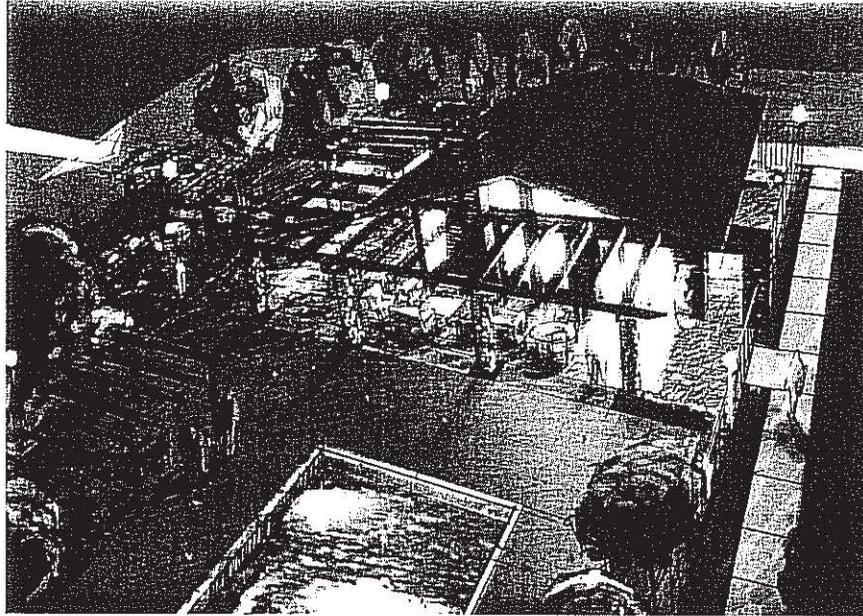
ALL THAT CERTAIN real property situate in the City of Larkspur, County of Marin, State of California, described below as follows:

Beginning at the Southerly cusp of a curve having a radius of 427.00 feet; said point being also on the Easterly right-of-way of Larkspur Landing Circle, a public road, as shown on the Map of Larkspur Landing filed for record August 12, 1977 in Volume 17 of Maps, at Page 5, Marin County Records; thence Northerly along said Easterly right-of-way along the arc of a curve concave to the Northwest, whose radius bears North $37^{\circ} 00' 12''$ West, having a radius of 427.00 feet, through a central angle of $35^{\circ} 17' 38''$, an arc length of 263.03 feet; thence South $72^{\circ} 17' 50''$ East 5.00 feet; thence along the arc of a curve concave to the Northeast, whose radius bears South $72^{\circ} 17' 50''$ East, having a radius of 25.00 feet, through a central angle of $93^{\circ} 17' 38''$, an arc length of 40.71 feet; thence along the arc of a tangent reverse curve concave to the Southwest, whose radius bears South $14^{\circ} 24' 32''$ West, having a radius of 225.00 feet, through a central angle of $15^{\circ} 12' 44''$, an arc length of 59.74 feet; thence along the arc of a reverse tangent curve concave to the Northwest, whose radius bears North $29^{\circ} 37' 16''$ East, having a radius of 15.00 feet, through a central angle of $48^{\circ} 36' 04''$ an arc length of 12.72 feet; thence South $42^{\circ} 05' 44''$ East, 38.96 feet; thence along the arc of a curve concave to the Northeast, whose radius bears South $85^{\circ} 54' 21''$ East, having a radius of 15.00 feet, through a central angle of $52^{\circ} 11' 16''$, an arc length of 13.66 feet; thence along the arc of a tangent compound curve concave to the Northwest, whose radius bears North $43^{\circ} 54' 23''$ East, having a radius of 3.50 feet, through a central angle of $84^{\circ} 41' 33''$, an arc length of 5.17 feet; thence North $49^{\circ} 12' 50''$ East, 51.06 feet; thence South $89^{\circ} 59' 05''$ East, 271.19 feet; thence East, 90.54 feet; thence North 184.60 feet; thence West 43.84 feet; thence North $50^{\circ} 48' 21''$ West, 15.09 feet; thence North 31.40 feet; thence North $63^{\circ} 00' 44''$ West, 14.21 feet; thence North $59^{\circ} 01' 01''$ West, 63.88 feet; thence North $89^{\circ} 50' 48''$ East, 190.16 feet; thence South $35^{\circ} 54' 12''$ East 274.00 feet; thence South $21^{\circ} 17' 17''$ West, 112.54 feet; thence South $27^{\circ} 40' 48''$ West, 178.00 feet; thence South $56^{\circ} 25' 48''$ West, 115.00 feet; thence South $33^{\circ} 55' 48''$ West, 42.78 feet; thence South $87^{\circ} 40' 48''$ West, 264.69 feet; thence South $43^{\circ} 39' 48''$ West, 307.68 feet; thence along the arc of a curve concave to the Northeast, whose radius bears North $20^{\circ} 59' 13''$ East, having a radius of 660.00 feet, through a central angle of $16^{\circ} 27' 35''$ an arc length of 189.60 feet; thence North $21^{\circ} 30' 55''$ East, 255.42 feet; thence North $67^{\circ} 54' 24''$ West 29.95 feet; thence North $54^{\circ} 18' 22''$ West, 96.20 feet; thence North $37^{\circ} 00' 12''$ West, 10.00 feet to the point of beginning.

**ORDINANCE NO. 951
EXHIBIT B**

PROJECT PLAN SETS

T-1	Cover Sheet
A-1	Site Plan
A-2	Setback Plan
A-3	Landscaping Lighting Plan
A2.1.1 - A2.1.5	Tam View Floor Plans
A2.2.2 - A2.2.5	Parkside Floor Plans
A2.3.1 - A2.3.1	Greenway Floor Plans
A2.4.1	Clubhouse Floor Plan
A3.1.1 - A3.1.6	Tam View Elevations
A3.2.1 - A3.2.4	Parkside Elevations
A3.3.1 - A3.3.3	Greenway Elevations
A3.4.1 - A3.4.2	Clubhouse Elevations
A3.5.1	Building Sections
A4.1.1 - A4.1.2	Typical Unit Floor Plans
C-1 - C-8	Notes & Details, Sheet Index & Site Dimensions Grading & Drainage Plan, Utility Plan, Heritage Tree Removal Plan, Erosion Control
L1.0 - L1.6 L2.1 - L2.3 L3.1 - L3.5 L4.1	Landscape Plans
Cover Sheet A2.1.6 A2.2.6	BMR Unit Location Plan



X:\cadd\06\08040 10 - 2000 Larkspur Landing Circle\5AS\11 Precise Development Plans\Sheets\PDPT-1.dwg, 08/03/2006 09:45:19 PM

Sheet Index

Number	Name	Date	Drawn By	Size
F-1	Cover Sheet	07/10/06	Smith & Smith	24 X 36
A-1	Site Plan	07/10/06	Smith & Smith	24 X 36
A-2	Setback Plan	07/10/06	Smith & Smith	24 X 36
A-3	Landscape Lighting Plan	07/10/06	Smith & Smith	24 X 36
Tam View				
A211	Basement Floor Plan	07/10/06	MBH	24 X 36
A212	First Floor Plan	07/10/06	MBH	24 X 36
A213	Second Floor Plan	07/10/06	MBH	24 X 36
A214	Third Floor Plan	07/10/06	MBH	24 X 36
A215	Roof Plan	07/10/06	MBH	24 X 36
Parkside				
A221	Basement Floor Plan	07/10/06	MBH	24 X 36
A222	First Floor Plan	07/10/06	MBH	24 X 36
A223	Second Floor Plan	07/10/06	MBH	24 X 36
A224	Third Floor Plan	07/10/06	MBH	24 X 36
A225	Roof Plan	07/10/06	MBH	24 X 36
Greenway				
A231	Floor Plans - Basement & Level 1	07/10/06	MBH	24 X 36
A232	Floor Plans - Levels 2 & 3	07/10/06	MBH	24 X 36
Clubhouse				
A241	Floor Plans & Partial Site Plan	07/10/06	MBH	24 X 36
A311	Tam View - East Elevation	07/10/06	MBH	24 X 36
A312	Tam View - West Elevation	07/10/06	MBH	24 X 36
A313	Tam View - North Elevation	07/10/06	MBH	24 X 36
A314	Tam View - South Elevation	07/10/06	MBH	24 X 36
A315	Tam View - Building 1 - Courtyard	07/10/06	MBH	24 X 36
A316	Tam View - Building 2 - Courtyard	07/10/06	MBH	24 X 36
A321	Parkside - West Elevation	07/10/06	MBH	24 X 36
A322	Parkside - North Elevation	07/10/06	MBH	24 X 36
A323	Parkside - East Elevation	07/10/06	MBH	24 X 36
A324	Parkside - South Elevation	07/10/06	MBH	24 X 36
A331	Greenway Townhomes - Elevations	07/10/06	MBH	24 X 36
A332	Greenway Townhomes - Elevations	07/10/06	MBH	24 X 36
A333	Recycling / Meter Building Elevations	07/10/06	MBH	24 X 36
A341	Clubhouse Elevations	07/10/06	MBH	24 X 36
A142	Clubhouse Elevations	07/10/06	MBH	24 X 36
A151	Building Sections	07/10/06	MBH	24 X 36
A411	Unit Floor Plans	07/10/06	MBH	24 X 36
A412	Unit Floor Plans	07/10/06	MBH	24 X 36
C-1	Cover Sheet, Notes, Details	07/10/06	LD51	24 X 36
C-2	Sheet Index & Dimensional Plan	07/10/06	LD51	24 X 36
C-3	Grading & Drainage Plan	07/10/06	LD51	24 X 36
C-4	Grading & Drainage Plan	07/10/06	LD51	24 X 36
C-5	Grading & Drainage Plan	07/10/06	LD51	24 X 36
C-6	Utility Plan	07/10/06	LD51	24 X 36
C-7	Heritage Tree Removal Plan	07/10/06	LD51	24 X 36
C-8	Erosion Control Plan	07/10/06	LD51	24 X 36
L10	Landscape Plan Index	07/10/06	Smith & Smith	11 X 17
L11	Landscape and Planting Plan	07/10/06	Smith & Smith	11 X 17
L12	Landscape and Planting Plan	07/10/06	Smith & Smith	11 X 17
L13	Landscape and Planting Plan	07/10/06	Smith & Smith	11 X 17
L14	Landscape and Planting Plan	07/10/06	Smith & Smith	11 X 17
L15	Landscape and Planting Plan	07/10/06	Smith & Smith	11 X 17
L16	Planting Legend	07/10/06	Smith & Smith	11 X 17
L21	Landscape Elevations	07/10/06	Smith & Smith	11 X 17
L22	Landscape Elevations	07/10/06	Smith & Smith	11 X 17
L23	Landscape Elevations	07/10/06	Smith & Smith	11 X 17
L31	Landscape Details and Furnishings	07/10/06	Smith & Smith	11 X 17
L32	Landscape Details and Furnishings	07/10/06	Smith & Smith	11 X 17
L33	Signage Details	07/10/06	Smith & Smith	11 X 17
L34	Plant Materials and Planting Notes & Details	07/10/06	Smith & Smith	11 X 17
L35	Plant Materials	07/10/06	Smith & Smith	11 X 17
L41	Biological and Tree Mitigation Plan	07/10/06	Smith & Smith	11 X 17

Applicant
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SMITH & SMITH LANDSCAPE ARCHITECTS

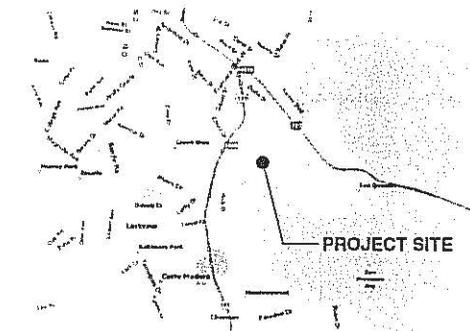
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Vicinity Map

18 July 2006

T-1
2000 LARKSPUR LANDING CIRCLE

Larkspur, California

9804020

OCT 17 2006

NOTE:
STORAGE AREAS BEHIND RESERVED
PARKING SPACES WHERE POSSIBLE.
OTHERWISE AS SHOWN.
SUBJECT TO CHANGE.

TENANT STORAGE CAGE, TYP.
(6'x9')

TENANT STORAGE CAGE, TYP.
(6'x9'-6'x9')

LINE OF BUILDING ABOVE

TENANT STORAGE CAGE,
(6'x9')

TENANT STORAGE CAGE,
(6'-8'x9')

TENANT STORAGE CAGE,
(6'x9')

TENANT STORAGE CAGE,
(6'x9')

TENANT STORAGE CAGE,
(8'x11')

TENANT STORAGE CAGE,
(8'x9')

TENANT STORAGE CAGE,
(11'-6'x11'-9'x9')

TENANT STORAGE CAGE, TYP.
(9'x7'-9'x9')

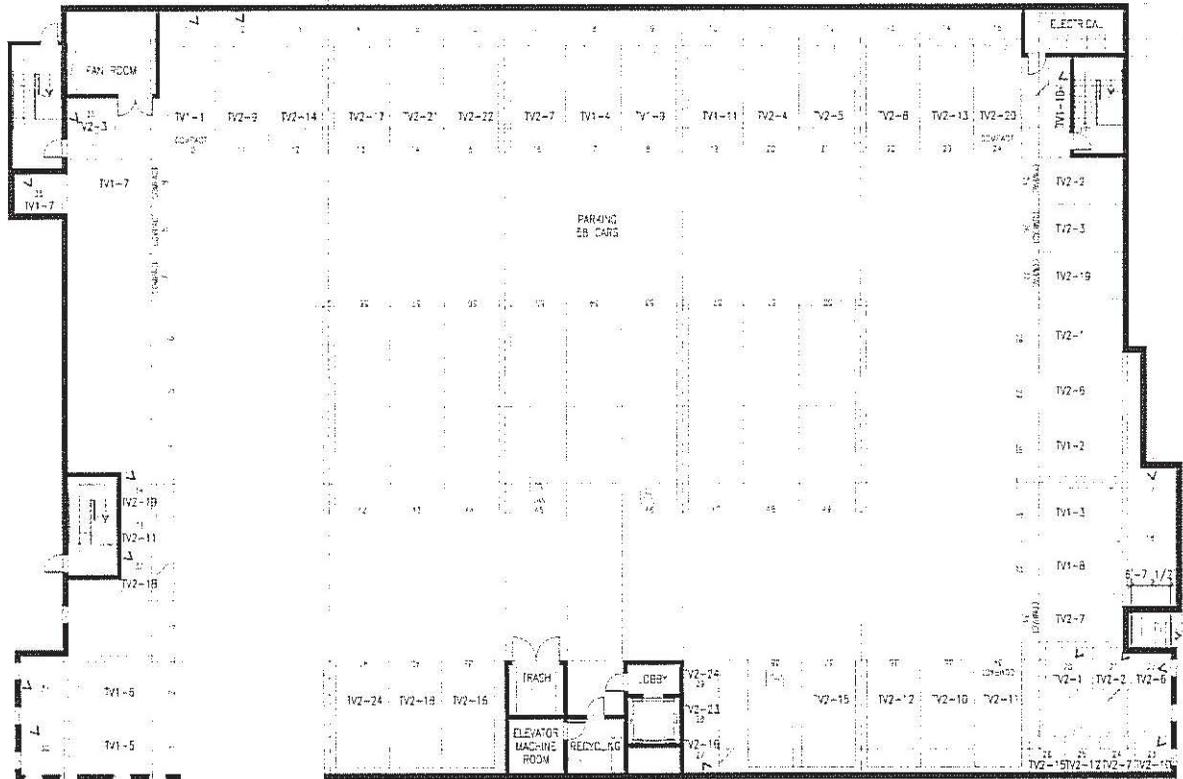
TENANT STORAGE CAGE,
(7'x9')

TENANT STORAGE CAGE,
(7'x5'-7'x9')

TENANT STORAGE CAGE,
(6'x5'-7'x9')

TENANT STORAGE CAGE, TYP.
(6'x5'x9')

TENANT STORAGE CAGE, TYP.
(5'x5')



TVXX-XX = UNIT NUMBER

BASEMENT FLOOR PLAN



A2.1.1

TAM VIEW, 2000 LARKSPUR LANDING

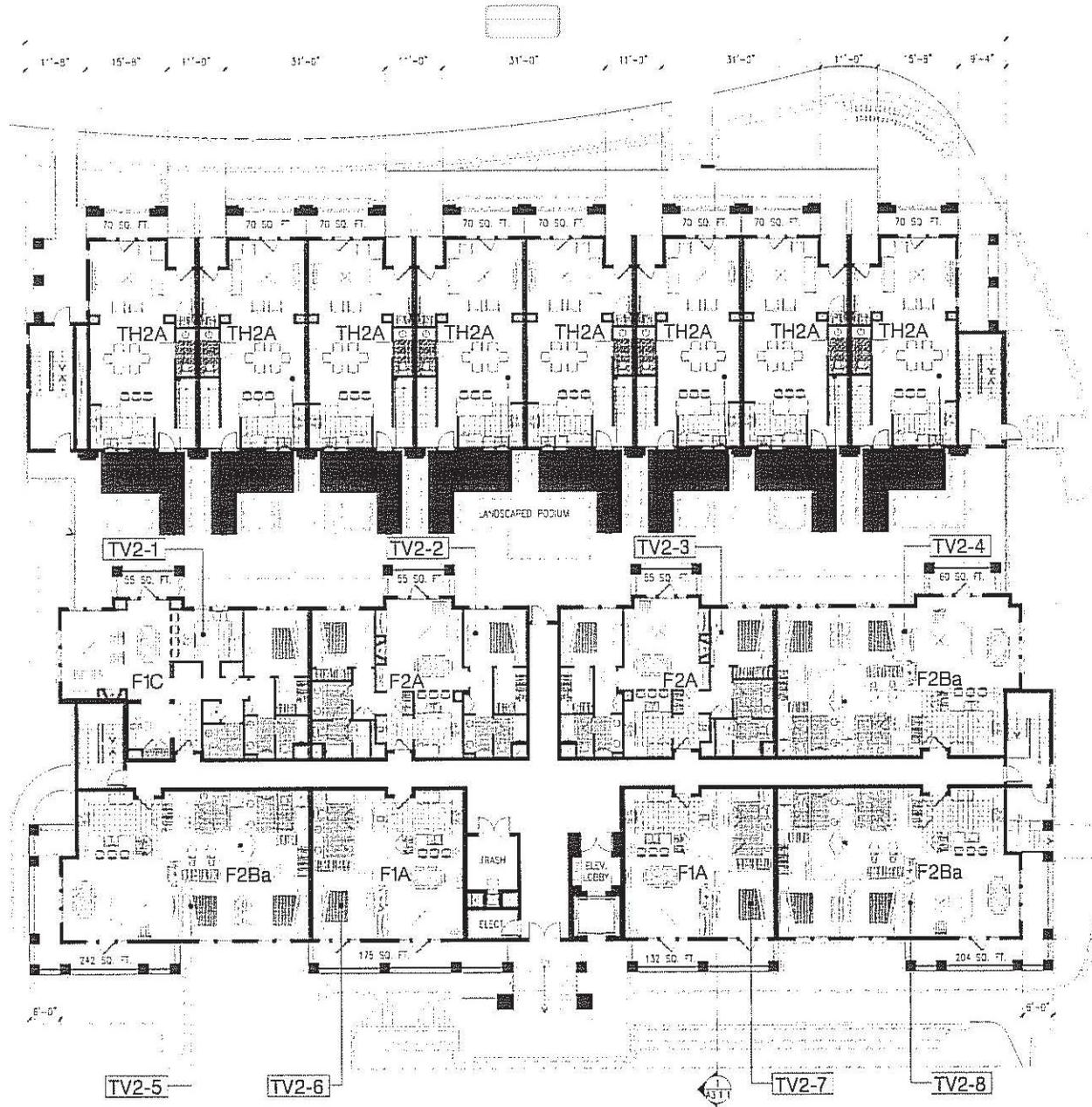
LARKSPUR, CALIFORNIA

3/32" = 1'-0"
18 JULY 04
PROJECT NO: 42012

OCT 17 2006

112 ALAMEDA AVENUE
ALAMEDA, CA 94501
TEL 510.833.8883
FAX 510.833.1511





TVX-X = UNIT NUMBER

FIRST FLOOR PLAN



A2.1.2

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

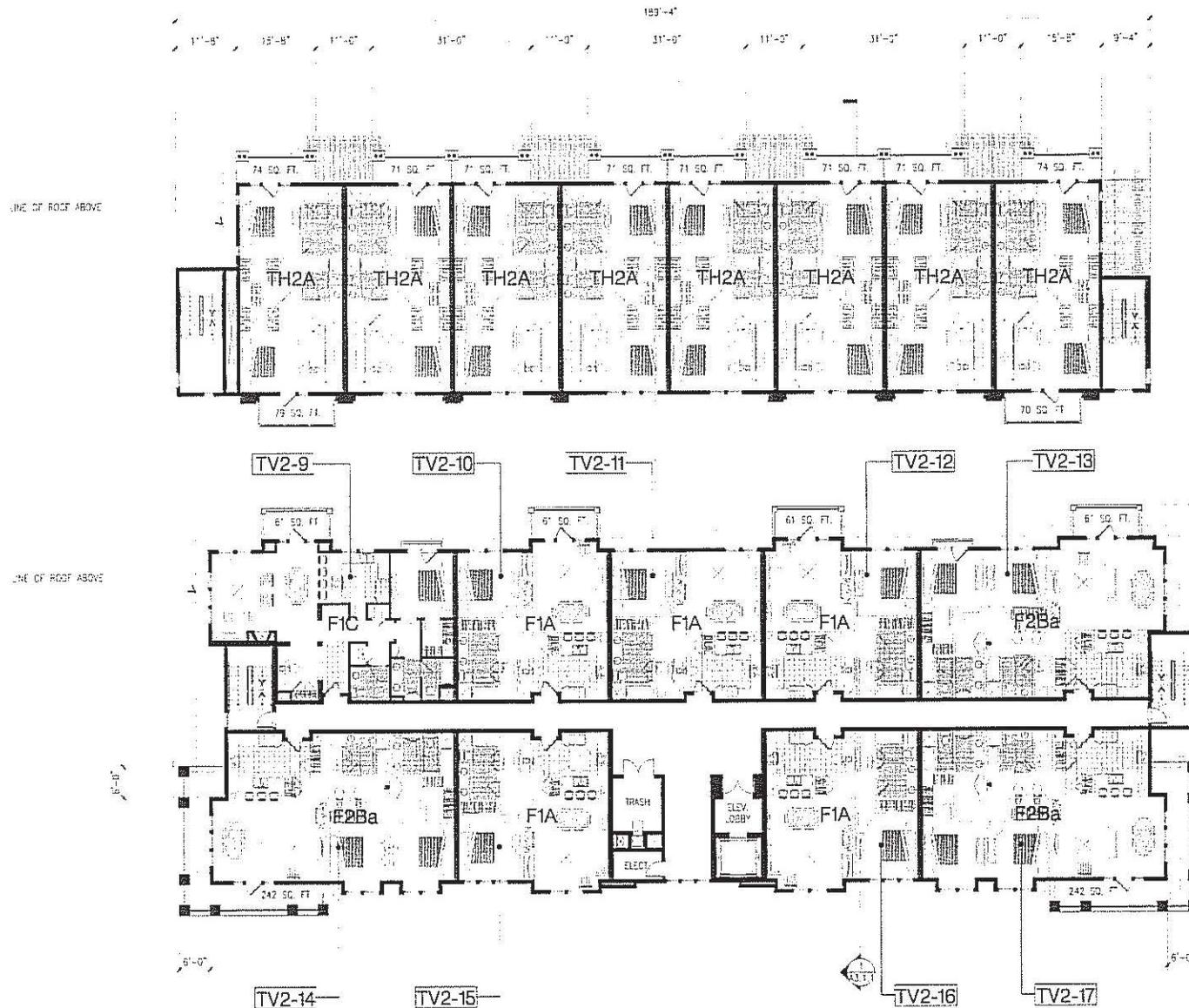
TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

1112 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 510.845.8443
FAX 510.845.1411



OCT 17 2006



TVX-X = UNIT NUMBER

SECOND FLOOR PLAN



A2.1.3

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

115 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 510.882.8443
FAX 510.882.1111



LINE OF ROOF BELOW

LINE OF ROOF ABOVE

LINE OF ROOF ABOVE



THIRD FLOOR PLAN



A2.1.4

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

1133 ATLANTIC AVENUE
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FAX 510.845.1517



OCT 17 2006

LINE OF ROOF BELOW

ROOF LINE

LINE OF WALL BELOW

CONDENSER UNITS BELOW
(TYP. OF 6)

LINE OF WALL BELOW

CONDENSER UNITS BELOW
(TYP. OF 5)

BRIDGE BELOW

EQUIPMENT WELL

LINE OF ROOF ABOVE

CONDENSER UNITS (TYP. OF 25)

ROOF PLAN



A2.1.5

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

TAM VIEW, 2000 LARKSPUR LANDING

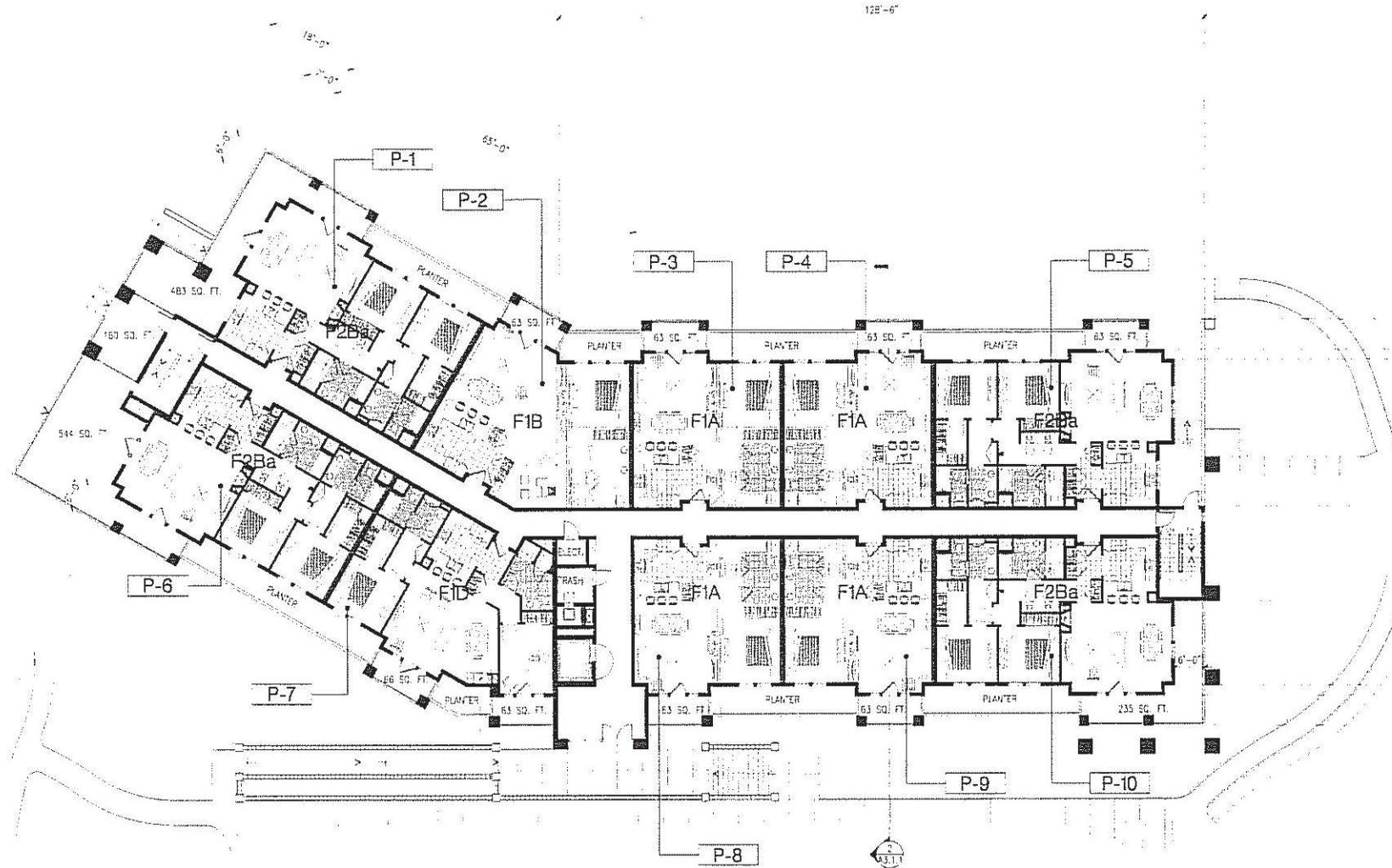
LARKSPUR, CALIFORNIA

1113 ATLANTIC AVENUE
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TEL 510.685.8663
FAX 510.685.1511



OCT 17 2006

RACING, TYP.



P-X = UNIT NUMBER

FIRST FLOOR PLAN



A2.2.2

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

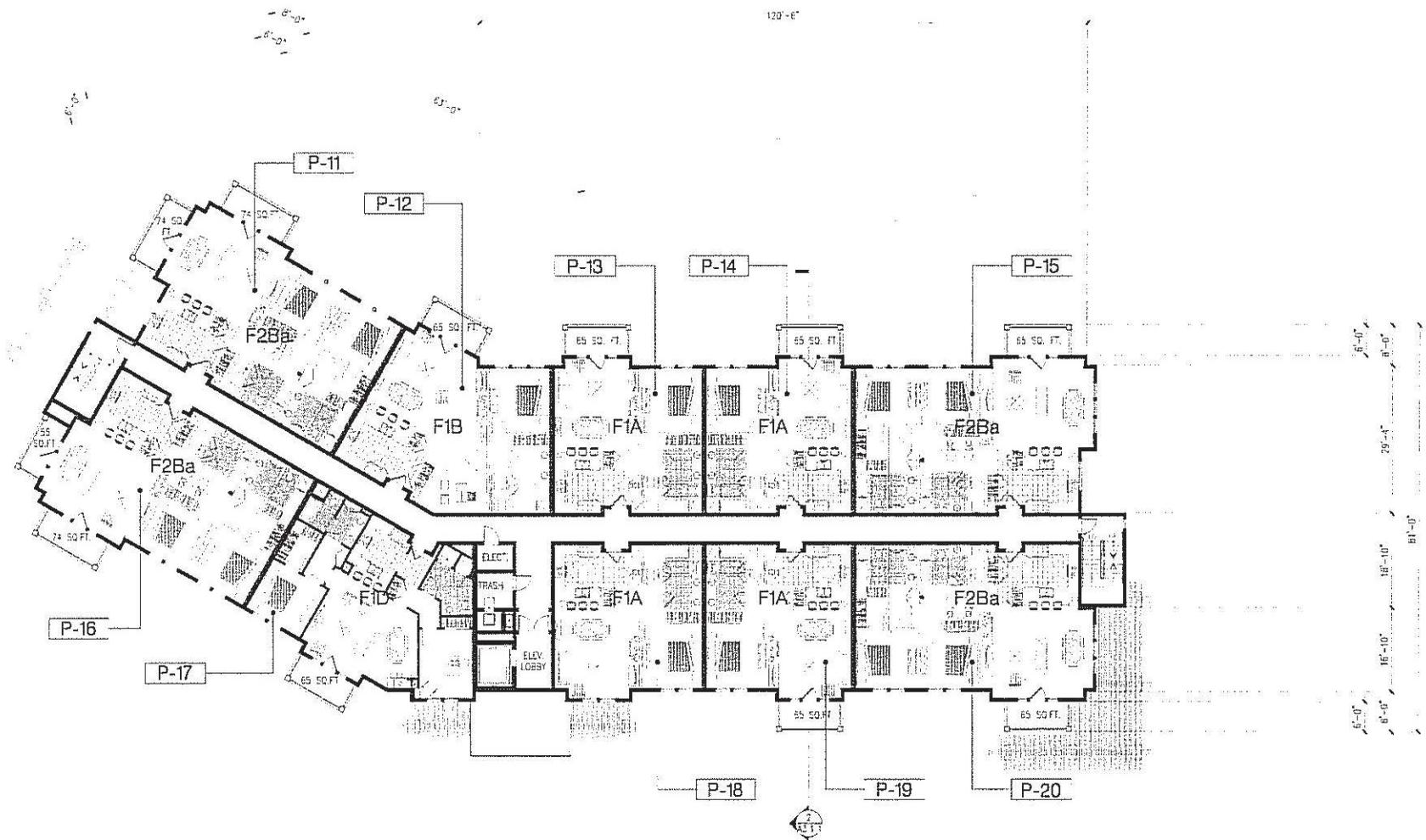
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

MBH ARCHITECTS
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TEL 510.865.0643
FAX 510.865.1411



OCT 17 2006



P-X = UNIT NUMBER

SECOND FLOOR PLAN



A2.2.3

3/32" = 1'-0"

18 JULY 06

PROJECT NO: 42012

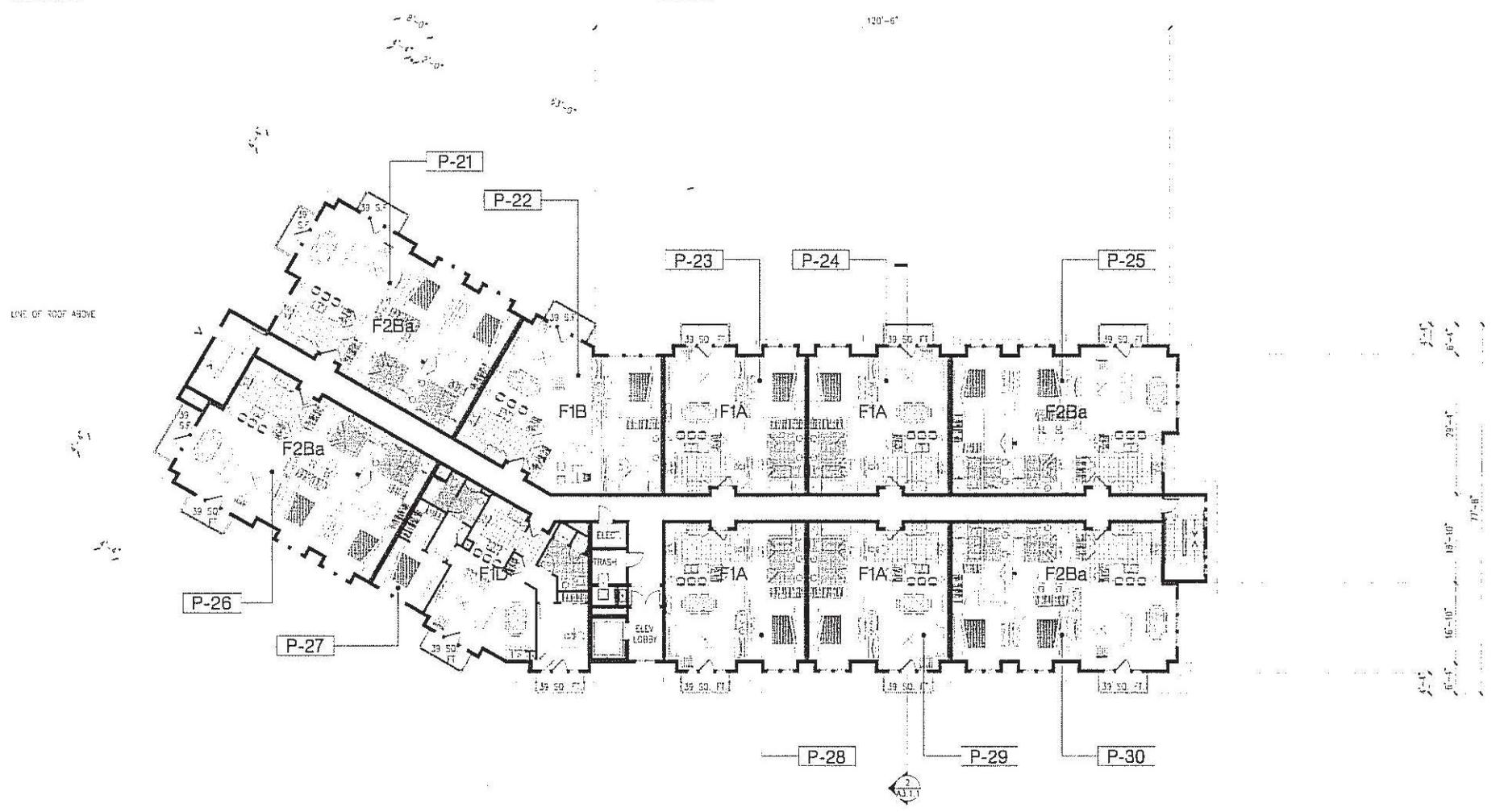
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

1111 ALACRITY BLVD
1111 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 510.855.8143
FAX 510.855.1111

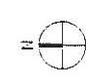


OCT 17 2006



P-X = UNIT NUMBER

THIRD FLOOR PLAN



A2.2.4

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

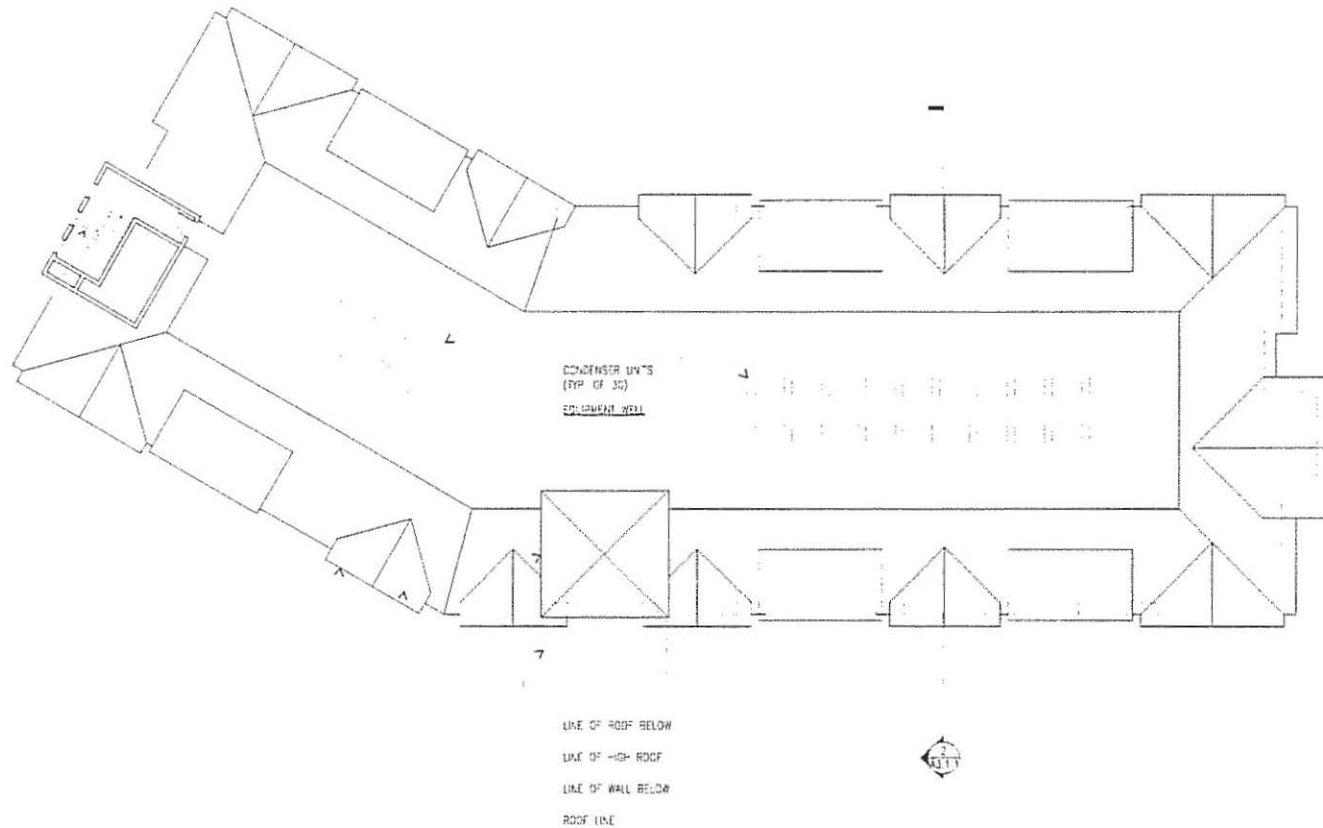
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

1175 ATLANTIC AVENUE
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FAX 510.895.6111





ROOF PLAN



A2.2.5

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

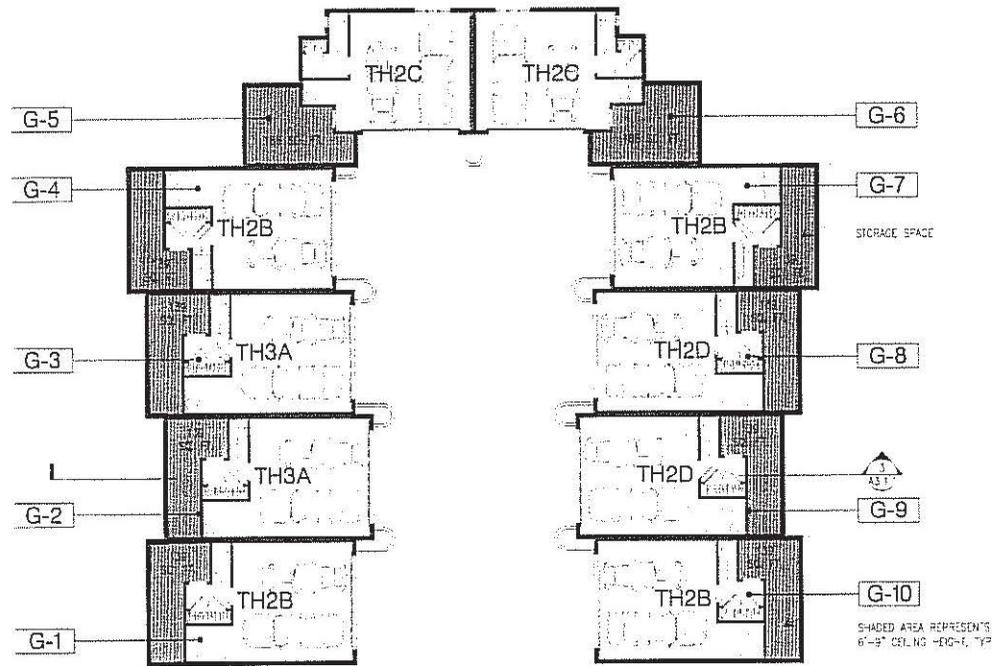
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1112 ATLANTIC AVENUE
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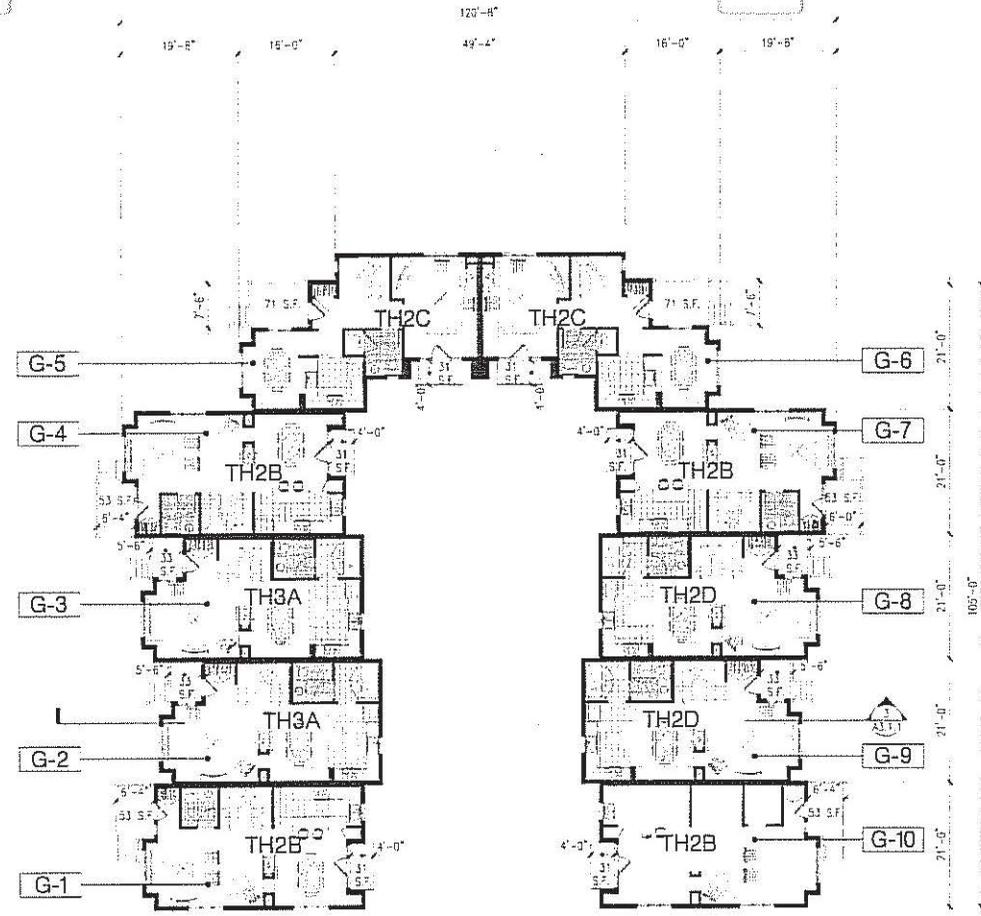
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

G-X = UNIT NUMBER

FLOOR PLANS



A2.3.1

3/32" = 1'-0"

GREENWAY, 2000 LARKSPUR LANDING

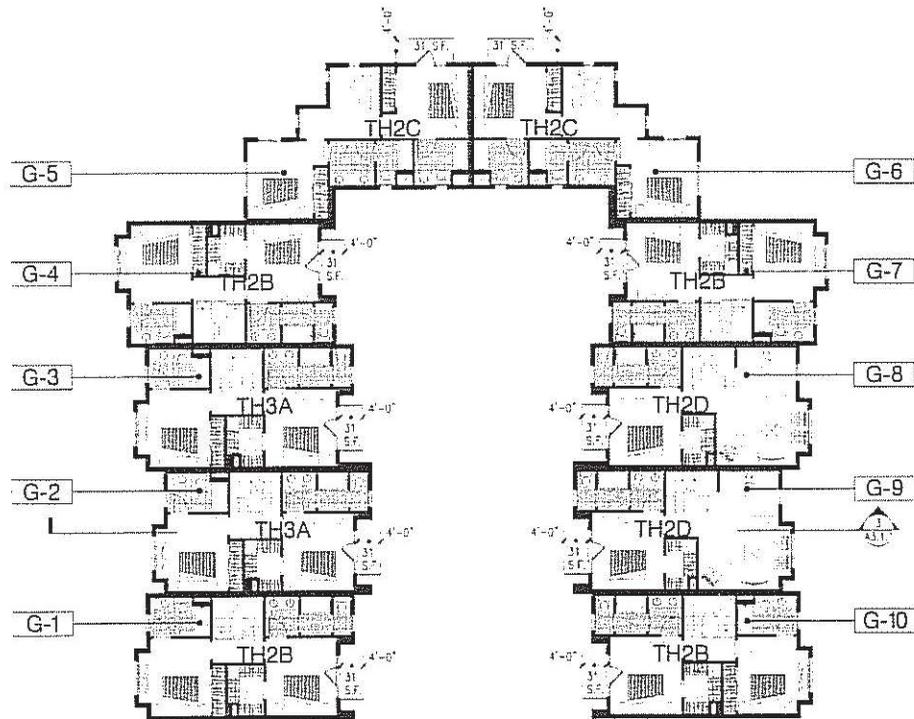
LARKSPUR, CALIFORNIA

18 JULY 06
PROJECT NO: 42012

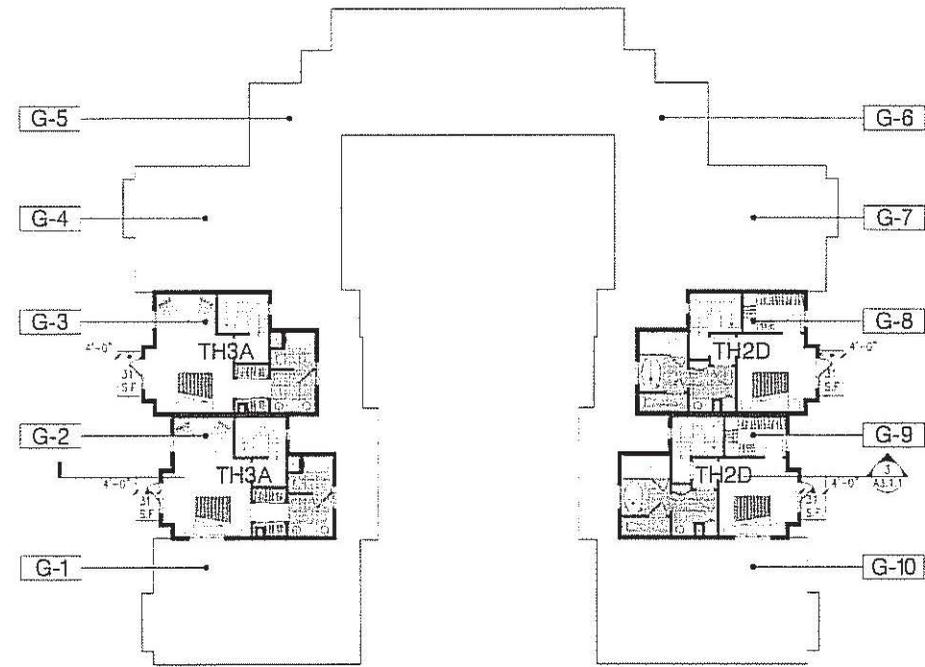
1113 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 510 865 8848
FAX 510 865 6111

OCT 17 2006





SECOND FLOOR PLAN



DORMER LEVEL PLAN

G-X = UNIT NUMBER

FLOOR PLANS



A2.3.2

3/32" = 1'-0"

18 JULY 06
PROJECT NO: 42012

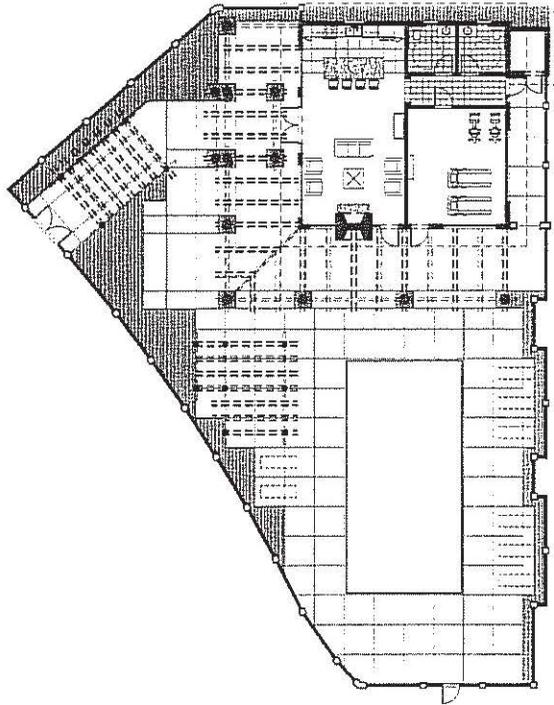
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ALAMEDA, CA 94501
TEL 510.865.8443
FAX 510.865.7411



GREENWAY, 2000 LARKSPUR LANDING

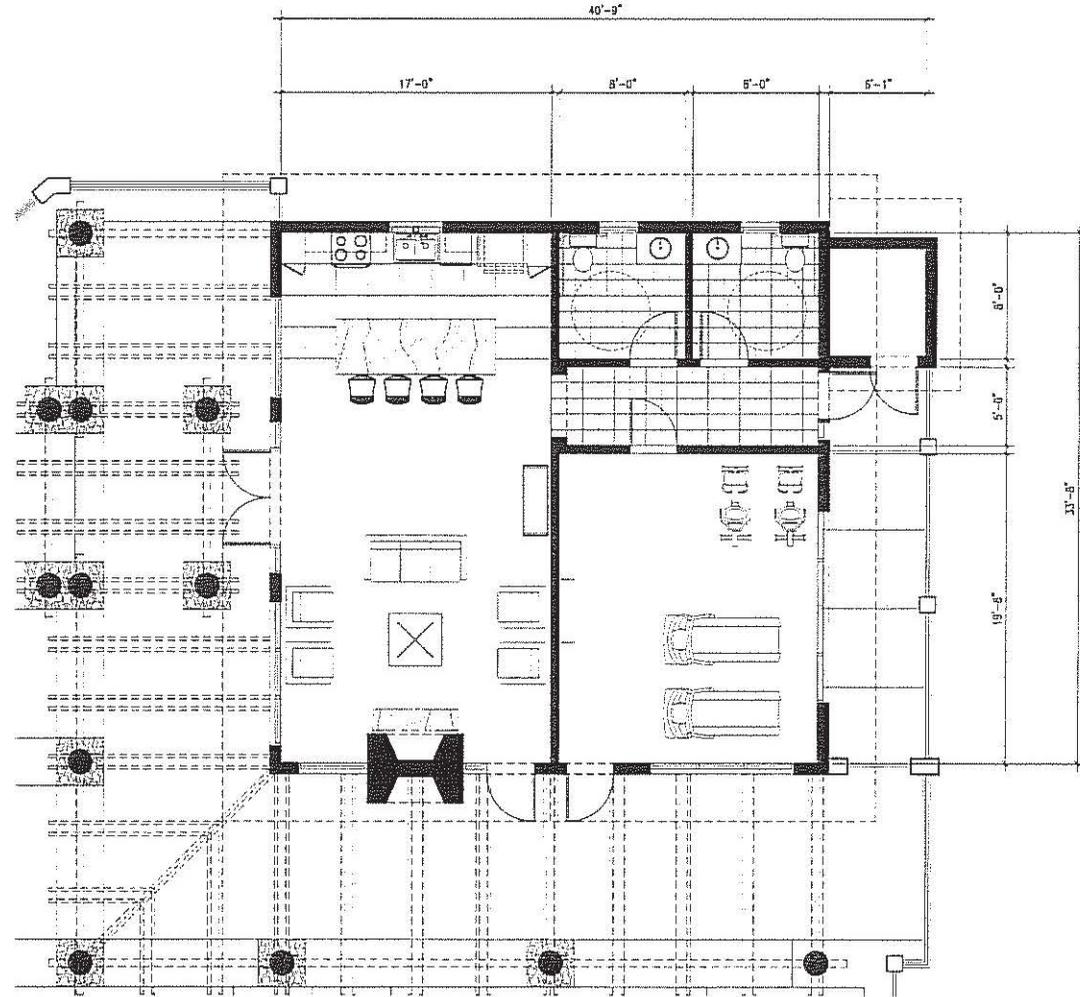
LARKSPUR, CALIFORNIA

OCT 17 2006



SITE PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

CLUBHOUSE FLOOR PLAN



A2.4.1

AS NOTED

18 JULY 06

PROJECT NO: 42012

2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

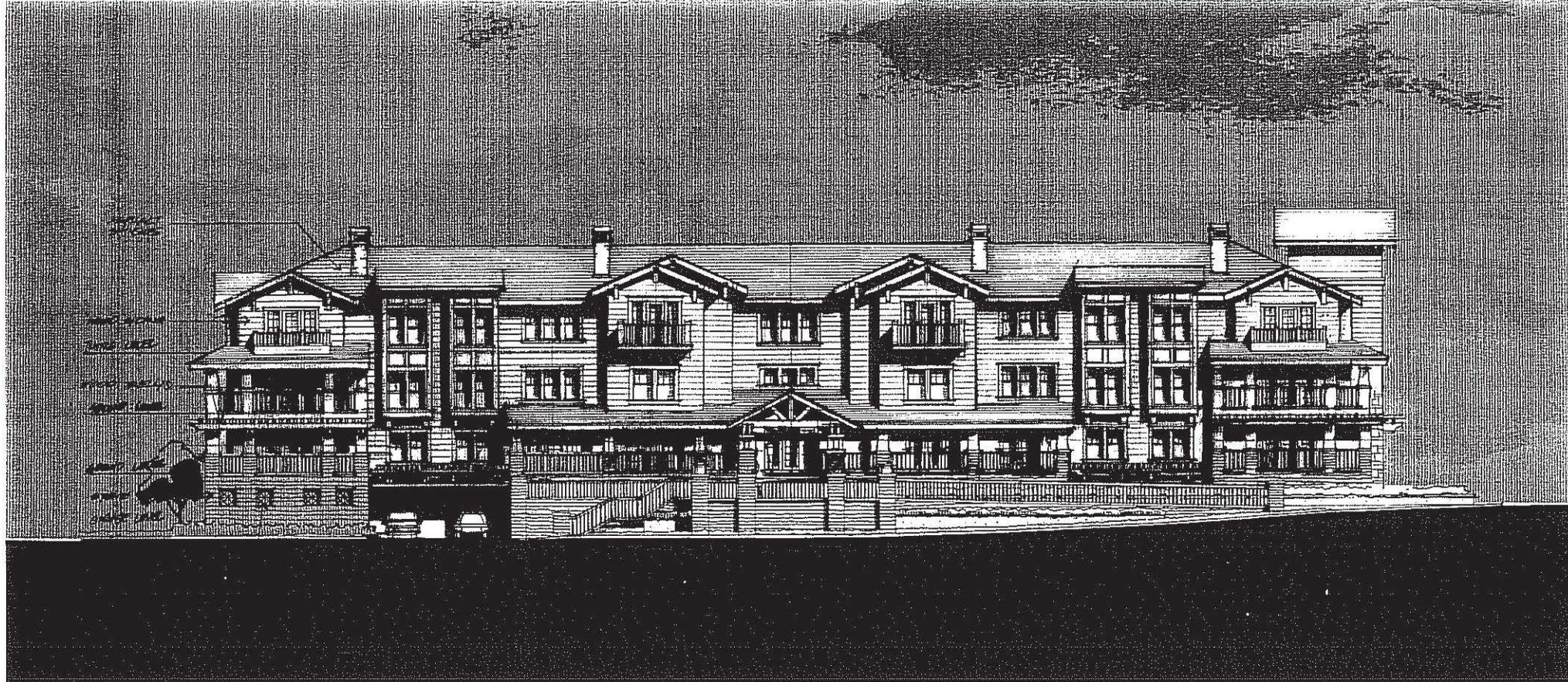
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ALAMEDA, CA 94501
TEL: 510.843.8443
FAX: 510.843.1611



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EAST ELEVATION

A3.1.1

1/8" = 1'-0"

TAM VIEW, 2000 LARKSPUR LANDING

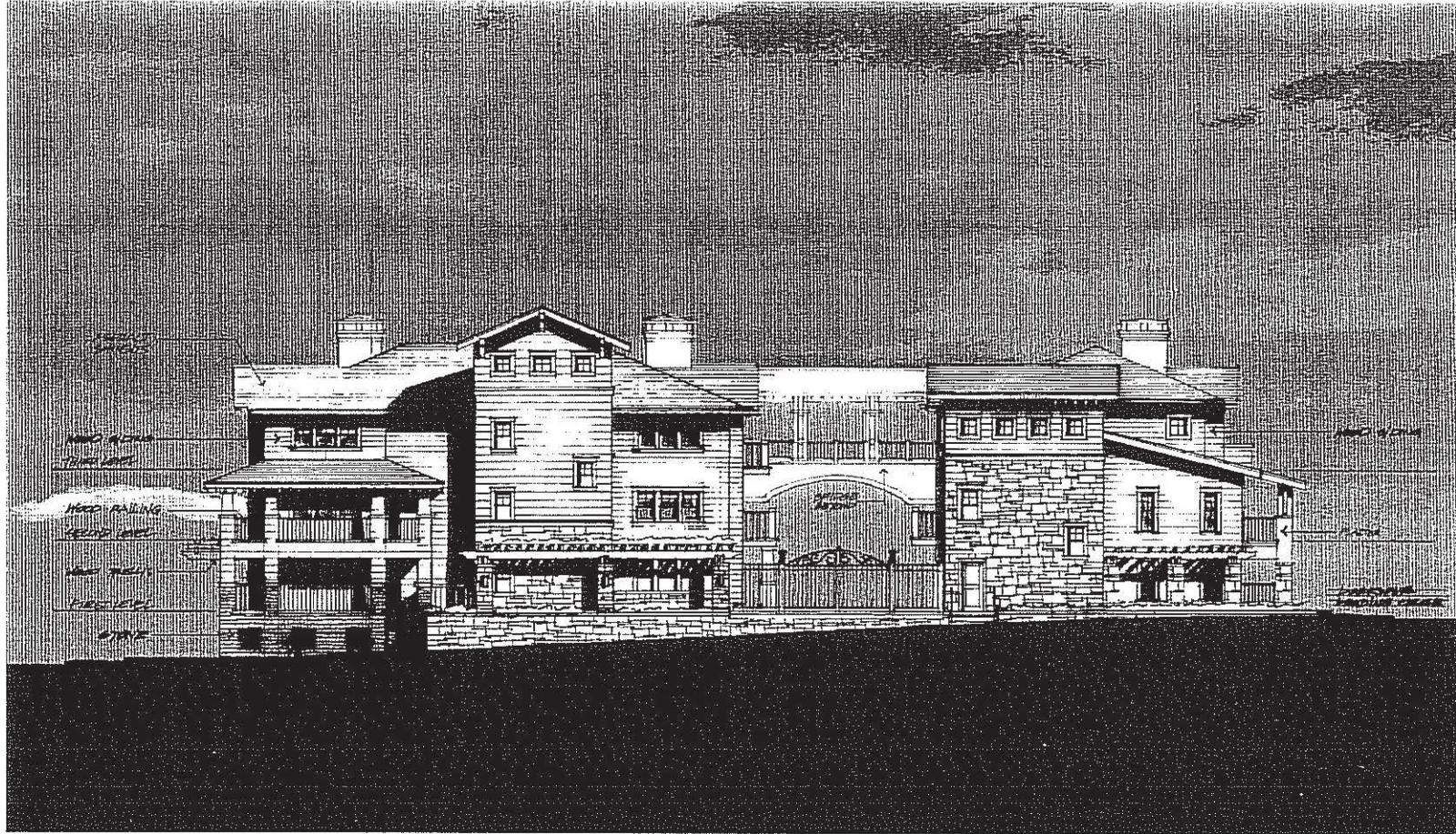
LARKSPUR, CALIFORNIA

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NORTH ELEVATION

A3.1.2

1/8"=1'-0"

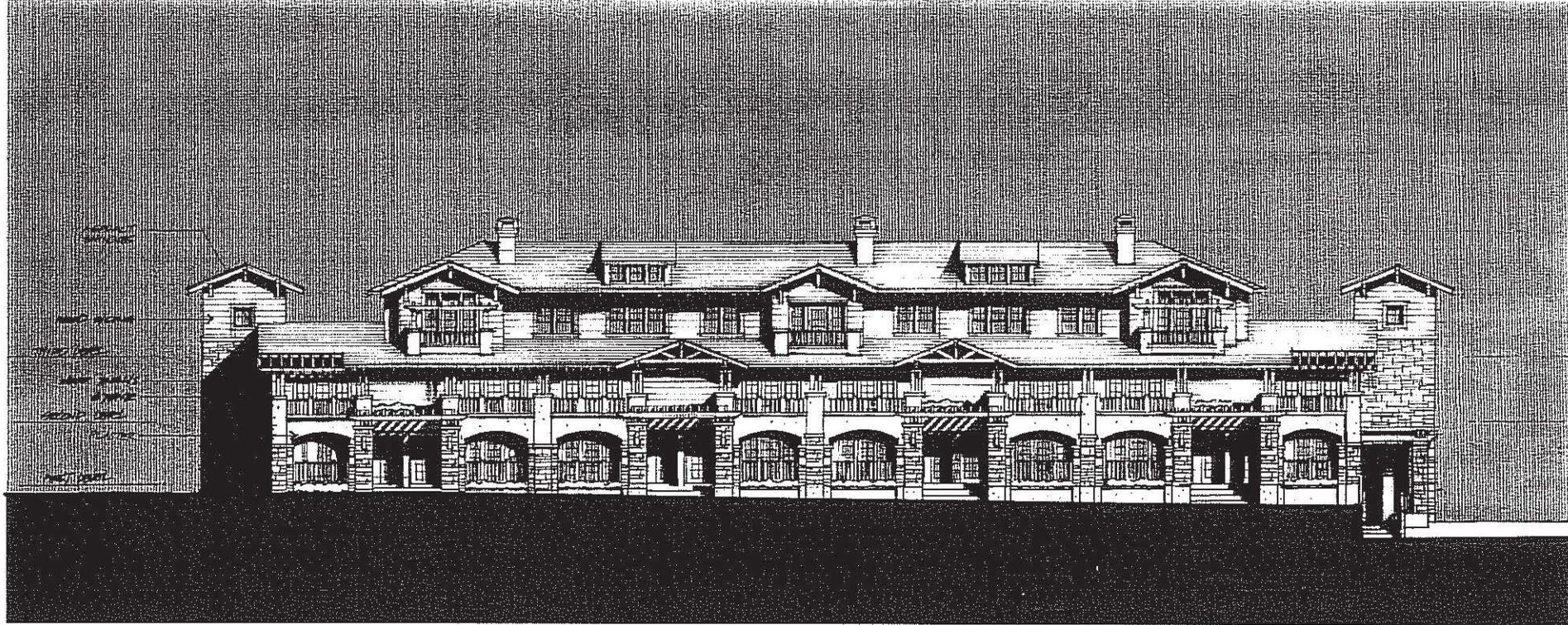
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WEST ELEVATION

A3.1.3

1/8" = 1'-0"

18 JULY 2006

PROJECT NO: 42012

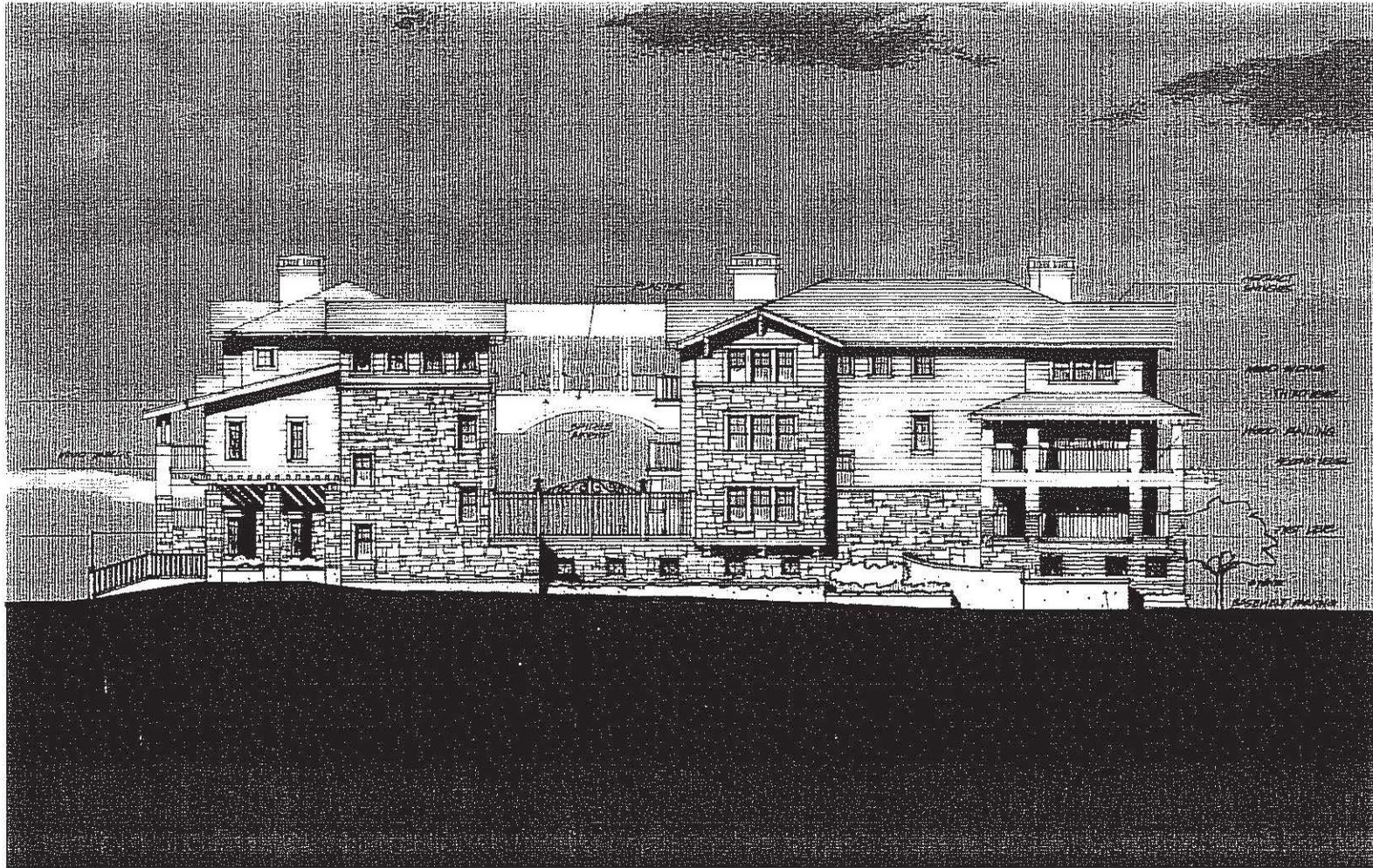
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LARKSPUR, CALIFORNIA

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SOUTH ELEVATION

A3.1.4

1/8" = 1'-0"

18 JULY 2006
PROJECT NO: 42012

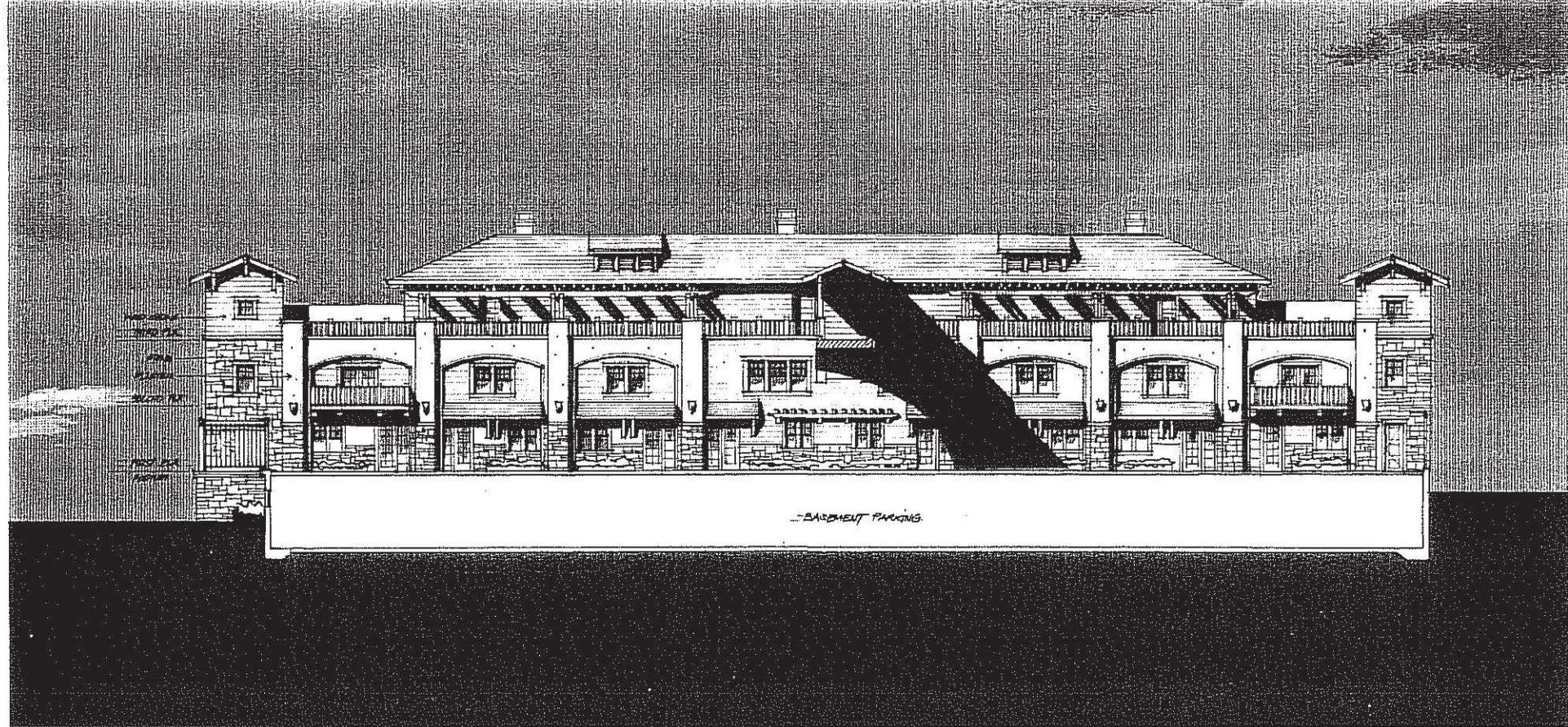
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TAM VIEW, 2000 LARKSPUR LANDING

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BUILDING 1 - COURTYARD

A3.1.5

1/8" = 1'-0"

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LARKSPUR, CALIFORNIA

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BUILDING 2 - COURTYARD

A3.1.6

1/8"=1'-0"

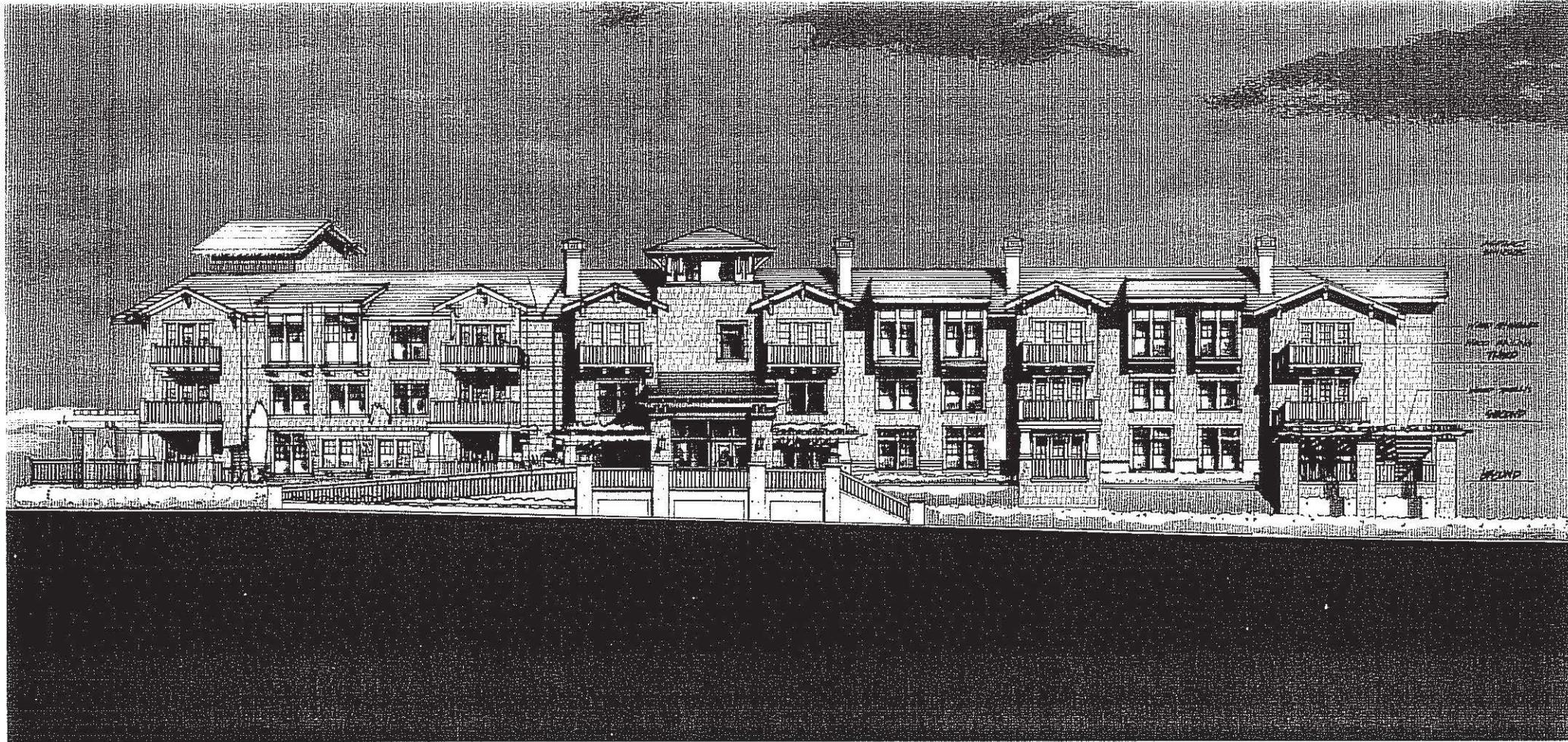
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PROJECT NO: 42012

TAM VIEW, 2000 LARKSPUR LANDING
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WEST ELEVATION

A3.2.1

1/8" = 1'-0"

18 JULY 2006
PROJECT NO: 42012

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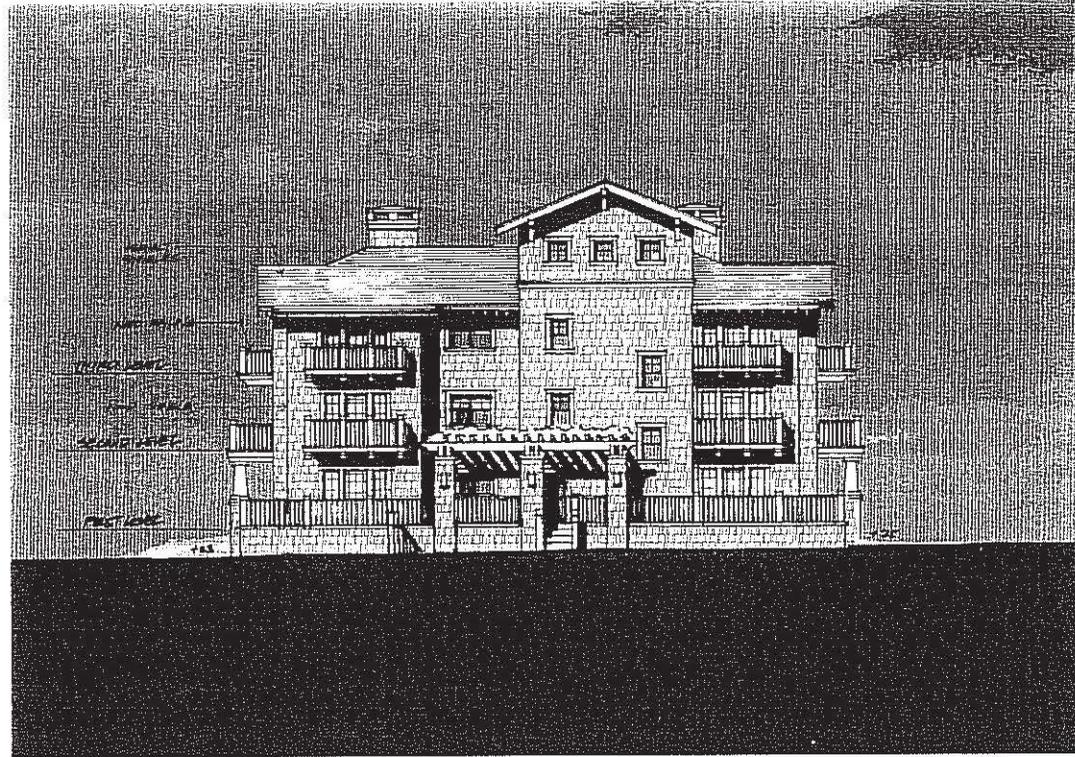
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NORTH ELEVATION

A3.2.2

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

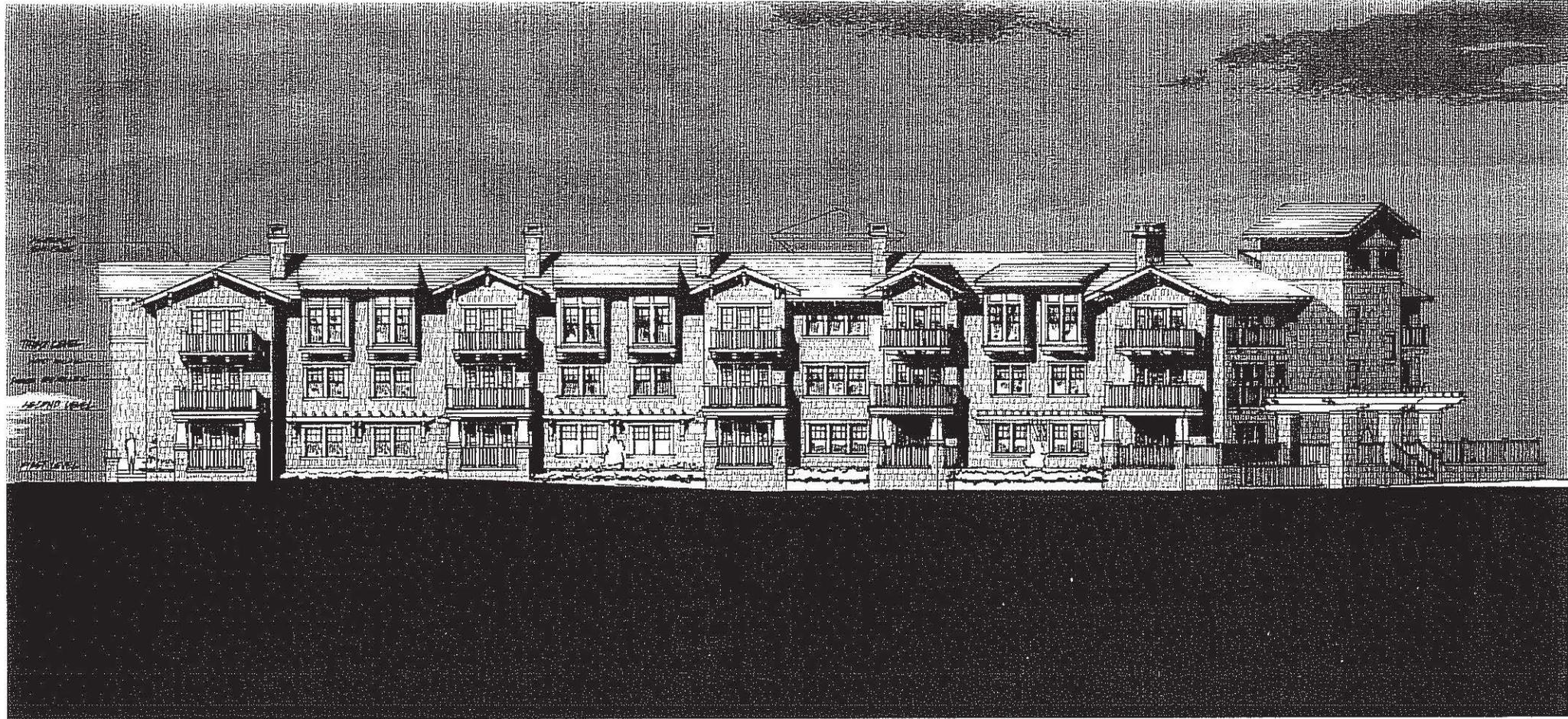
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EAST ELEVATION

A3.2.3

1/8"=1'-0"

16 JULY 2006
PROJECT NO: 42012

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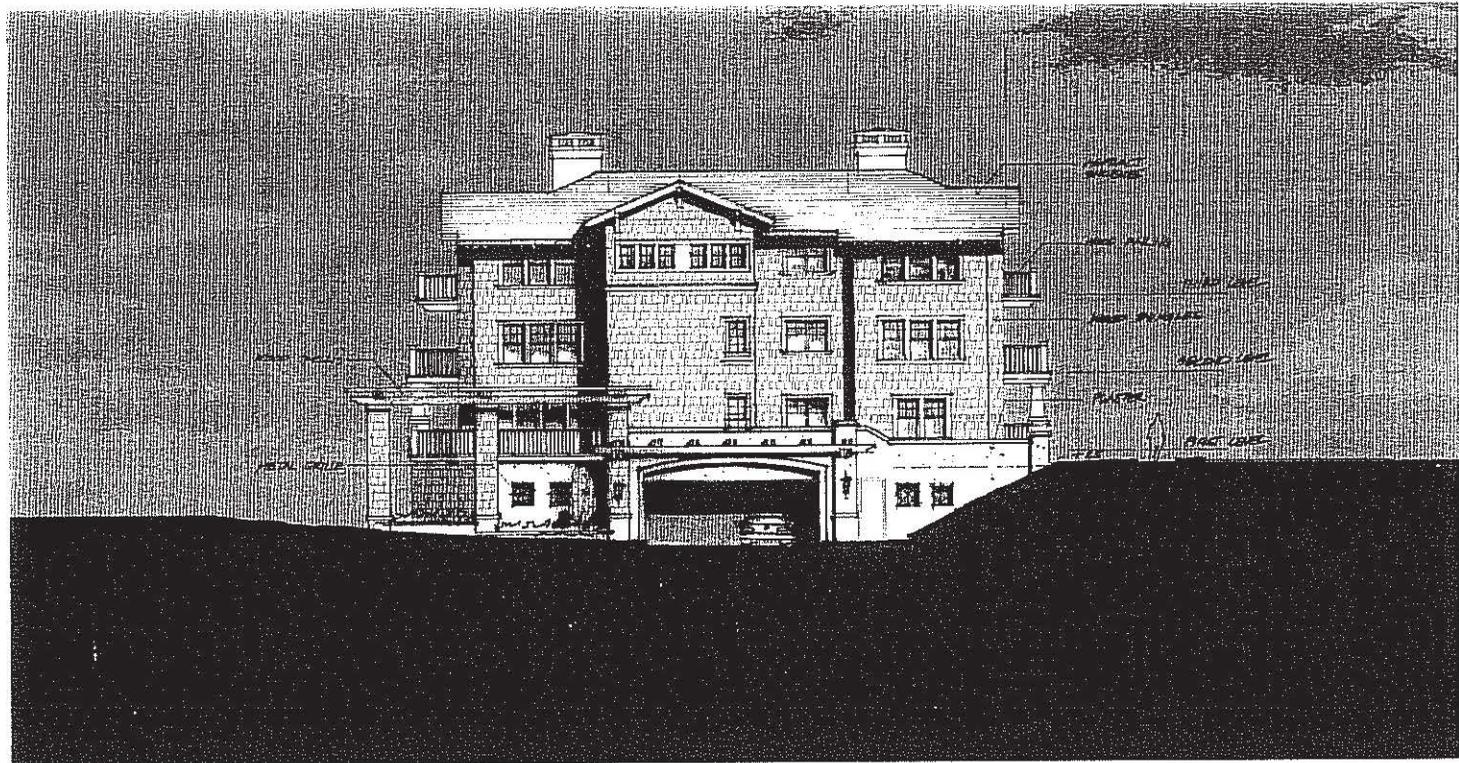
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SOUTH ELEVATION

A3.2.4

1/8" = 1'-0"

18 JULY 2006

PROJECT NO: 42012

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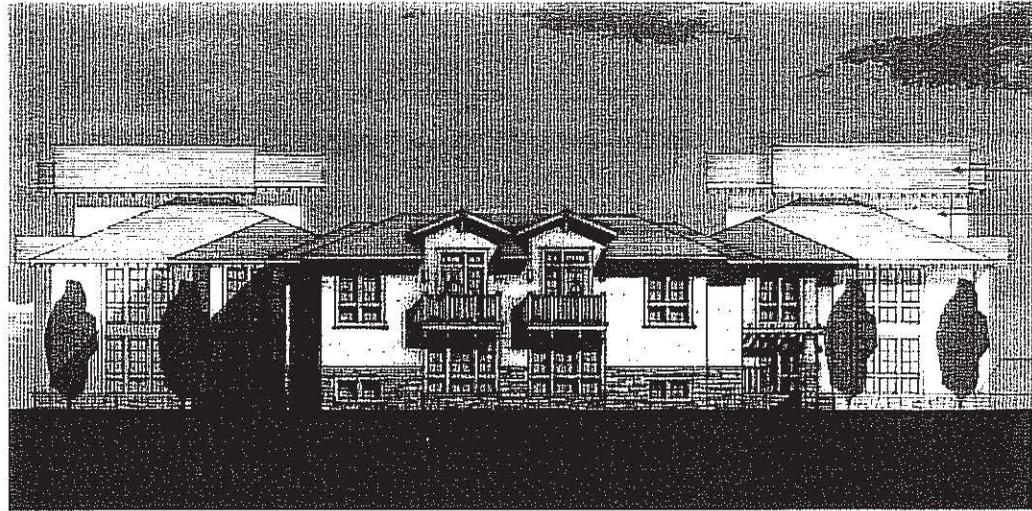
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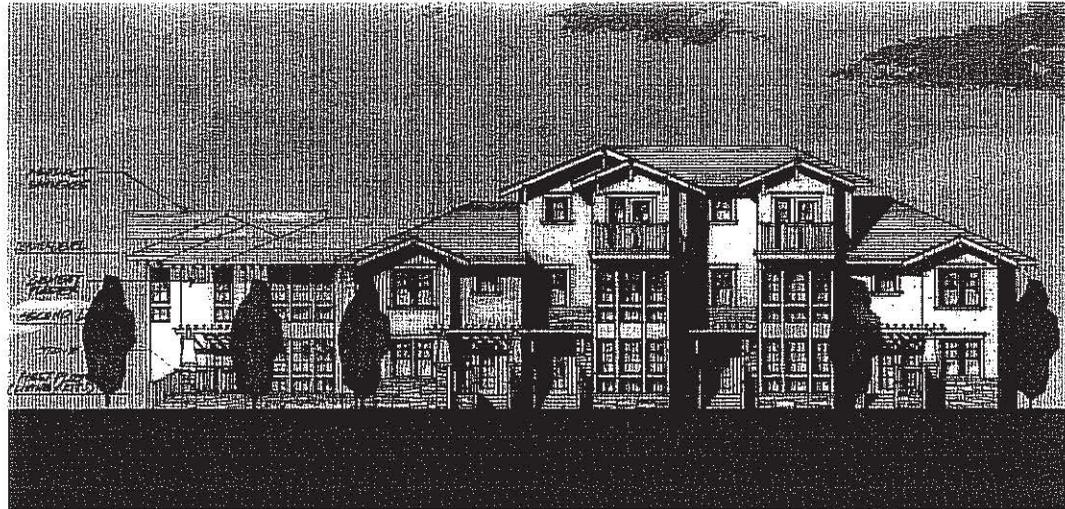
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



ARCHITECT
BRACKETS
PLASTER
DRYER LEVEL
SECOND LEVEL
STONE
FIRST LEVEL
BASEMENT PARKING



TOWNHOMES

A3.3.1

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

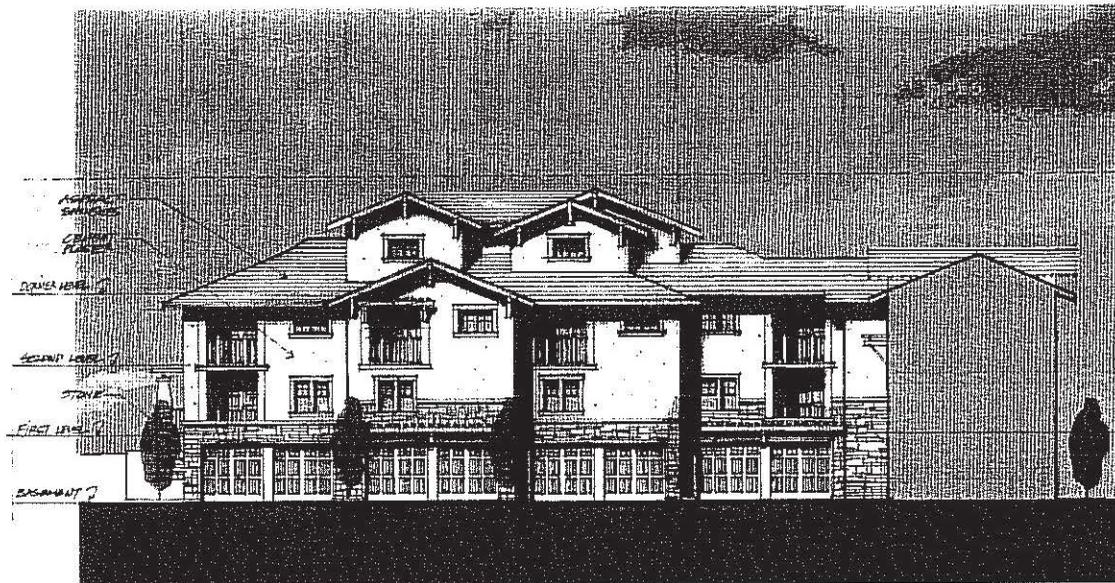
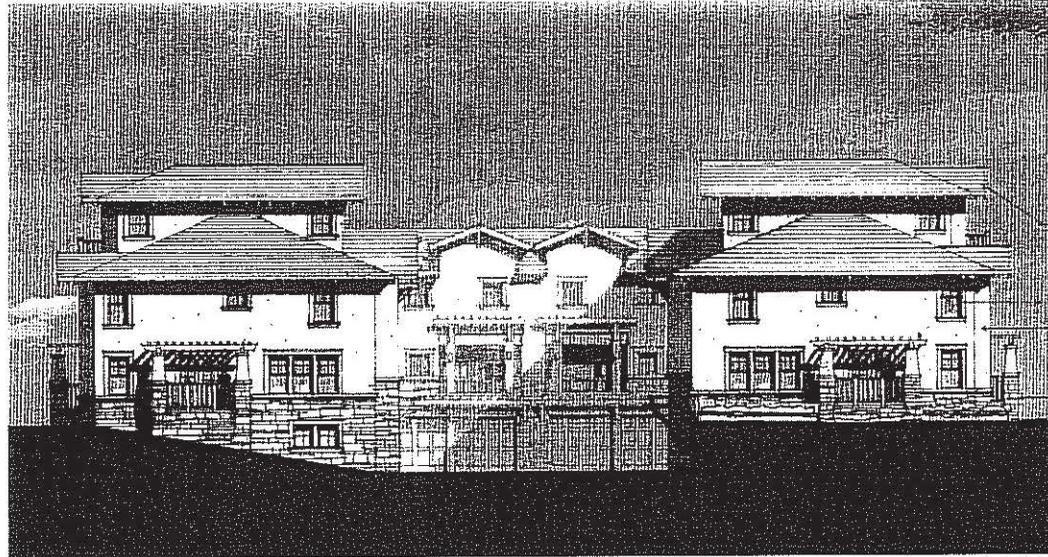
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TOWNHOMES

A3.3.2

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

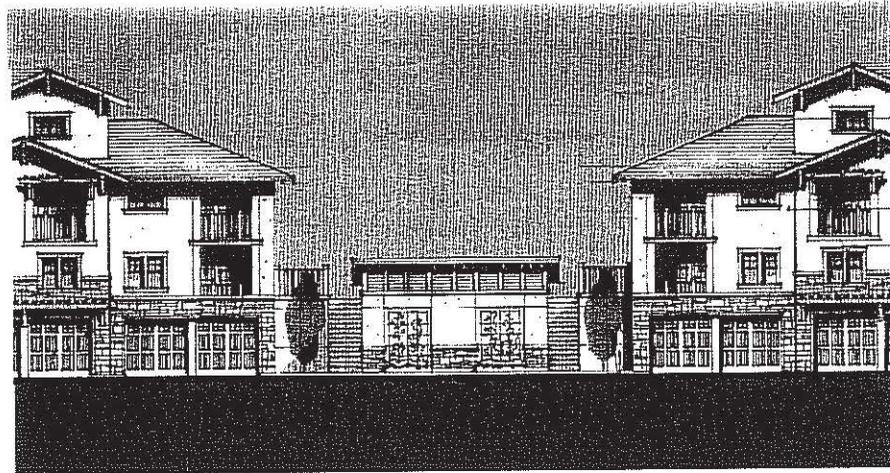
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GREENWAY, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

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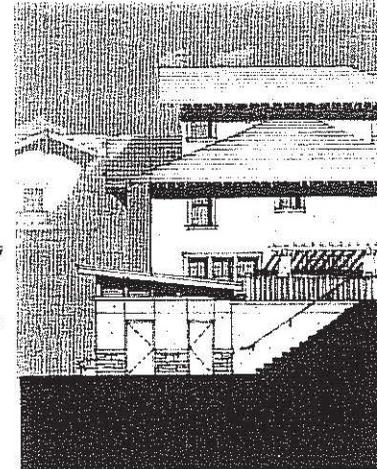
ASPHALT
SHINGLES

CEMENT
PLASTER

WOOD RAILING

STONE

WOOD SHUTTERS



RECYCLING/METER ROOM ELEVATION

A3.3.3

1/8"=1'-0"

18 JULY 2006

PROJECT NO: 42012

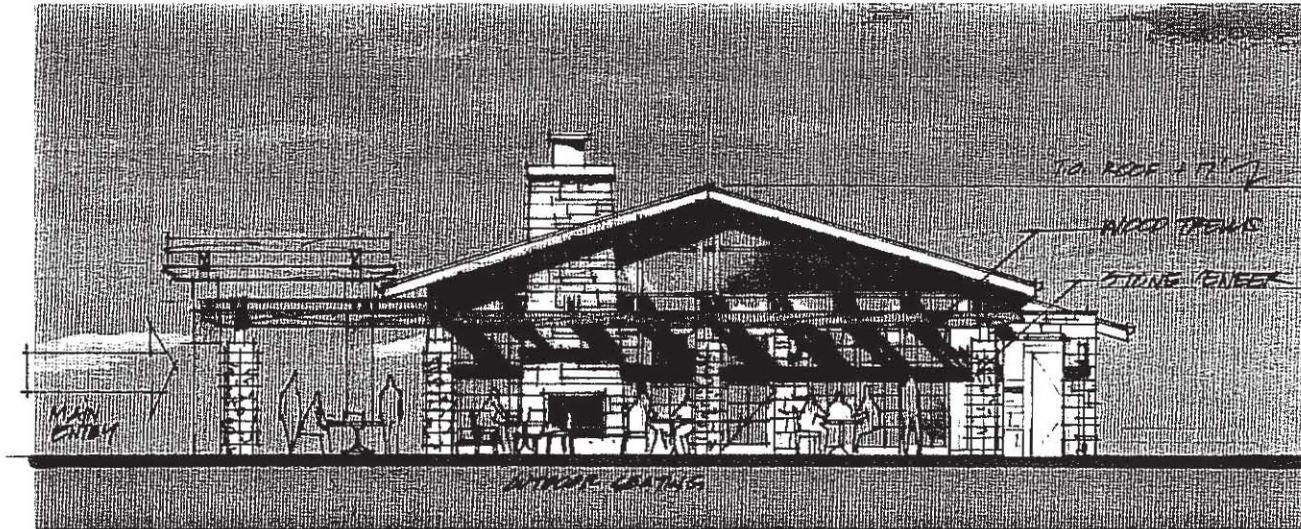
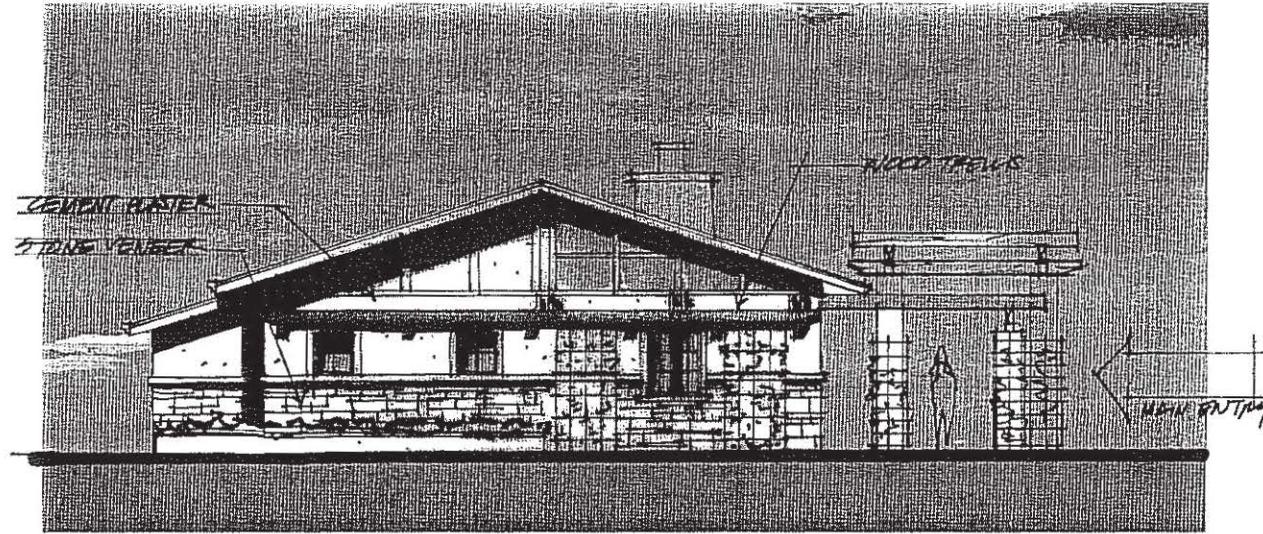
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CLUBHOUSE ELEVATIONS

A3.4.1

1/8" = 1'-0"

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PROJECT NO: 42012

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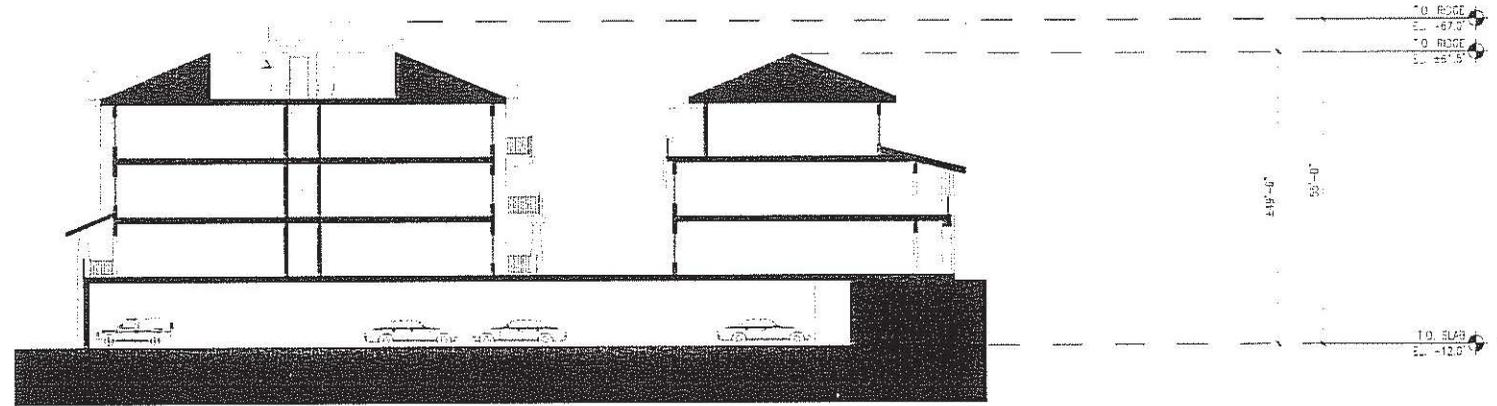


2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

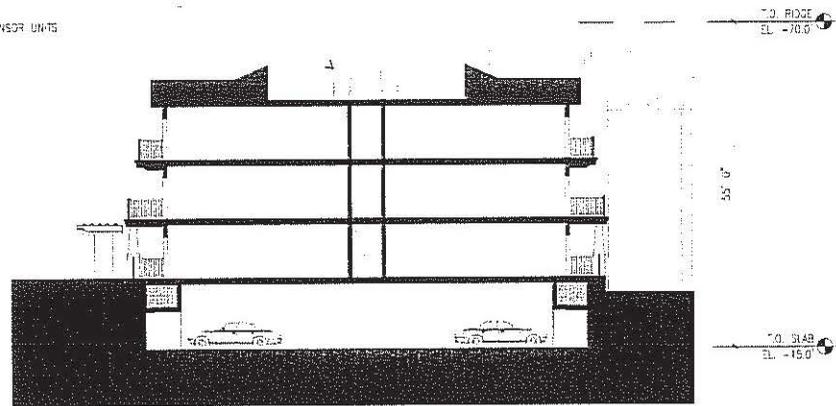
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CONDENSOR UNITS

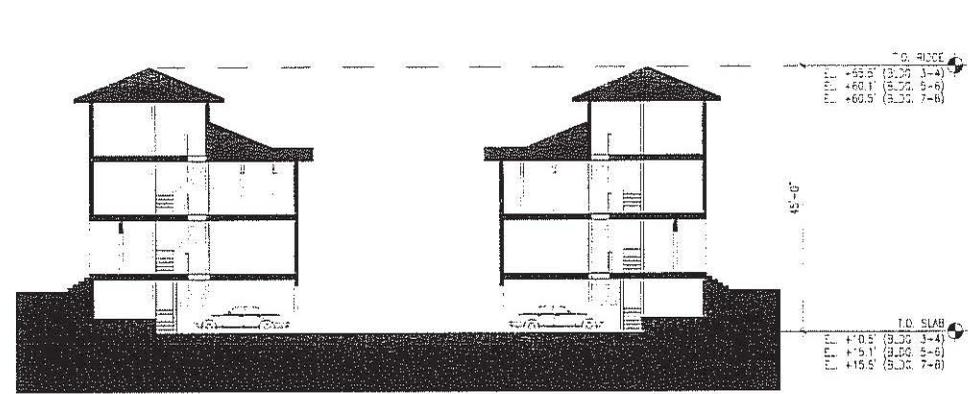


1 TAM VIEW

CONDENSOR UNITS



2 PARKSIDE



3 GREENWAY

BUILDING SECTIONS



A3.5.1

3/32" = 1'-0"

18 JULY 06

PROJECT NO: 42012

2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

MBH ARCHITECTS

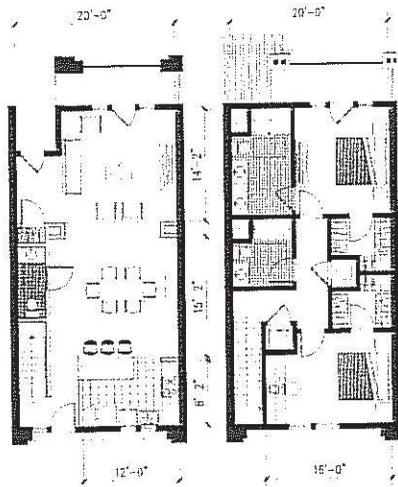
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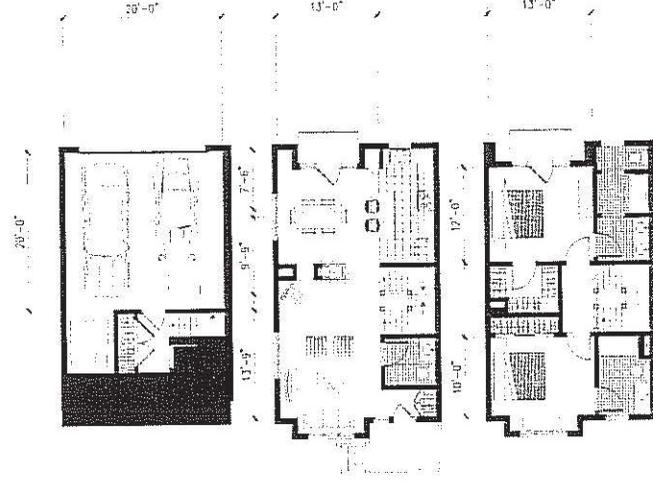
TEL 510 845-8843

FAX 510 845-8911

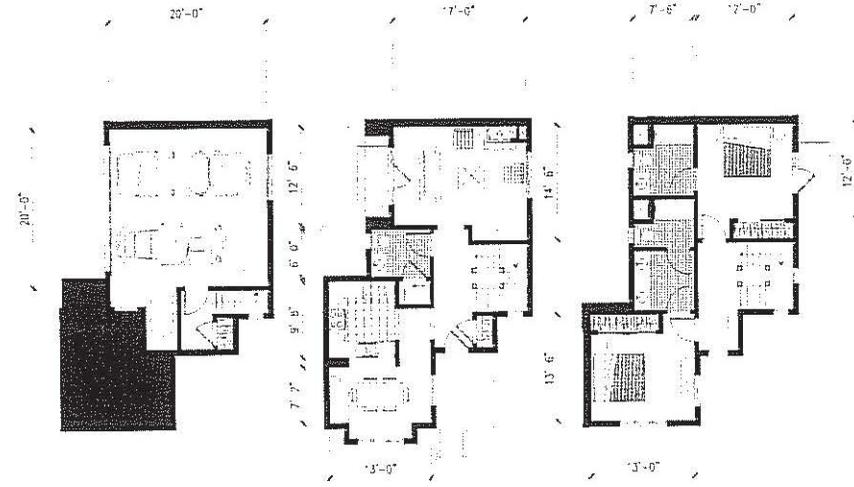




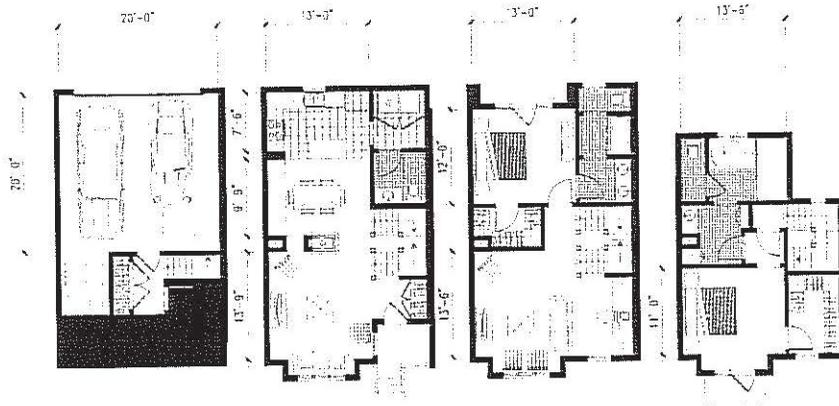
UNIT TH-2A: 2 BEDROOM TOWNHOUSE
 NET: ±1496 SQ. FT.
 GROSS: ±1705 SQ. FT.



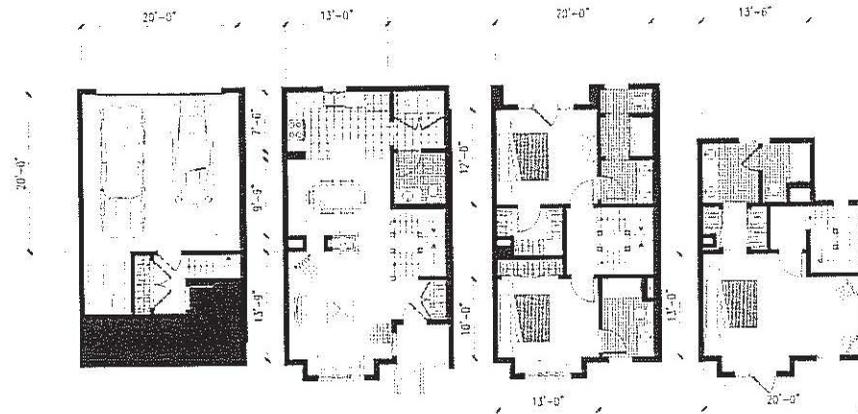
UNIT TH-2B: 2 BEDROOM TOWNHOUSE
 NET: ±1757 SQ. FT.
 GROSS: ±2023 SQ. FT.



UNIT TH-2C: 2 BEDROOM TOWNHOUSE
 NET: ±1848 SQ. FT.
 GROSS: ±2091 SQ. FT.



UNIT TH-2D: 2 BEDROOM + FAMILY ROOM TOWNHOUSE
 NET: ±2207 SQ. FT.
 GROSS: ±2592 SQ. FT.



UNIT TH-3A: 3 BEDROOM TOWNHOUSE
 NET: ±2207 SQ. FT.
 GROSS: ±2592 SQ. FT.

TYPICAL UNIT FLOOR PLANS

A4.1.2

1/8" = 1'-0"

18 JULY 04
 PROJECT NO: 42012

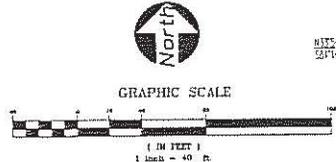
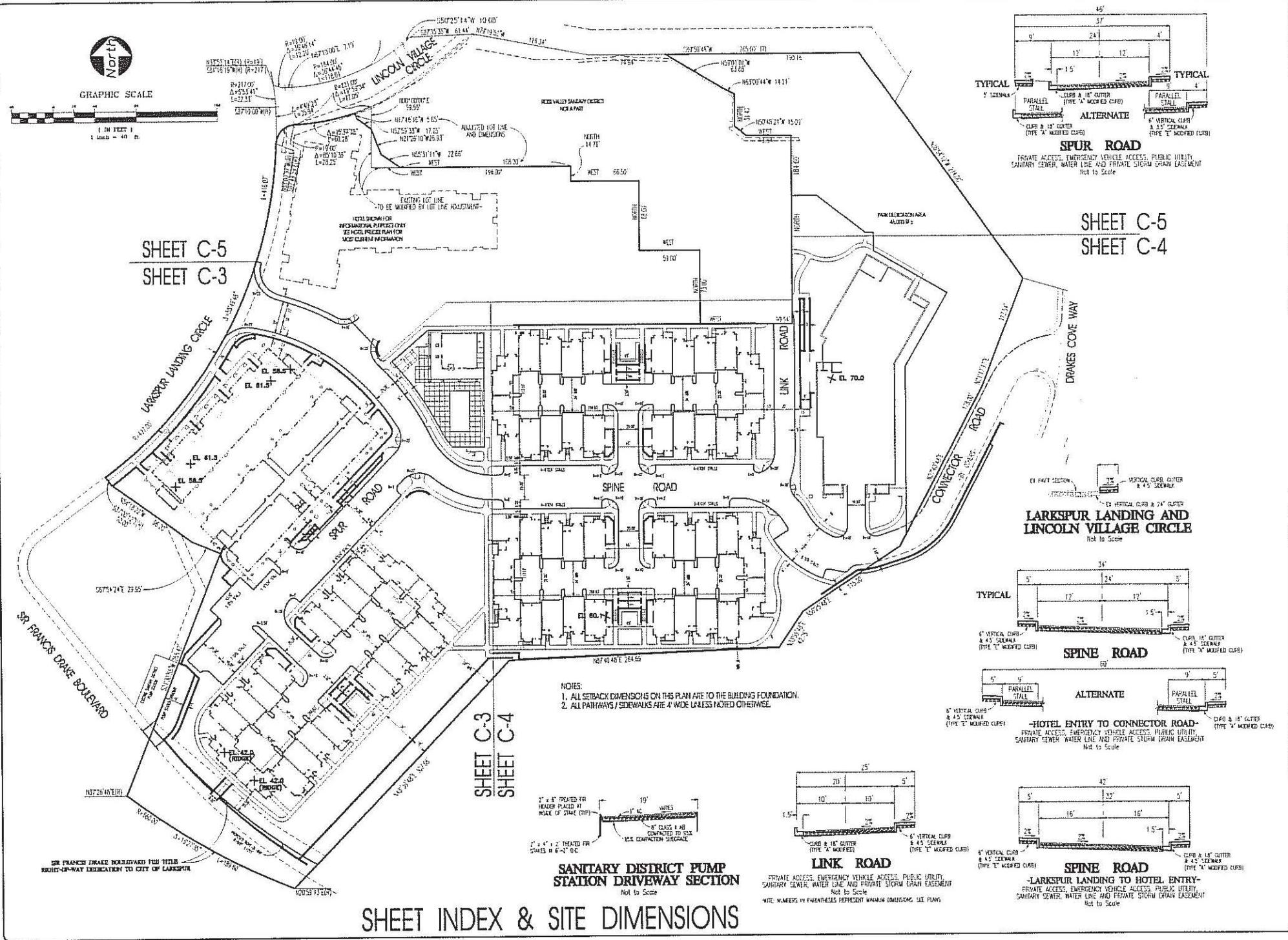
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LARKSPUR, CALIFORNIA

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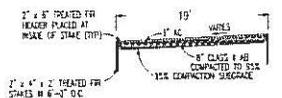


SHEET C-5
SHEET C-3

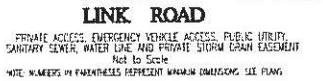
SHEET C-5
SHEET C-4

SAN FRANCISCO BOULEVARD THIS TITLE INDICATES RIGHT-OF-WAY DEDICATION TO CITY OF LARKSPUR

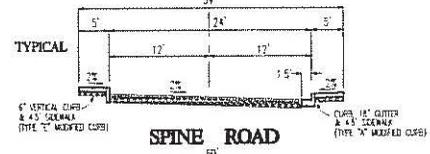
- NOTES:
1. ALL SETBACK DIMENSIONS ON THIS PLAN ARE TO THE BUILDING FOUNDATION.
 2. ALL DRIVEWAYS/SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE.



SANITARY DISTRICT PUMP STATION DRIVEWAY SECTION
Not to Scale



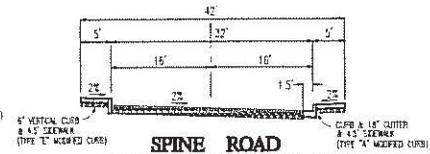
LINK ROAD
PRIVATE ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE AND PRIVATE STORM DRAIN EASEMENT
Not to Scale



SPINE ROAD
PRIVATE ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE AND PRIVATE STORM DRAIN EASEMENT
Not to Scale



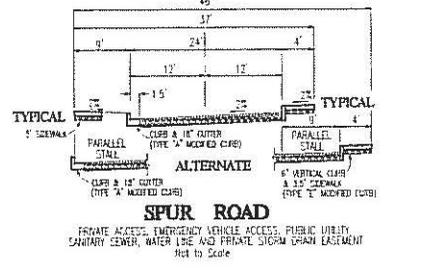
ALTERNATE
PRIVATE ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE AND PRIVATE STORM DRAIN EASEMENT
Not to Scale



SPINE ROAD
PRIVATE ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE AND PRIVATE STORM DRAIN EASEMENT
Not to Scale



LARKSPUR LANDING AND LINCOLN VILLAGE CIRCLE
Not to Scale



SPUR ROAD
PRIVATE ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE AND PRIVATE STORM DRAIN EASEMENT
Not to Scale

LDSI
Land Development Services, Inc.
1610 Barron Ave., Suite 102
Hayward, CA 94545
Tel: (415) 663-9163
Fax: (415) 663-9653

Drawn: J.L.T.
Designed: H.L.T./C.L.N.
Checked: J.P.S.
Date: 04/29/06
Scale: AS SHOWN

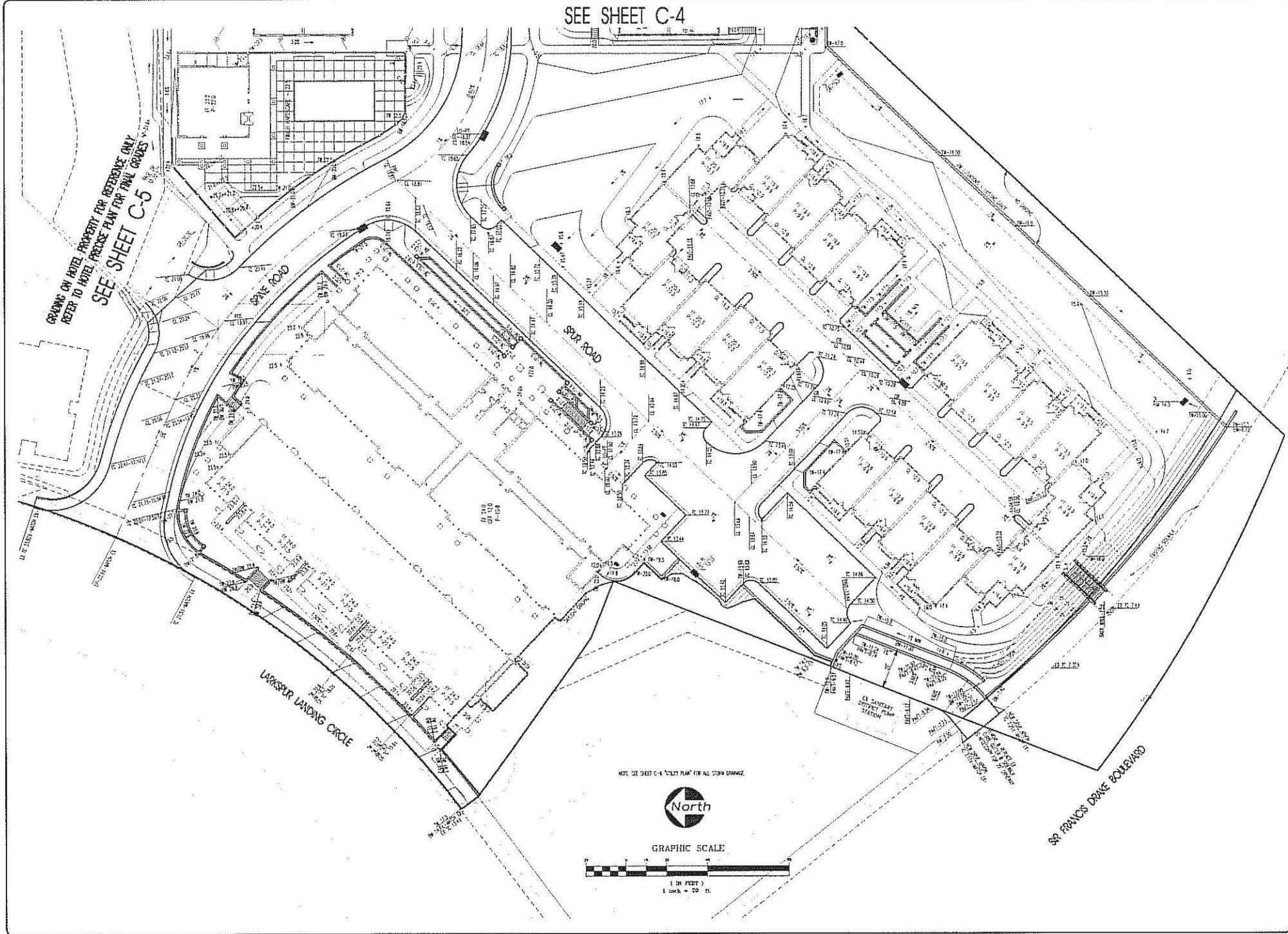
Land of Ross Valley Sanitary District
SHEET INDEX & DIMENSIONAL PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

Revision	Date	By	Checked
1	11/07/05	J.L.T.	J.P.S.
2	04/29/06	J.L.T.	J.P.S.

Prepared Under the Direction of
SEAL OF THE STATE OF CALIFORNIA
No. 64516
Exp. 06/25/2010
C.N.
STATE OF CALIFORNIA
COUNTY OF MARIN

Sheet
C-2
of 8 Sheets
Job No. 0224-010
File Name: 0224-010

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LDSI
 Land Development Services, Inc.
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 Menlo Park, CA 94025
 Tel: (415) 998-8163
 Fax: (415) 998-1933

Drawn: M.T.
 Designed: MLT/C.H.
 Checked: H.P.S.
 Date: 04/25/06
 Scale: AS SHOWN

Land of Ross Valley Sanitary District
GRADING & DRAINAGE PLAN
 2000 Larkspur Landing Circle
 Larkspur, Marin County, California

Revised	By	Date	Reason



Prepared Under the Direction of
 MICHAEL L. FARNSWORTH
 No. C-4278
 Exp. 08/28/08
 State of California

BY: [Signature]
 DATE: 04/25/06

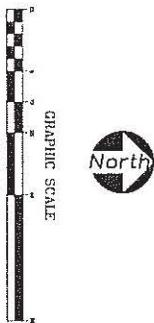
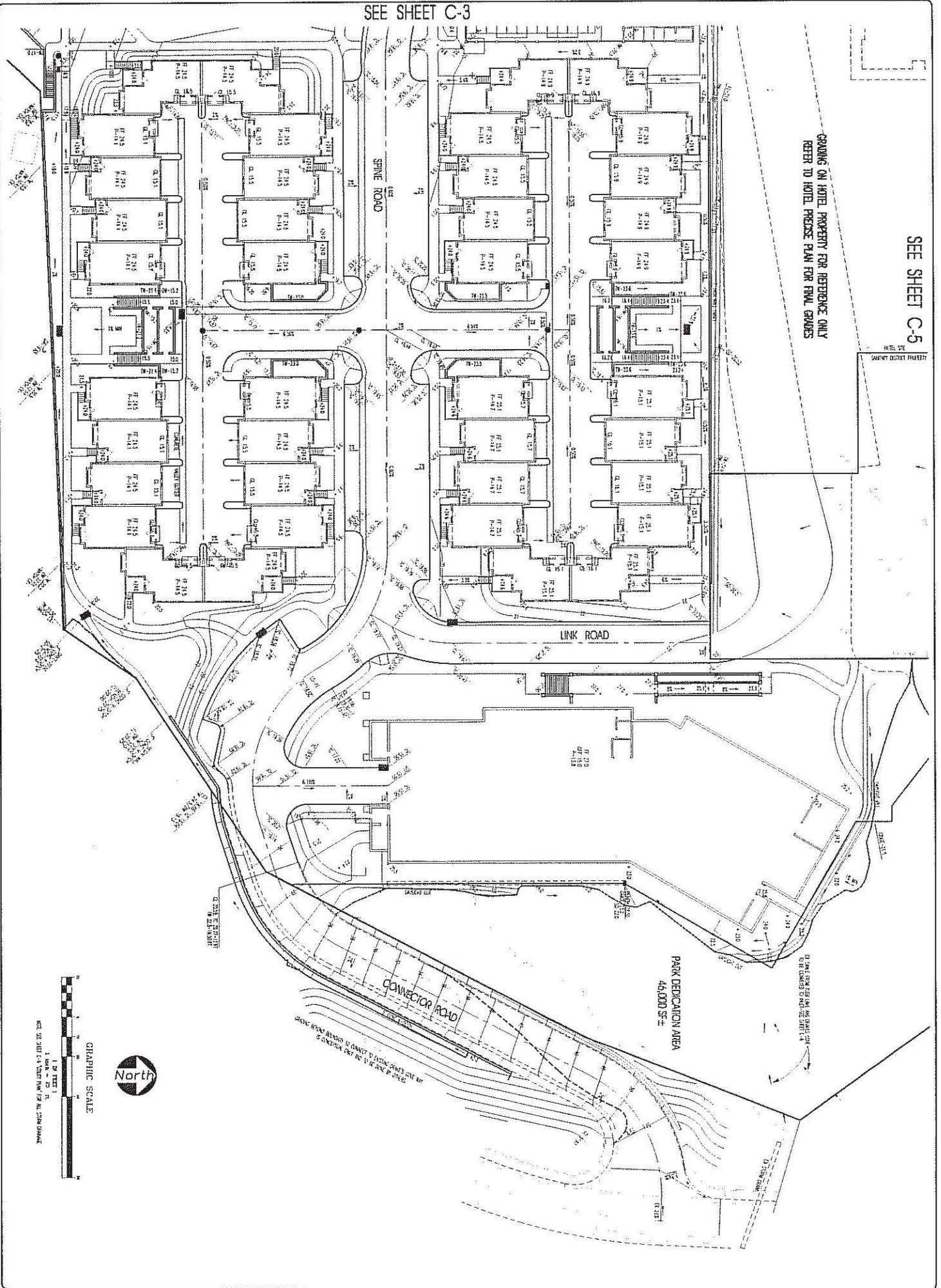
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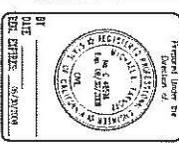
SEE SHEET C-3

SEE SHEET C-5

GRADING ON HOTEL PROPERTY FOR REFERENCE ONLY
REFER TO HOTEL PRELIM PLAN FOR FINAL GRADES



Sheet
C-4
of 8 Sheets
LDSI
File Name: 030000



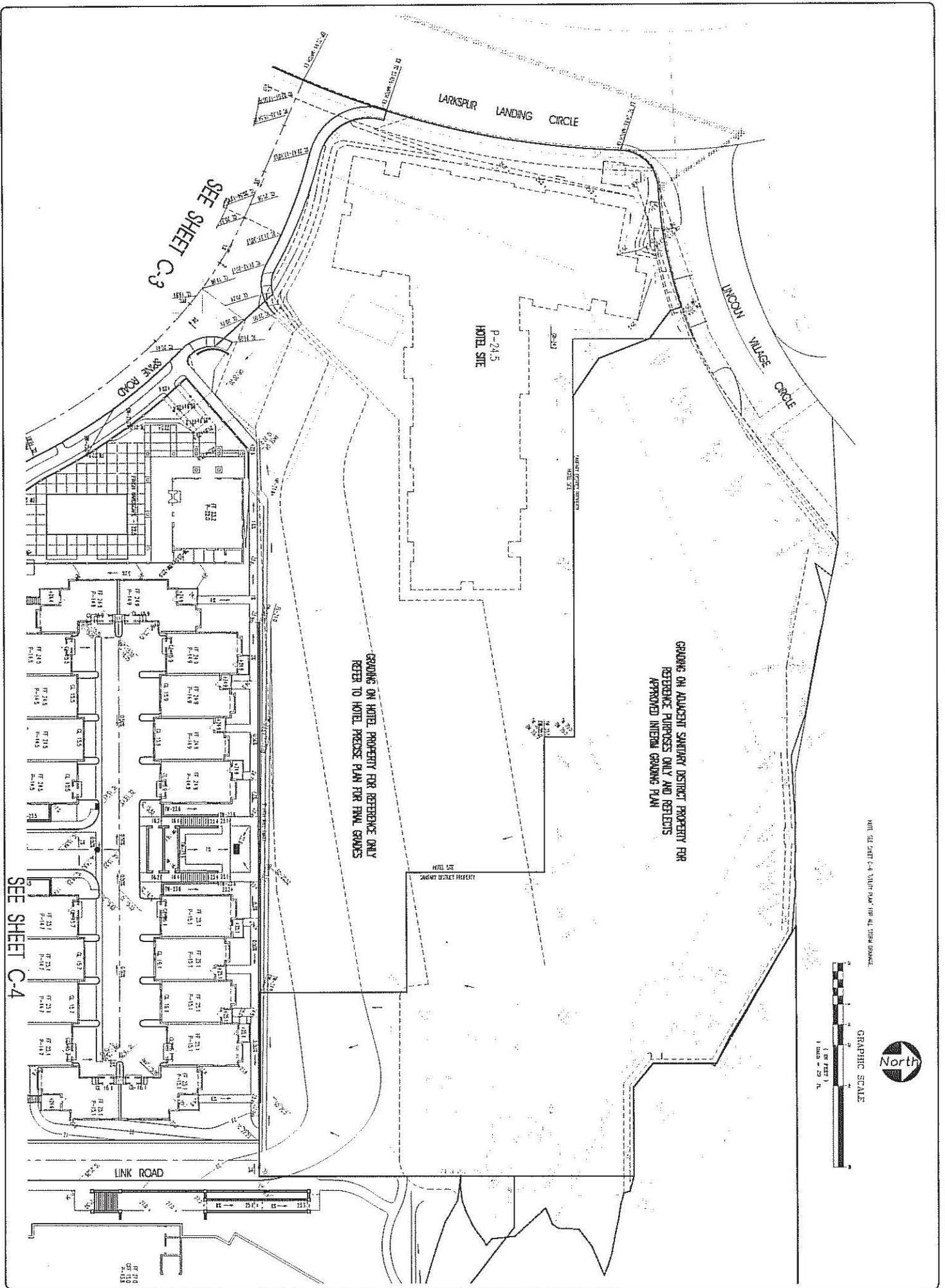
Date	By	Revision

Land of Ross Valley Sanitary District
GRADING & DRAINAGE PLAN
 2000 Larkspur Landing Circle
 Larkspur, Marin County, California

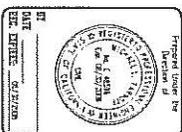
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 Designed: G.T.C./J.H.
 Checked: J.S.S.
 Date: 07/23/03
 Scale: AS SHOWN

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 1510 Grant Ave. Suite 102
 Novato, CA 94945
 Tel (415) 853-8183
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OCT 17 2003



Sheet
C-5
of 8 Sheets
LSD No. 0222-010
File Name: 0222-010



Date	By	Reason

Land of Ross Valley Sanitary District
GRADING & DRAINAGE PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

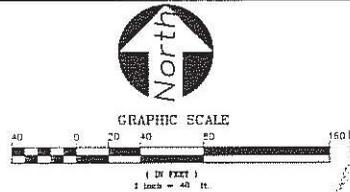
Drawn: H.L.T.
Designed: N.L.V.C.M.
Checked: T.S.S.
Date: 09/25/06
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Tel (415) 853-8153
Fax (415) 853-6553

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Tree to be Removed X
 Tree Recommended for Removal in urban reports

KEY	TREE LEGEND
+	TREE TRUNK
964	TREE NUMBER
H	HERITAGE TREE



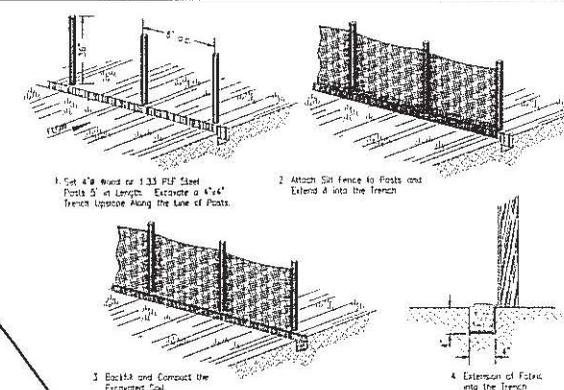
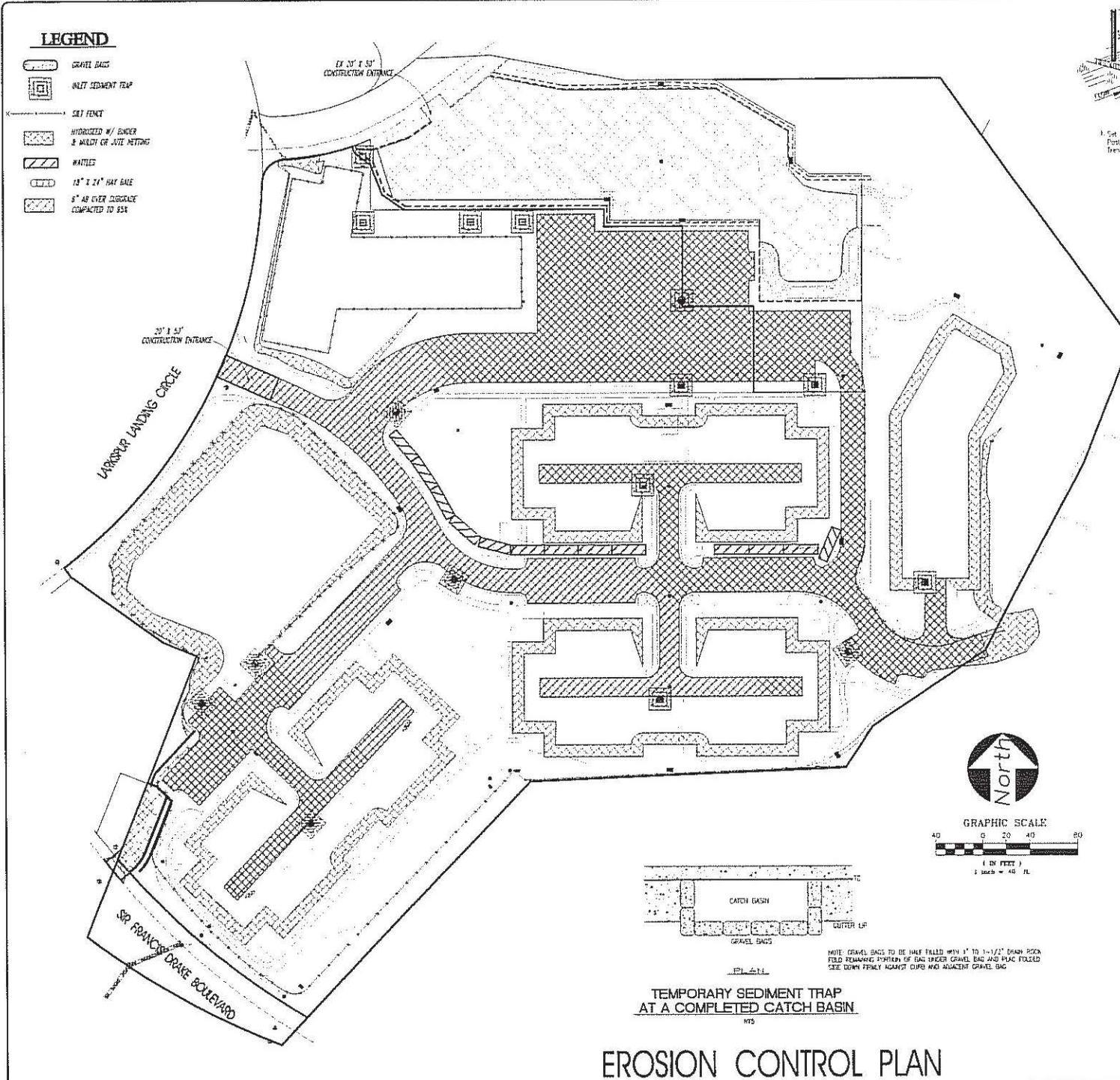
- NOTES:
- THIS PLAN SHOWS OPEN SPACES FOLLOWING COMPLETION OF SANITARY DISTRICT NO. 1'S DEMONSTRATION ACTIVITIES. BASE MAP INFORMATION PROVIDED BY HUNT ENGINEERING, ELECTRIC ENGINEER.
 - TREE INFORMATION PROVIDED BY RALPH COSTER CONSULTANTS, INC.
 - SEE TAG NUMBERS REFER TO TAG NO.'S SHOWN IN TREE ASSESSMENT REPORT FOR 2000 LANDSPUR LANDING CIRCLE, LANDSPUR, CALIFORNIA PREPARED BY RALPH COSTER CONSULTANTS, INC. DATED FEBRUARY 22, 2001, UPDATED AND REVISED APRIL 5, 2004 AND APRIL 24, 2005.
 - TREE TAG NO. 7823H HAS BEEN REMOVED BY UNKNOWN PARTIES.

Consolidated 2000 Landspur Landing Circle Heritage Tree Data 2004/2005

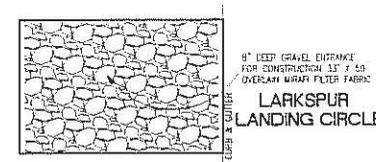
No	Tag No	Species	TO BE REMOVED	SIZE	MITIGATION AND REPLACEMENT TREES
1	765	stone pine	NO		
2	766	stone pine	NO		
3	767	coast live oak	NO		
4	768	coast live oak	YES	18.2'	
5	769	stone pine	NO		
6	770	stone pine	NO		
7	771	coast live oak	NO		
8	772	coast live oak	NO		
9	773	coast live oak	NO		
10	774	coast live oak	NO		
11	775	coast live oak	NO		
12	776	coast live oak	NO		
13	777	coast live oak	NO		
14	778	coast live oak	NO		
15	779	coast live oak	NO		
16	780	coast live oak	NO		
17	781	coast live oak	NO		
18	782	coast live oak	NO		
19	783	coast live oak	NO		
20	784	coast live oak	NO		
21	785	coast live oak	NO		
22	786	coast live oak	NO		
23	787	coast live oak	NO		
24	788	coast live oak	NO		
25	789	coast live oak	NO		
26	790	coast live oak	NO		
27	791	coast live oak	NO		
28	792	coast live oak	NO		
29	793	coast live oak	NO		
30	794	coast live oak	NO		
31	795	coast live oak	NO		
32	796	coast live oak	NO		
33	797	coast live oak	NO		
34	798	coast live oak	NO		
35	799	coast live oak	NO		
36	800	coast live oak	NO		
37	801	coast live oak	NO		
38	802	coast live oak	NO		
39	803	coast live oak	NO		
40	804	coast live oak	NO		
41	805	coast live oak	NO		
42	806	coast live oak	NO		
43	807	coast live oak	NO		
44	808	coast live oak	NO		
45	809	coast live oak	NO		
46	810	coast live oak	NO		
47	811	coast live oak	NO		
48	812	coast live oak	NO		
49	813	coast live oak	NO		
50	814	coast live oak	NO		
51	815	coast live oak	NO		
52	816	coast live oak	NO		
53	817	coast live oak	NO		
54	818	coast live oak	NO		
55	819	coast live oak	NO		
56	820	coast live oak	NO		
57	821	coast live oak	NO		
58	822	coast live oak	NO		
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60	824	coast live oak	NO		
61	825	coast live oak	NO		
62	826	coast live oak	NO		
63	827	coast live oak	NO		
64	828	coast live oak	NO		
65	829	coast live oak	NO		
66	830	coast live oak	NO		
67	831	coast live oak	NO		
68	832	coast live oak	NO		
69	833	coast live oak	NO		
70	834	coast live oak	NO		
71	835	coast live oak	NO		
72	836	coast live oak	NO		
73	837	coast live oak	NO		
74	838	coast live oak	NO		
75	839	coast live oak	NO		
76	840	coast live oak	NO		
77	841	coast live oak	NO		
78	842	coast live oak	NO		
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87	851	coast live oak	NO		
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93	857	coast live oak	NO		
94	858	coast live oak	NO		
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96	860	coast live oak	NO		
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98	862	coast live oak	NO		
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102	866	coast live oak	NO		
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149	913	coast live oak	NO		
150	914	coast live oak	NO		
151	915	coast live oak	NO		
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LEGEND

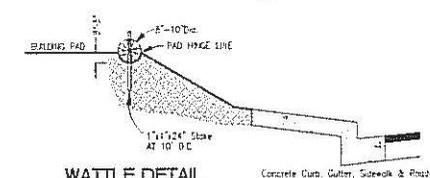
- GRAVEL BAGS
- SILT FENCE
- HYDROSEED W/ BINDER & MULCH OR SITE NETTING
- WATTLES
- 18" X 24" HAY BALE
- 6" OVER SUBSURFACE COMPACTED TO 95%



SILT FENCE DETAIL

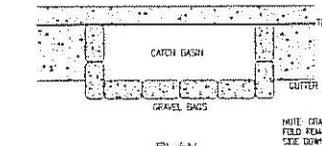
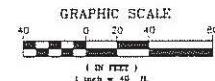


CONSTRUCTION ENTRANCE



GENERAL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OCTOBER 15 AND SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH WORKING ORDER. THIS PROTECTION SHALL CONSIST OF APPROPRIATE FILTER FENCE, STORM DRAIN, STEEP SLOPE COVER, ETC. THESE DEVICES SHALL BE PLACED IN ORDER TO MANAGE EROSION AND TO COLLECT SEDIMENT GENERATED BY THE CONSTRUCTION OF THIS PROJECT. EXCEPT FOR PAVED AND LANDSCAPED AREAS ALREADY COMPLETED, ALL GRADED AREAS SHALL BE HYDROSEEDED IN ORDER TO PREVENT EROSION OF BARE EARTH. EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALIFORNIA ENGINEER'S DESIGN AND SEDIMENT CONTROL FIELD MANUAL, CURRENT EDITION AS PUBLISHED BY THE ASSOCIATION OF BAY AREA GOVERNMENTS. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ALL YEAR LONG DURING THE REST OF THE WORK.
2. THE CONTRACTOR SHALL PREVENT STORMWATER POLLUTION FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL CONFORM TO THE "BEST MANAGEMENT PRACTICES" TO PREVENT STORMWATER POLLUTION FROM CONSTRUCTION-RELATED ACTIVITIES AS APPROVED BY "TADSWA" (BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION).
3. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AT ALL TIMES WHICH IS FREE OF DEBRIS, HAZARDOUS WASTE, OR STOCKPILED MATERIAL UNLESS APPROVED BY THE CITY ENGINEER. ALL APPROVED STOCKPILES SHALL BE COVERED AND PROTECTED TO PREVENT STORMWATER POLLUTION.
4. STABILIZE ALL EXPOSED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 15.
5. REMOVE SPILLS PROMPTLY, AND AVOID STOCKPILES OF FILL MATERIAL WHEN RAIN IS FORECAST. IF RAIN IMMINENT, STOCKPILED SOILS AND OTHER MATERIALS SHOULD BE TARPED AT THE REQUEST OF THE CITY ENGINEER.
6. STORE, HANDLE AND COMPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, OILS OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
7. INSTALL FILTER BAGS UNDER ALL CATCH BASINS AND MAINTAIN DURING WINTER STORMS.
8. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT FUELS.
9. USE OF PESTICIDES AND/OR FERTILIZERS, WHEN APPLIED, SHALL BE CONTROLLED TO PREVENT POLLUTION RUNOFF.
10. ALL AREAS OF DIST. FILL AND UNGRADED AREAS DISTURBED BY THE GRADING OPERATION SHALL BE HYDROSEEDED OR AN APPROVED LANDSCAPING/GRASSSEEDER PRACTICE AFTER ALL WORK HAS BEEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHING LABOR AND MATERIAL TO ACCOMPLISH A VEGETATIVE COVER FOR EROSION CONTROL.
11. EROSION CONTROL DEVICES WILL BE STOCK PILED ON SITE FOR EMERGENCY USE.
12. STENCIL CATCH BASINS AND DRAINAGES AT CURB MUST TO INDICATE "NO DUMPING DRAINS TO BAY" IN WHITE LETTERS OVER A BLUE STENCILED FISH DRAWING.



TEMPORARY SEDIMENT TRAP AT A COMPLETED CATCH BASIN

NOTE: GRAVEL BAGS TO BE HALF FILLED WITH 1" TO 1-1/2" DRAIN ROCK. FIELD FINISHING TOPSURFACE OF BAG 19"X29" GRAVEL BAG AND 14"X16" FOLDED SIZE DOWN FINELY AGAINST CURB AND ADJACENT GRAVEL BAG.

EROSION CONTROL PLAN

LDSI
 Lead Development Solutions, Inc.
 1510 Grand Ave. Suite 100
 Novato, CA 94945
 Tel: (415) 882-8103
 Fax: (415) 882-8922

Drawn: HLT
 Designed: HLT/JJ
 Checked: HPS
 Date: 09/25/06
 Scale: AS SHOWN

Land of Ros Valley Sanitary District
EROSION CONTROL
 2000 Larkspur Landing
 Larkspur@dsd.net

Revision	Date	By	Reason

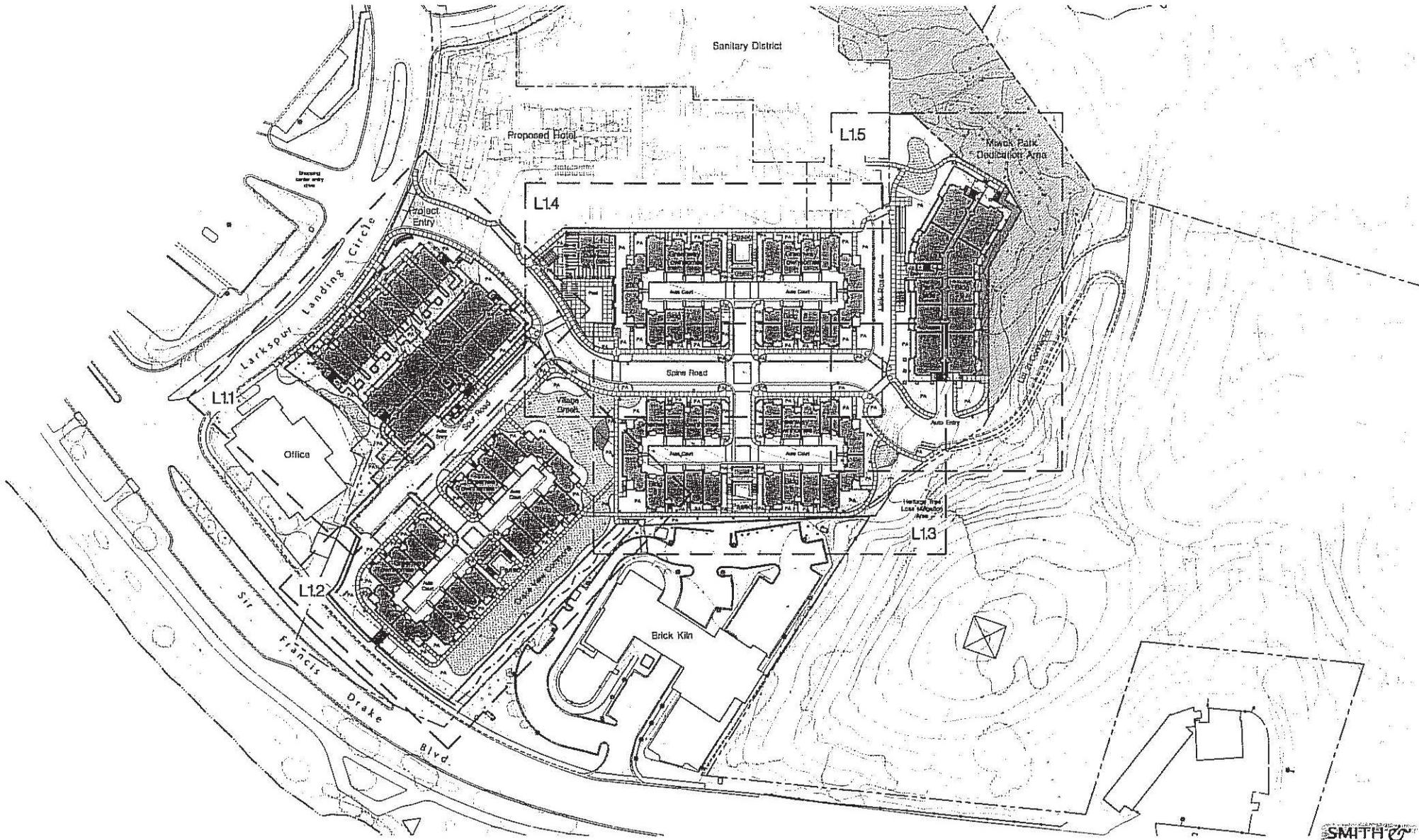
Signature of the Director of Engineering

 BY: H. L. TAYLOR
 DATE: 09/25/06

Sheet
C-8
 of 8 sheets
 Job No. 0224-010
 File name: 0224-010

OCT 17 2006

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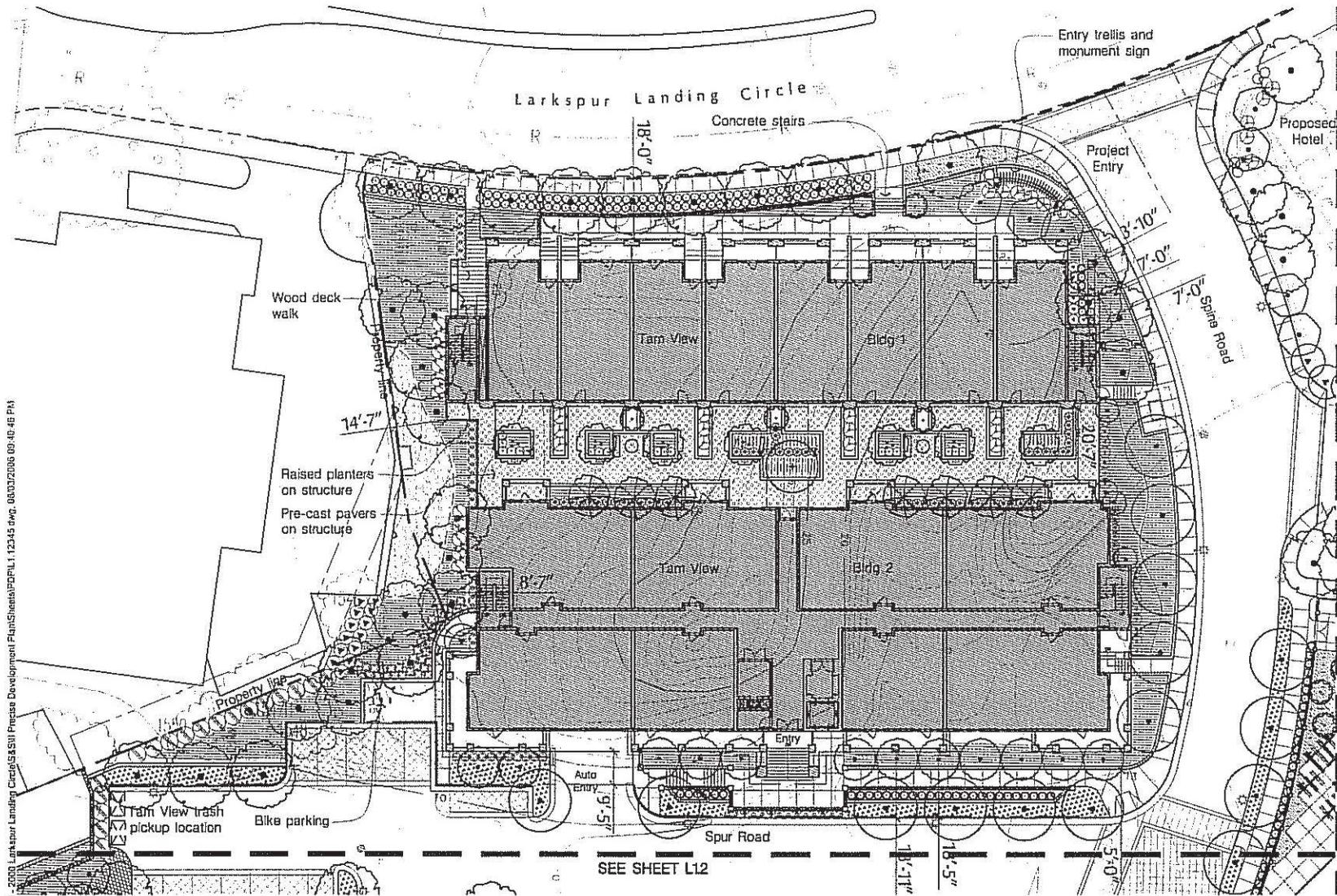
CAMPUS ST. JAMES LARKSPUR, LLC
134B 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L10 - Landscape Plan Index
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

NORTH
SCALE 1" = 100'-0"
DATE 18 July 2006
JOB NO: 98040.20

SMITH & SMITH
Landscape Architects
Environmental Planners
1501 North Point
San Francisco, CA, 94122
Tel: 415-763-3113
Fax: 415-763-2740
www.smith2.com

OCT 17 2006

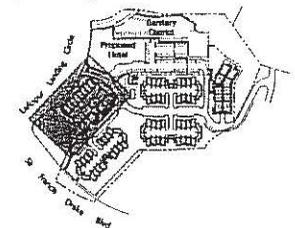


Legend

	Property Line
	Existing Tree Drip Line
	Existing Heritage Tree to Remain
	Existing Non-Heritage Tree to Remain
	Trash Pickup Location
	Decorative Monument Sign
	Header Board
	Stone Veneer Retaining Wall
	Roadway Light
	Bollard Light
	Wall Light
	Path Light
	Metal Guardrail
	Picnic Table
	Sidewalk
	Pedestrian Crosswalk
	Pre-Cast Pavers - Vehicular
	Pre-Cast Pavers - Pedestrian
	Pool Deck Paving
	Wood Deck
	Turt
	Gravel Paving

NOTES:
 1) Sheet orientation varies. See sheet L10
 2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L16



SHEET KEY

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CAMPUS ST. JAMES LARKSPUR, LLC
 1348 4TH STREET, SUITE 200
 SAN RAFAEL, CALIFORNIA 94901

L11 - Landscape and Planting Plan
 2000 LARKSPUR LANDING CIRCLE
 LARKSPUR, CA

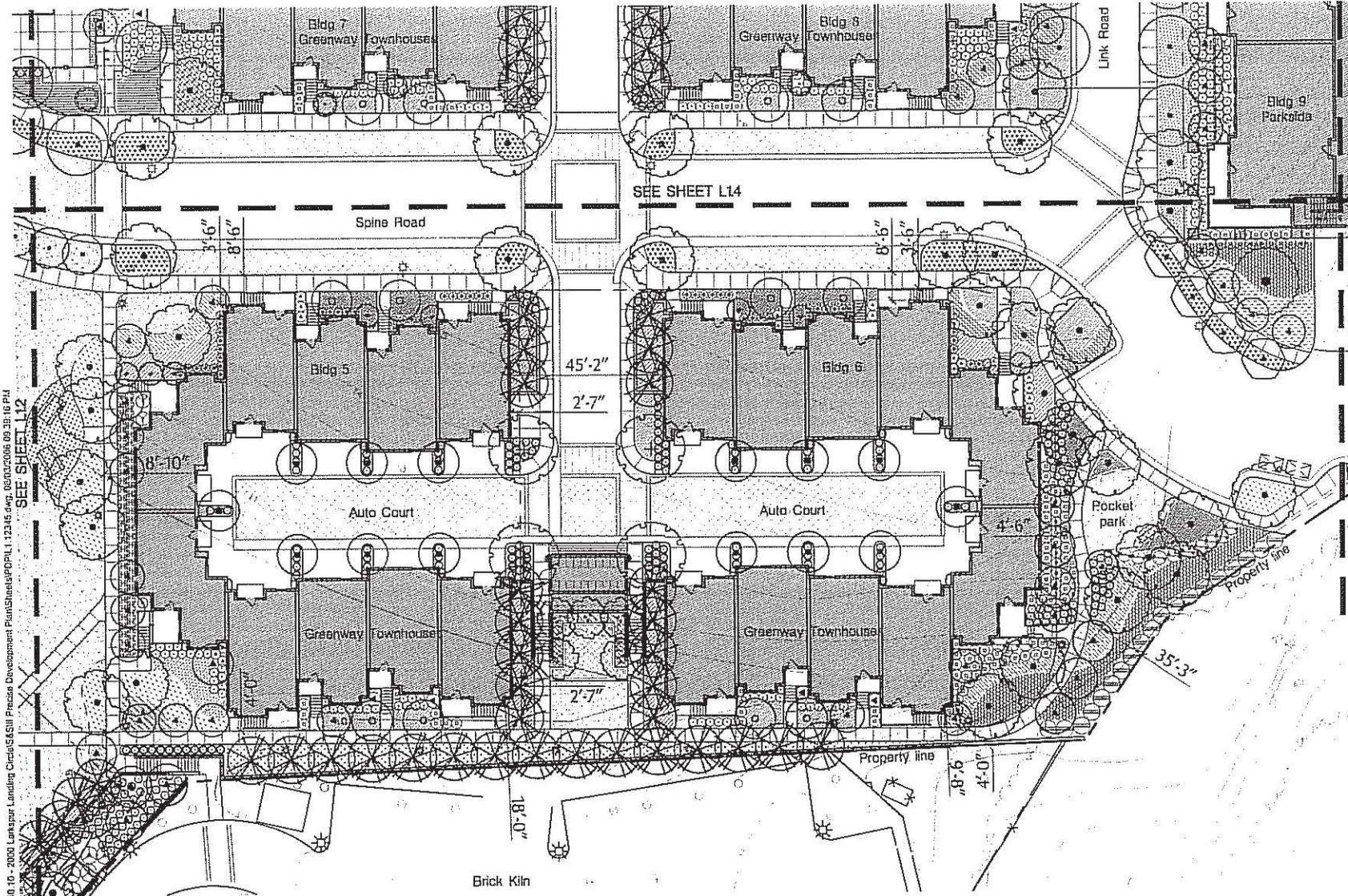
NORTH

SCALE 1" = 30'-0"

DATE 18 July 2006
 JOB NO: 9804020

SMITH & SMITH
 Landscape Architects
 Environmental Planners
 L101 North Point
 San Francisco, CA 94112
 Phone: 415.449.1122
 Fax: 415.449.7142
 www.smith2.com

OCT 17 2006

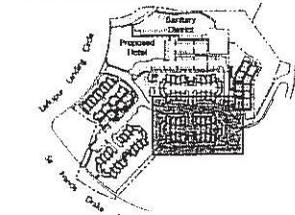


Legend

- Property Line
- Existing Tree Drip Line
- Existing Heritage Tree to Remain
- Existing Non-Heritage Tree to Remain
- Trash Pickup Location
- Decorative Monument Sign
- Header Board
- Stone Veneer Retaining Wall
- Roadway Light
- Bollard Light
- Wall Light
- Path Light
- Metal Guardrail
- Picnic Table
- Sidewalk
- Pedestrian Crosswalk
- Pre-Cast Pavers - Vehicular
- Pre-Cast Pavers - Pedestrian
- Pool Deck Paving
- Wood Deck
- Turf
- Gravel Paving

NOTES:
 1) Sheet orientation varies. See sheet L10
 2) Landscape materials and planting are shown on the same sheets

For plant legend see sheet L16

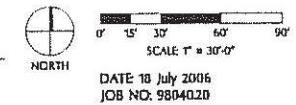


SHEET KEY

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CAMPUS ST. JAMES LARKSPUR, LLC
 1348 4TH STREET, SUITE 200
 SAN RAFAEL, CALIFORNIA 94901

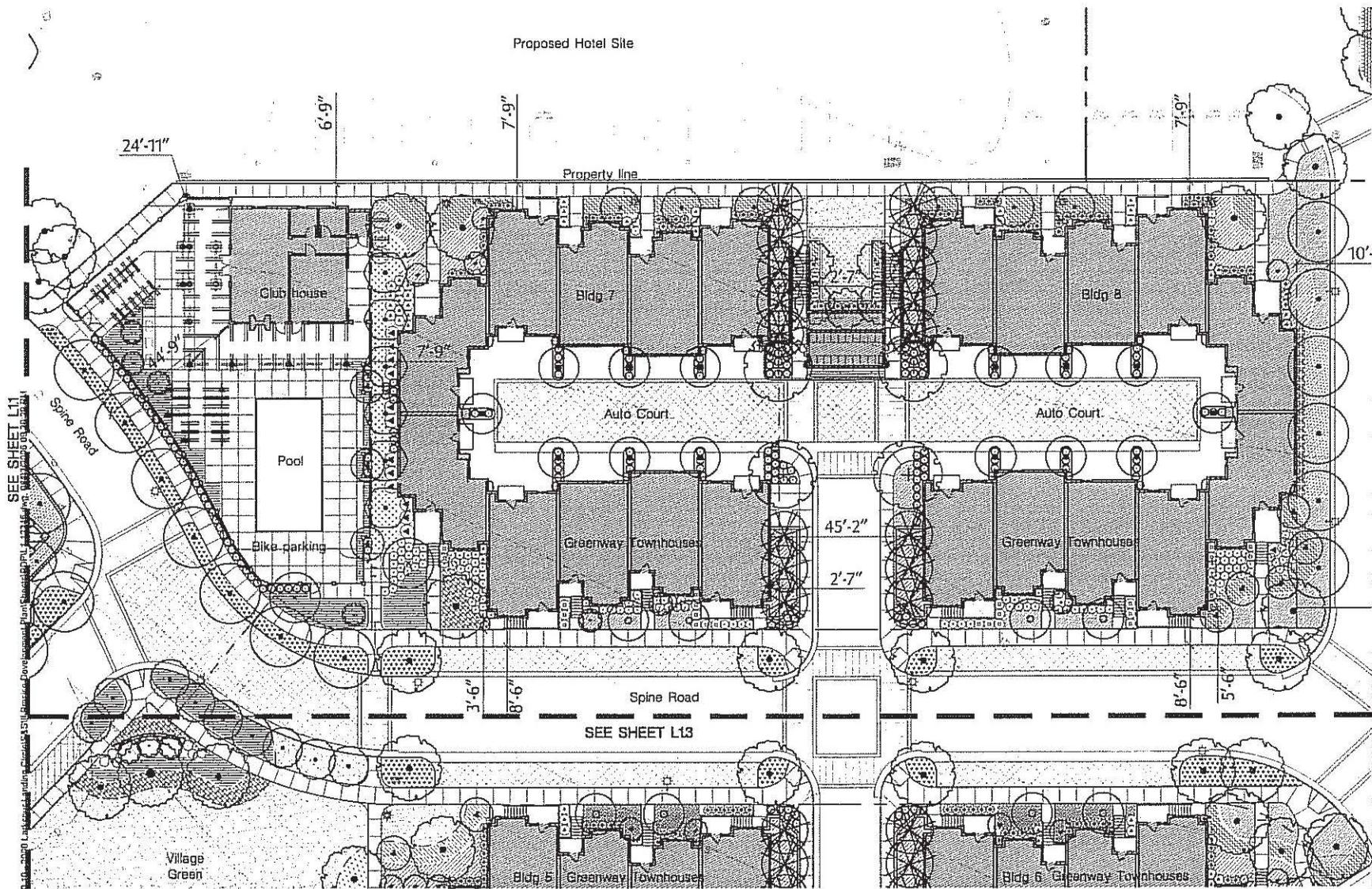
L13 - Landscape and Planting Plan
 2000 LARKSPUR LANDING CIRCLE
 LARKSPUR, CA



DATE 18 July 2006
 JOB NO. 9804020

SMITH & SMITH
 Landscape Architects
 Environmental Planners
 1101 North Point
 San Francisco, CA 94123
 TEL: 415-443-8132
 FAX: 415-443-8740
 www.smith.com

OCT 17 2006

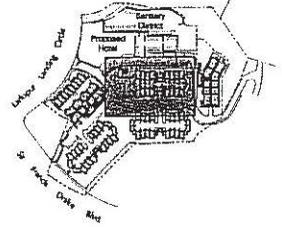


Legend

- Property Line
- Existing Tree Drip Line
- Existing Heritage Tree to Remain
- Existing Non-Heritage Tree to Remain
- Trash Pickup Location
- Decorative Monument Sign
- Header Board
- Stone Veneer Retaining Wall
- Roadway Light
- Bollard Light
- Wall Light
- Path Light
- Metal Guardrail
- Picnic Table
- Sidewalk
- Pedestrian Crosswalk
- Pre-Cast Pavers - Vehicular
- Pre-Cast Pavers - Pedestrian
- Pool Deck Paving
- Wood Deck
- Turf
- Gravel Paving

NOTES:
 1) Sheet orientation varies. See sheet L10
 2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L1.6



SHEET KEY

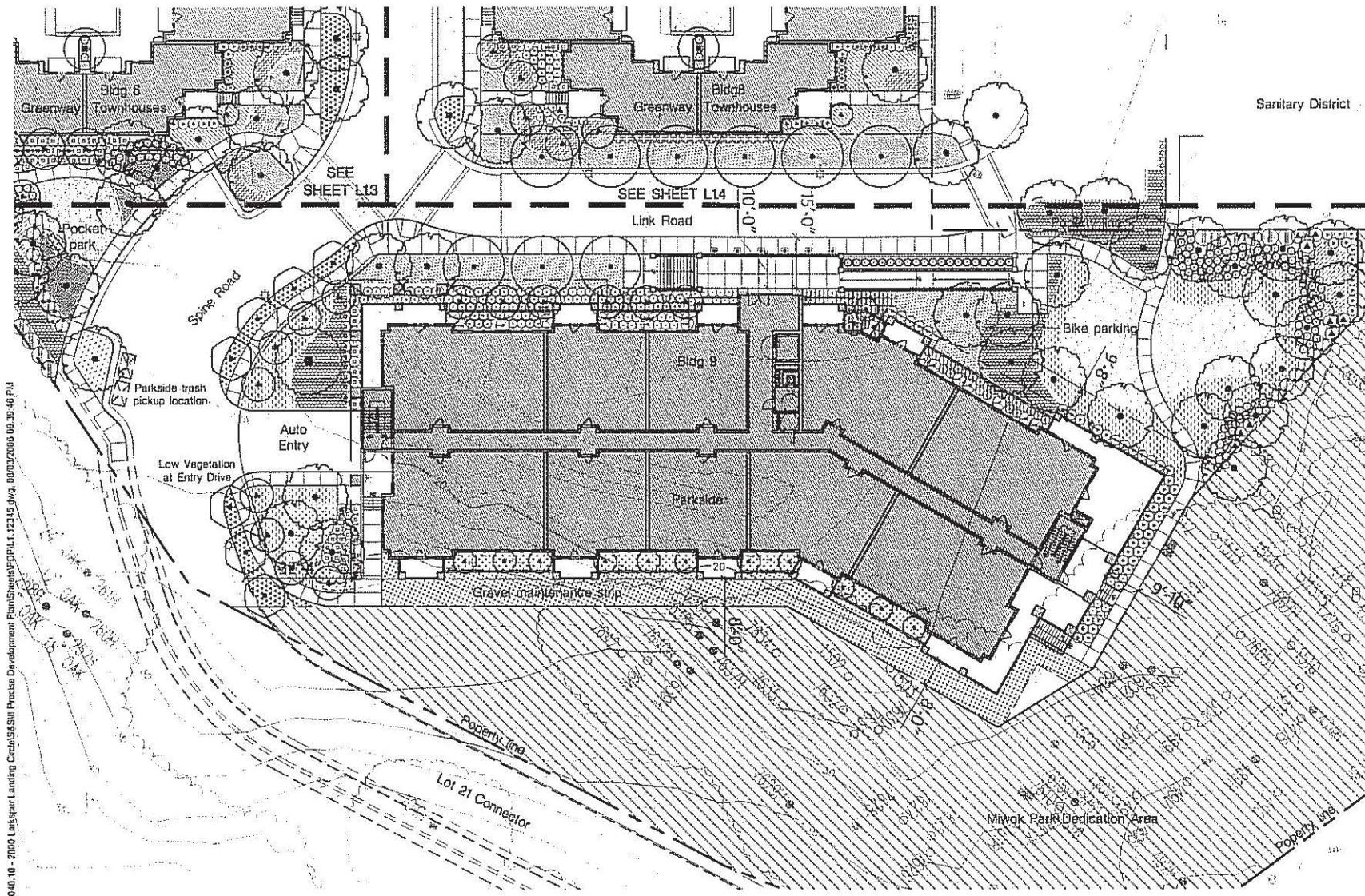
CAMPUS ST. JAMES LARKSPUR, LLC
 1348 4TH STREET, SUITE 200
 SAN RAFAEL, CALIFORNIA 94901

L14 - Landscape and Planting Plan
 2000 LARKSPUR LANDING CIRCLE
 LARKSPUR, CA

NORTH
 SCALE 1" = 30'-0"
 DATE: 18 July 2006
 JOB NO: 98040.20



OCT 17 2006

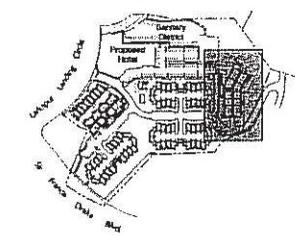


Legend

- Property Line
- - - Existing Tree Drip Line
- Existing Heritage Tree to Remain
- Existing Non-Heritage Tree to Remain
- ⊠ Trash Pickup Location
- ⌒ Decorative Monument Sign
- Header Board
- Stone Veneer Retaining Wall
- ⊠ Roadway Light
- ⊠ Bollard Light
- ⊠ Wall Light
- ⊠ Path Light
- ⊠ Metal Guardrail
- ⊠ Picnic Table
- Sidewalk
- Pedestrian Crosswalk
- ▨ Pre-Cast Pavers - Vehicular
- ▨ Pre-Cast Pavers - Pedestrian
- ▨ Pool Deck Paving
- ▨ Wood Deck
- ▨ Turf
- ▨ Gravel Paving

NOTES:
 1) Sheet orientation varies. See sheet L10
 2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L16



SHEET KEY

K:\Cadd\08\08040-10 - 2000 Larkspur Landing Circle\SS\III Preciso Development Plant\Sheet\PP\PL1 - 12145.dwg, 06/07/2006 09:39:40 PM

CAMPUS ST. JAMES LARKSPUR, LLC
 1348 4TH STREET, SUITE 200
 SAN RAFAEL, CALIFORNIA 94901

L15 - Landscape and Planting Plan
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA



 SCALE 1" = 30'-0"
 DATE 10 July 2006
 JOB NO: 98040.02

SMITH & SMITH
 Landscape Architects
 Environmental Planners
 1301 North Point
 San Francisco, CA 94123
 415-544-0312
 415-543-8740
 www.smith2.com

OCT 17 2006

PLANT LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY	REMARKS
TREES:				
	<i>Acer circinatum</i> * (Vine Maple)	15 GAL	33	MULTI
	<i>Acer macrophylla</i> * (Big-Leaf Maple)	24" BOX	12	STANDARD
	<i>Acer palmatum</i> 'Sango Kaku' (Coral Bark Maple)	24" BOX	7	LOW BRANCHING
	<i>Acer rubrum</i> (Red Maple)	24" BOX	27	STANDARD
	<i>Acer rubrum</i> 'Armstrong' (Armstrong Red Maple)	24" BOX	23	STANDARD
	<i>Aesculus californica</i> * (California Buckeye)	24" BOX	22	MULTI/ NATURAL
	<i>Arbutus</i> 'Marina' * (Strawberry Tree)	24" BOX	36	STANDARD
	<i>Betula nigra</i> (River Birch)	24" BOX	77	STANDARD
	<i>Cedrus atlantica</i> (Atlas Cedar)	36" BOX	2	STANDARD
	<i>Cercis occidentalis</i> * (Western Redbud)	24" BOX	54	MULTI/ NATURAL
	<i>Malus floribunda</i> (Flowering Crabapple)	24" BOX	22	STANDARD
	<i>Magnolia soulangeana</i> (Saucer Magnolia)	36" BOX	3	STANDARD
	<i>Magnolia stellata</i> (Star Magnolia)	24" BOX	15	MULTI/ NATURAL
	<i>Prunus cerasifera</i> 'Krauter Vesuvius' (Flowering Cherry)	24" BOX	27	STANDARD
	<i>Pyrus calleryana</i> 'Chanticleer' (Chanticleer Callery Pear)	24" BOX	42	STANDARD
	<i>Quercus agrifolia</i> * (Coast Live Oak)	36" BOX	113	MULTI/ NATURAL
	<i>Quercus suber</i> (Cork Oak)	36" BOX	12	STANDARD
	<i>Salix lasiolepis</i> * (Arroyo Willow)	24" BOX	13	MULTI/ NATURAL

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY	REMARKS
SHRUBS:				
	<i>Agave attenuata</i> (Fox Tail Agave)	5 GAL	16	30" O.C.
	<i>Arbutus undedo</i> 'Compacta' * (Compact Strawberry Bush)	15 GAL	40	36" O.C.
	<i>Grevillea rosmarinifolia</i> 'Scarlet Sprinkles' (Grevillea)	5 GAL	409	30" O.C.
	<i>Ceanothus</i> 'Skylark' * (Skylark Ceanothus)	5 GAL	203	36" O.C.
	<i>Ceanothus</i> 'Concha' * (Concha Ceanothus)	15 GAL	39	48" O.C.
	<i>Cornus sericea</i> * (Creek Dogwood)	5 GAL	78	60" O.C.
	<i>Garrya elliptica</i> * (Coast Silk Tassel)	15 GAL	46	60" O.C.
	<i>Rhamnus californica</i> 'Eve Case' * (Coffeeberry)	5 GAL	29	48" O.C.
	<i>Westringia fruticosa</i> 'Smokey' (Westringia)	5 GAL	274	30" O.C.
	<i>Ribes sanguineum</i> * (Flowering Currant)	15 GAL	185	36" O.C.
	<i>Sarcococca ruscifolia</i> (Fragrant Sarcococca)	5 GAL	256	30" O.C.
	<i>Phormium</i> 'Alopecuroides' 'Compacta' (Monrovia Red Flax)	5 GAL	482	30" O.C.
GROUNDCOVERS:				
	<i>Arctostaphylos</i> 'Emerald Carpet' * (Bearberry)	5 GAL	525	30" O.C.
	<i>Heuchera</i> 'Palace Purple' * (Palace Purple Coral Bells)	1 GAL	1,600	12" O.C.
	<i>Ceanothus</i> 'Joyce Coulter' * (Ceanothus Joyce Coulter)	5 GAL	1,500	30" O.C.
	<i>Mahonia repens</i> * (Creeping Mahonia)	1 GAL	530	18" O.C.
	<i>Fragaria chilensis</i> * (Beach Strawberry)	FLATS	6,250	9" O.C.
	<i>Escholzia californica</i> * (California Poppy)	FLATS	2,700	12" O.C.
	<i>Laysia platyglossa</i> * (Tidy Tips)	FLATS (MIX)		
	<i>Nemophila menziesii</i> * (Baby Blue Eyes)	FLATS		
FERNS:				
	<i>Dryopteris arguta</i> * (California Wood Fern)	5 GAL	1,600	24" O.C.
	<i>Polystichum munifolium</i> * (Sword Fern)	5 GAL	81	30" O.C.
	<i>Woodwardia araliola</i> * (Netted Chain Fern)	5 GAL	26	30" O.C.

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY	REMARKS
VINES:				
	<i>Parthenocissus tricuspidata</i> (Boston Ivy)	5 GAL	47	
	<i>Wistaria sinensis</i> (Chinese Wisteria)	5 GAL	17	
PERENNIALS:				
	<i>Achillea millefolium</i> * (Common Yarrow)	1 GAL	2,300	9" O.C.
	<i>Lavandula angustifolia</i> 'Munstead' (Munstead Lavender)	1 GAL	560	24" O.C.
	<i>Iris douglasiana</i> * (Douglas Iris)	1 GAL	325	24" O.C.
	<i>Penstemon</i> 'Margarita BOP' * (Foothill Penstemon)	1 GAL	150	18" O.C.
GRASSES:				
	<i>Carex tumucicola</i> * (Berkeley Sedge)	1 GAL	500	24" O.C.
	<i>Leymus condensatus</i> * 'Canyon Prince' (Canyon Prince Wild Rye)	1 GAL	500	30" O.C.
	<i>Juncus patens</i> * (Rush)	1 GAL	675	24" O.C.
	<i>Muhlenbergia rigens</i> * (Deer Grass)	5 GAL	580	30" O.C.
TURF:				
	TURF <i>Carex pansa</i> * (California Meadow Sedge)			

* Denotes native species

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CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L16 - Plant Legend
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO. 9804020

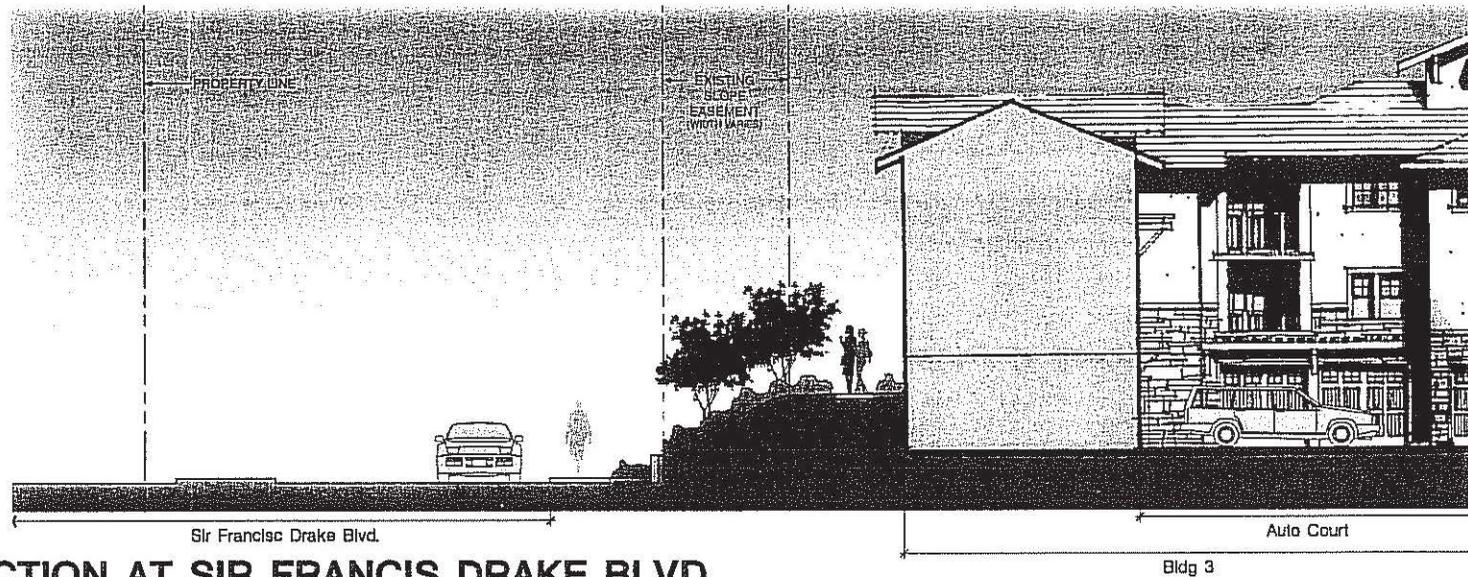


OCT 17 2006



1 BUILDING 3 - SOUTH ELEVATION

N.T.S.



2 SECTION AT SIR FRANCIS DRAKE BLVD

N.T.S.

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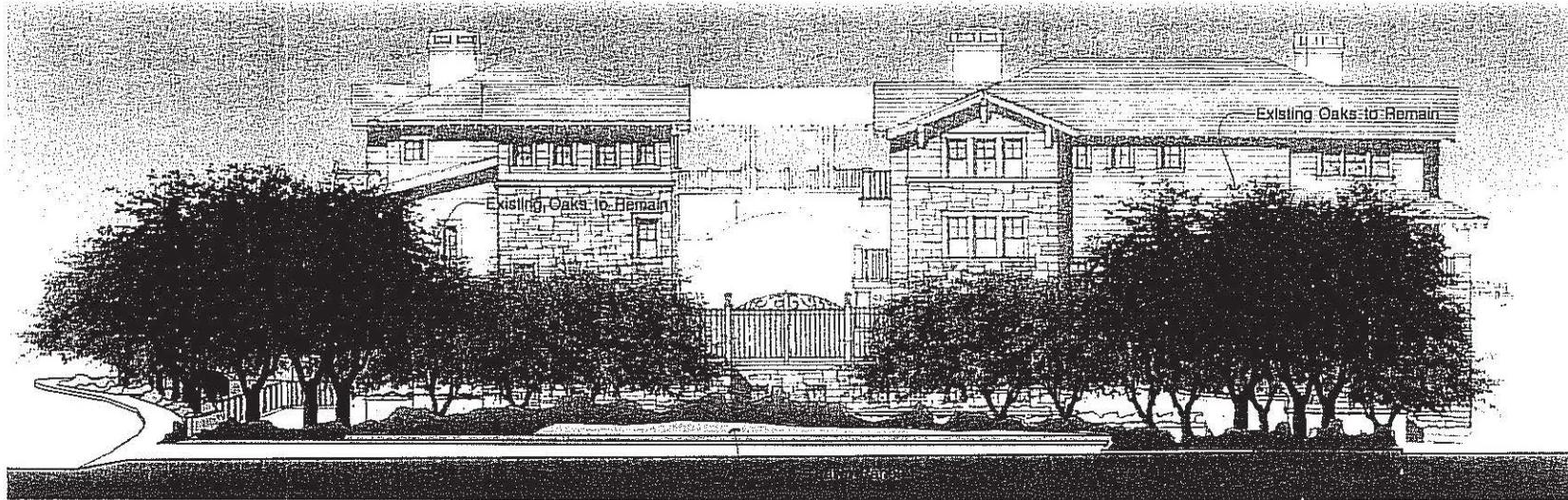
CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L21 - Landscape Elevations
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE: 10 July 2006
JOB NO: 9604020

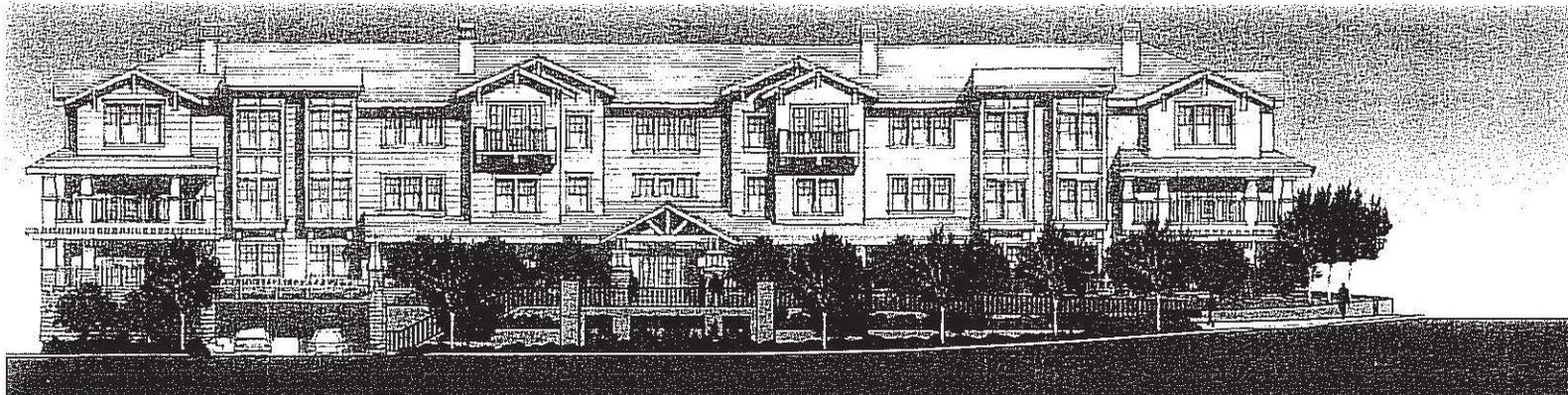


OCT 17 2006



3 TAM VIEW - SOUTH ELEVATION

N.T.S.



4 TAM VIEW - EAST ELEVATION

N.T.S.

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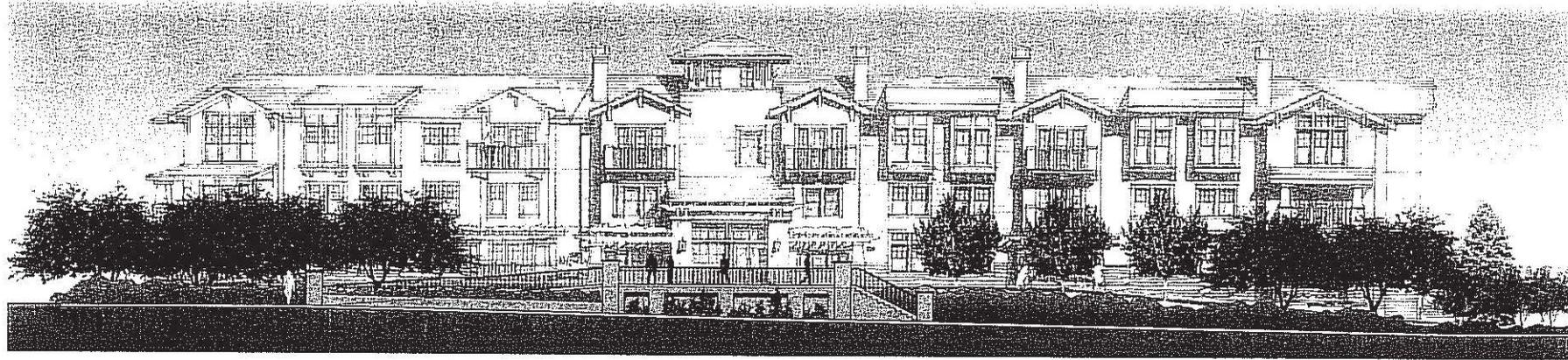
CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L22 - Landscape Elevations
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO: 9804020

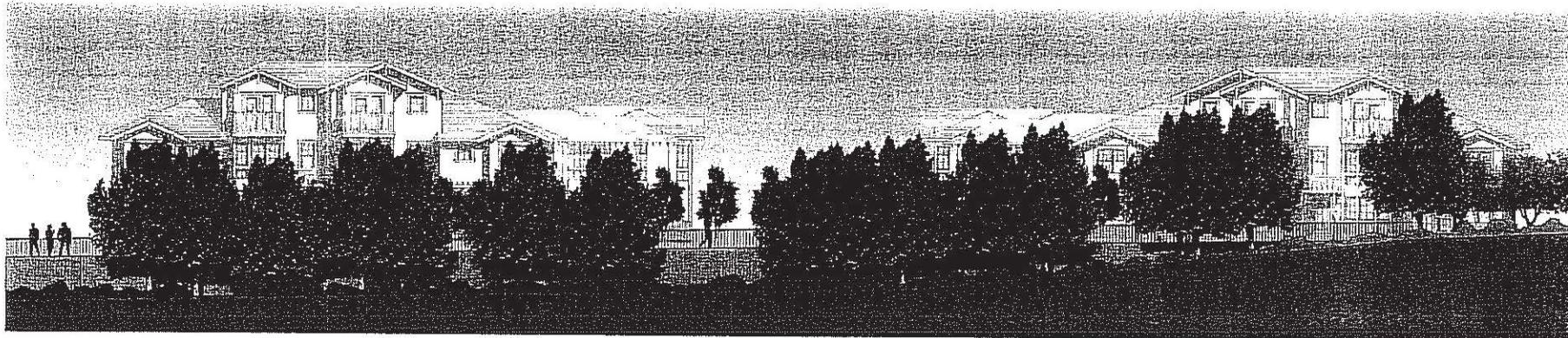


OCT 17 2006



5 PARKSIDE - WEST ELEVATION

N.T.S.



6 BUILDINGS 5 & 6 - SOUTH ELEVATION

N.T.S.

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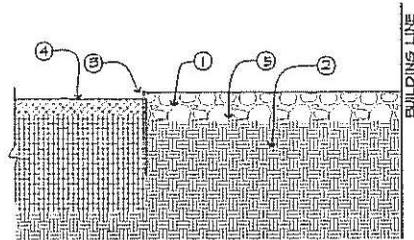
CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L23 - Landscape Elevations
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE: 18 July 2006
JOB NO: 9804020

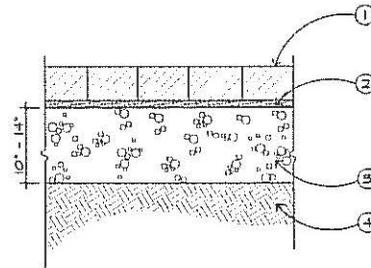


OCT 17 2006



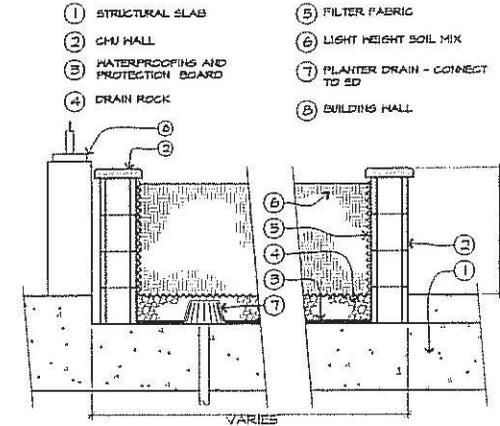
- ① GRAVEL #X GREY WASH RIVER ROCK X-X"
- ② SUBGRADE - COMPACT UPPER 8" TO 90%
- ③ RYERSON STEEL HEADER - 1/2" X 4" WITH STAKE
INSTALL PER MFG SPECIFICATIONS
- ④ PLANTED AREA
- ⑤ INSTALL BIOBARRIER II WEED CONTROL FABRIC BY REEMAY
PER MANUFACTURER'S SPECIFICATIONS, BGO-2B-4-21BQ
WWW.BIOBARRIER.COM OR APPROVED EQUAL

GRAVEL MAINTENANCE STRIP NTS

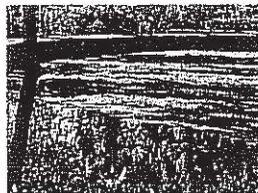


- ① PRE-CAST UNIT PAVER
- ② 1" SAND SETTING BED
- ③ COMPACTED AGGREGATE BASE
- ④ COMPACTED SUBGRADE

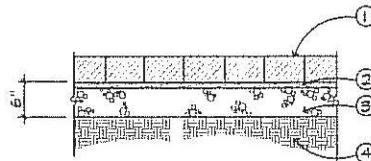
UNIT PAVERS - VEHICULAR NTS



PLANTER WALL ON PODIUM NTS

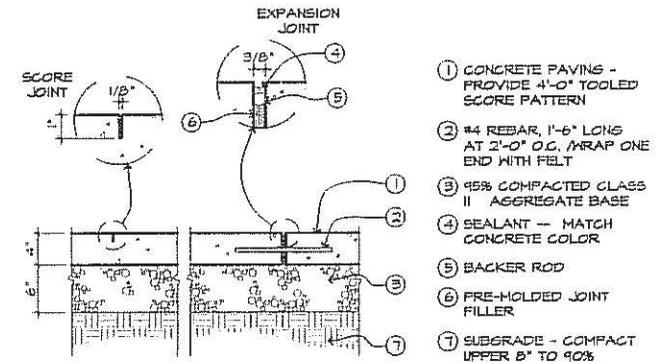


STONE VENEER RETAINING WALL



- ① CONCRETE UNIT PAVER - ABUT JOINTS
BRUSH SAND INTO JOINTS
- ② 1" SAND SETTING BED
- ③ COMPACTED AGGREGATE BASE
- ④ COMPACTED SUBGRADE

UNIT PAVERS - PEDESTRIAN



PEDESTRIAN CONCRETE PAVING NTS

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CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

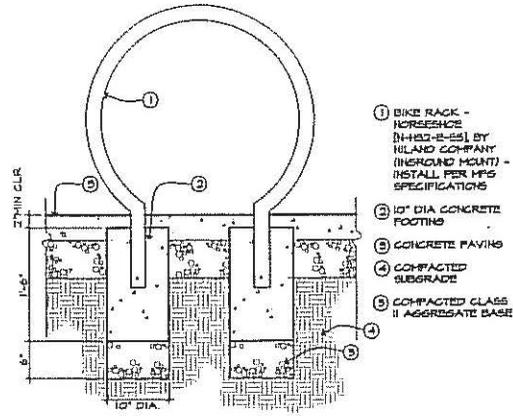
L3.1 - Landscape Details and Furnishings
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO: 9804020

SMITH & SMITH
LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS
1501 North Point
San Francisco, CA 94113
TEL: 415-245-0337
FAX: 415-543-9740
WWW.LANDSCAPE.COM

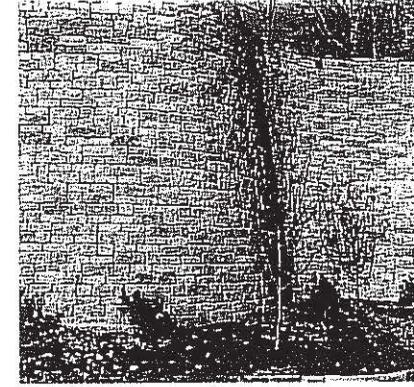
OCT 17 2006

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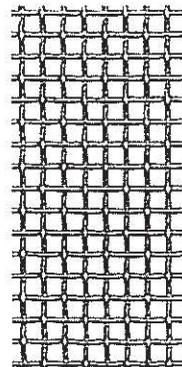
- ① BIKE RACK -
HORESENCE
[H-183-R-ES] BY
ISLAND COMPANY
(INGROUND MOUNT) -
INSTALL PER MFG
SPECIFICATIONS
- ② 10" DIA CONCRETE
FOOTING
- ③ CONCRETE PAVING
- ④ COMPACTED
SUBGRADE
- ⑤ COMPACTED CLASS
II AGGREGATE BASE

BIKE RACK

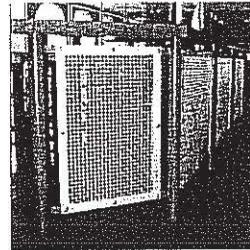


Versa-Lok
Color: Mojave

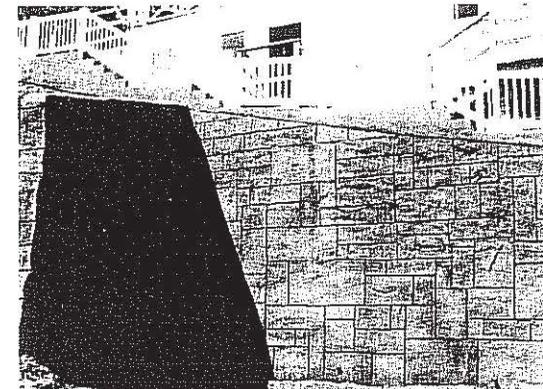
BLOCK WALL ELEVATION



Woven wire mesh
(McNichols Co.)
0.80 gauge wire



METAL GUARD RAIL



SOIL NAIL WALL ELEVATION

CAMPUS ST. JAMES LARKSPUR, LLC
134B 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

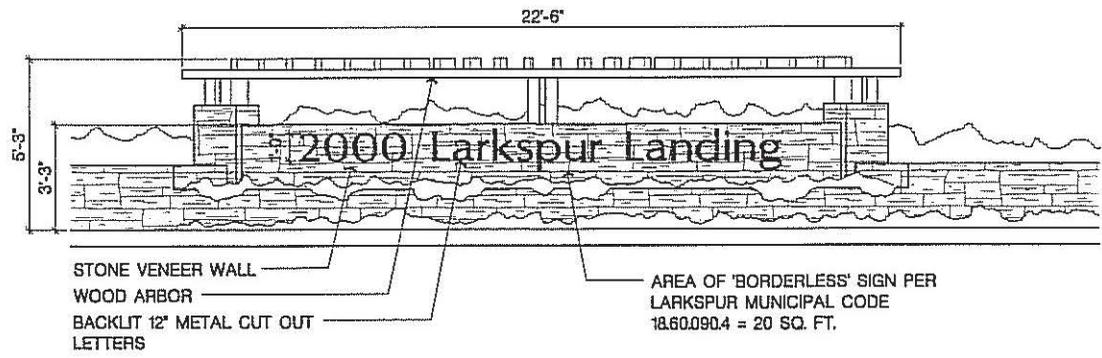
L32 • Landscape Details and Furnishings
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO. 9804020

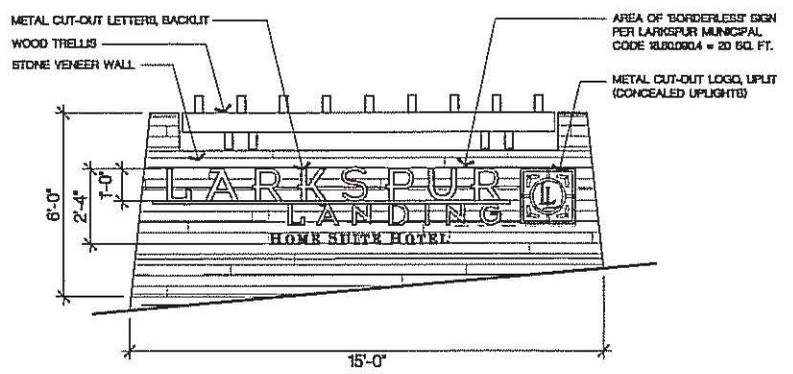
SMITH & SMITH
Landscape Architects
Environmental Planners
1501 North Point
San Francisco, CA, 94112
TEL: 415-741-6332
F: 415-449-3740
www.smith2.com

OCT 17 2006

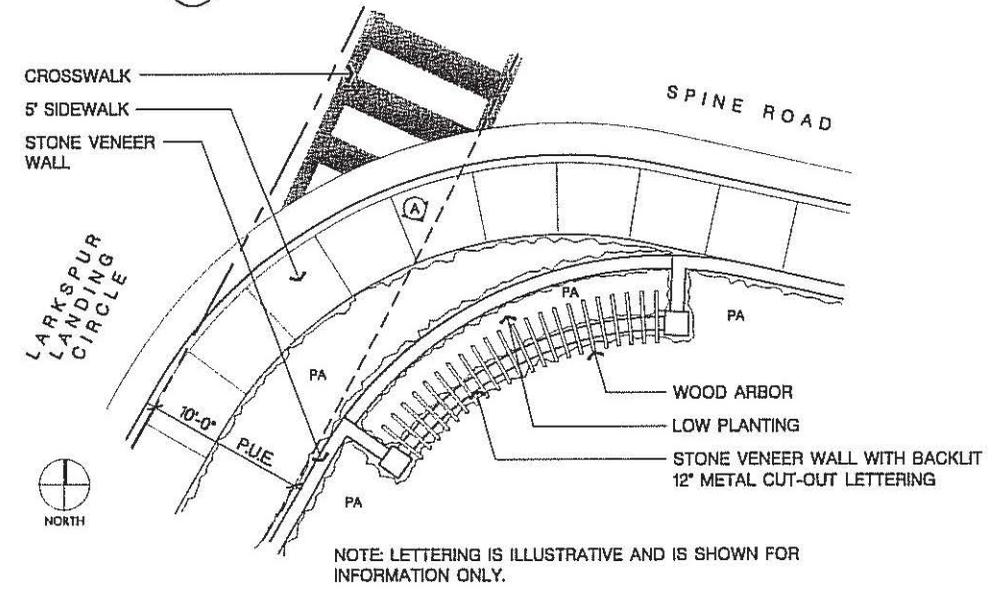
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ENTRY SIGN ELEVATION Scale: 1/4" = 1'-0"



REMOTE HOTEL SIGN Scale: 1/4" = 1'-0"



ENTRY SIGN PLAN Scale: 1/8" = 1'-0"

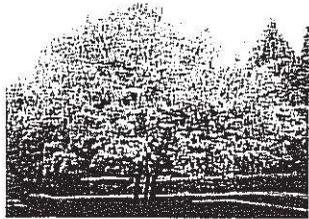
CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L33 - Signage Details
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO: 9804020



OCT 17 2006



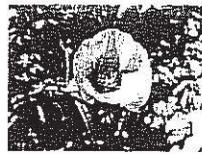
Malus floribunda
(Flowering Crabapple)



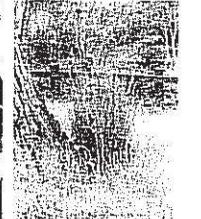
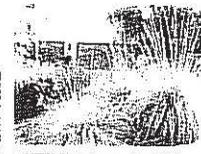
Dryopteris arguta
(California Wood Fern)



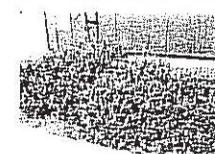
Polystichum munilum
(Western Sword Fern)
Woodwardia areolata
(Netted Chain Fern)



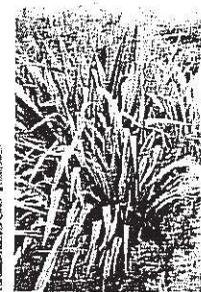
Eschscholzia californica
(California Poppy)
Layia platyglossa
(Tidy Tips)
Nemophila menziesii
(Baby Blue Eyes)



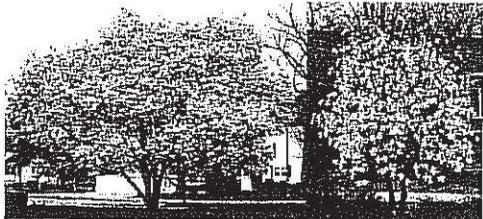
Juncus patens
(Rush)
Muhlenbergia rigens
(Deer Grass)



Grevillea rosmarinifolia
'Scarlet Sprite'
(Grevillea)
Westringia fruticosa 'Smokey'
(Westringia)

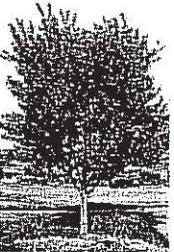


Phormium 'Atropurpureum Compacta'
(Manrovia Red Flax)

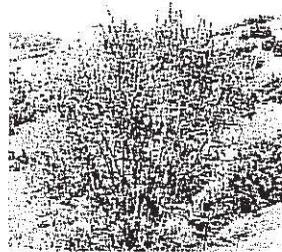


Magnolia soulangiana
(Saucer Magnolia)

Magnolia stellata
(Star Magnolia)



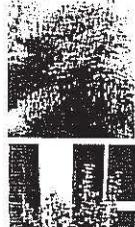
Prunus cerasifera 'Krauter Vesuvius'
(Flowering Cherry)



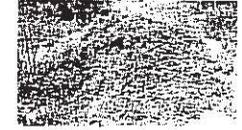
Cercis occidentalis
(Western Redbud)



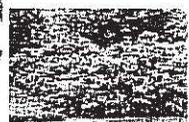
Ceanothus 'Concha'
(Concha Ceanothus)
Rhamnus californica
'Eye Case'
(Coffeeberry)
Garrya elliptica
(Coast Silk Tassel)



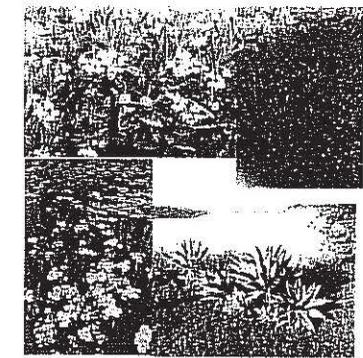
Ceanothus 'Skylark'
(Skylark Ceanothus)
Ribes sanguineum
(Flowering Currant)



Heuchera 'Palace Purple'
(Palace Purple Coral Bells)
Aristostaphylos 'Emerald Carpet'
(Bearberry)
Ceanothus 'Joyce Coulter'
(Ceanothus Joyce Coulter)



Fragaria chiloensis
(Beach Strawberry)
Mahonia repens
(Creeping Mahonia)

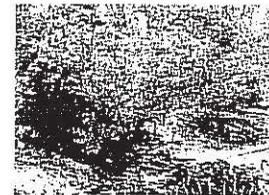


Arbutus undedo 'Compacta'
(Compact Strawberry Bush)
Achillea millefolium
(Common Yarrow)

Lavandula angustifolia 'Munstead'
(Munstead Lavender)
Agave attenuata
(Fox Tail Agave)



Cornus sericea
(Creek Dogwood)



Salix lasiolepis
(Arroyo Willow)

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CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

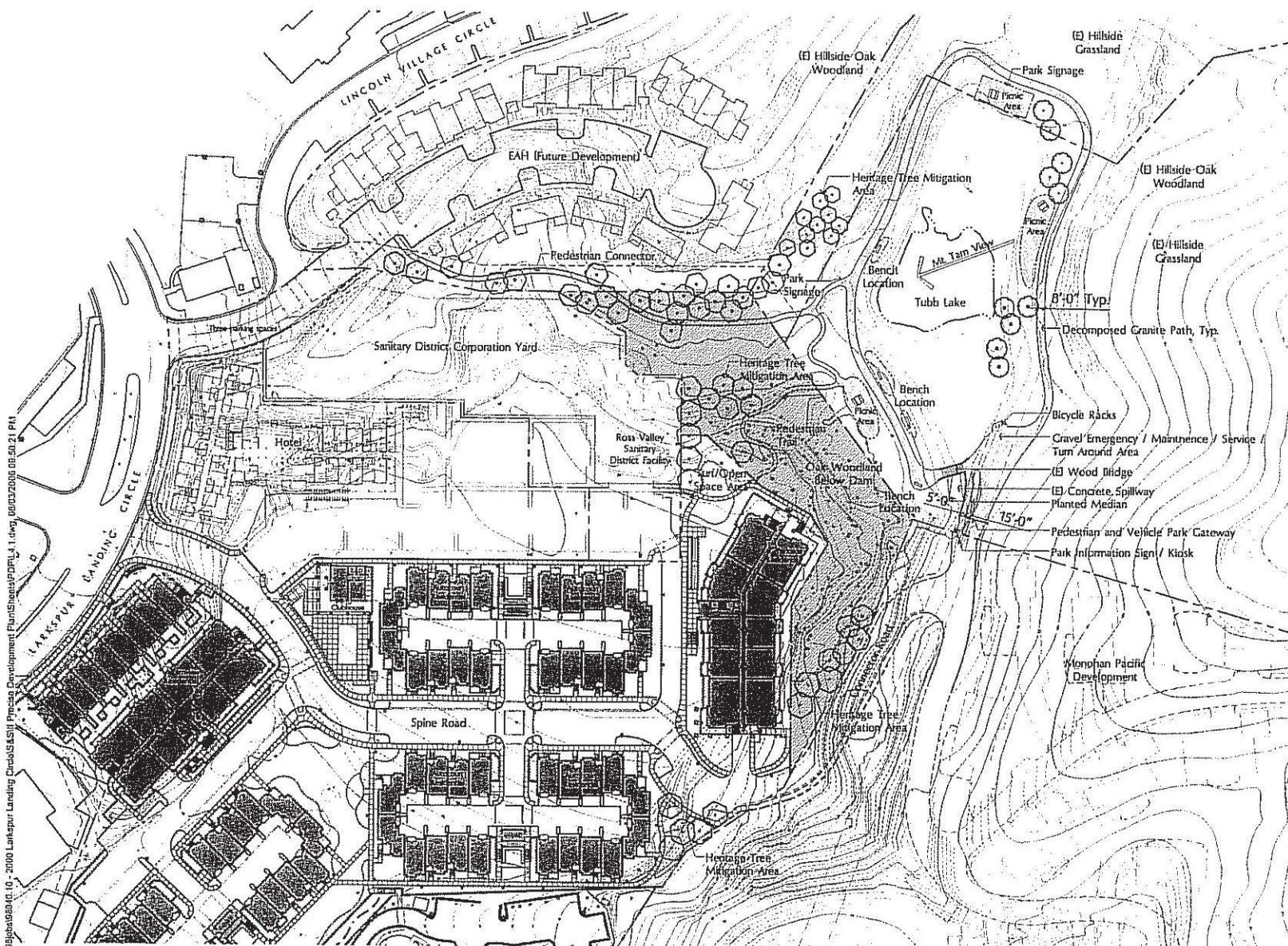
L35 - Plant Materials
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 10 July 2006
JOB NO: 9804020

SMITH & SMITH
Landscape Architects
Environmental Planners
1501 North Point
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F 415-543-9710
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Tree Mitigation Table

Heritage Tree Loss	
Living Heritage Trees removed - Trunk caliper > 10 inches & < 25 inches	16
Living Heritage Trees removed - Trunk caliper < 10 inches	6
Total	22

Heritage Tree Mitigation by Size and Species

24-inch box Quercus agrifolia	13 (22%)
15 gallon Quercus agrifolia	25 (51%)
5 gallon Quercus agrifolia	10 (12%)
15 gallon Oak alba trees	5 (7%)
15 gallon Saw palmetto	5 (7%)
Total	58

Heritage Tree Mitigation by Location

On site (including all Mitigation Plan description area)	37 (54%)
In trail easement	6 (12%)
In Access Pads	23 (34%)
Total	66

Trees are to be caged and watered through at least the first two dry seasons after they are installed. A seven-year monitoring plan will be developed to ensure the health of the trees and to maintain the cages and the irrigation system.

Legend

	Park Dedication Area
--	----------------------

- Notes**
1. Tree mitigation measures are per Ordinance No. 948 - Exhibit A, Development Standard 9.2.
 2. Tree request-size parking spaces are provided on Lincoln Village Circle for use by visitors to Mewick Park per Ordinance No. 948 - Exhibit A, Development Standard 9.2.
 3. Blue racks are provided at the entrance to Mewick Park per Ordinance No. 948 - Exhibit A, Development Standard 9.2.
 4. A decomposed granite path and signage is provided around Tubbs Lake per Ordinance No. 948 - Exhibit A, Development Standard 10.C.1.
 5. Tree sizes indicated are for trees required by heritage tree mitigation survey. For sizes of all other trees see sheet L1.6.

CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L4.1 - Biological and Tree Mitigation Plan
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

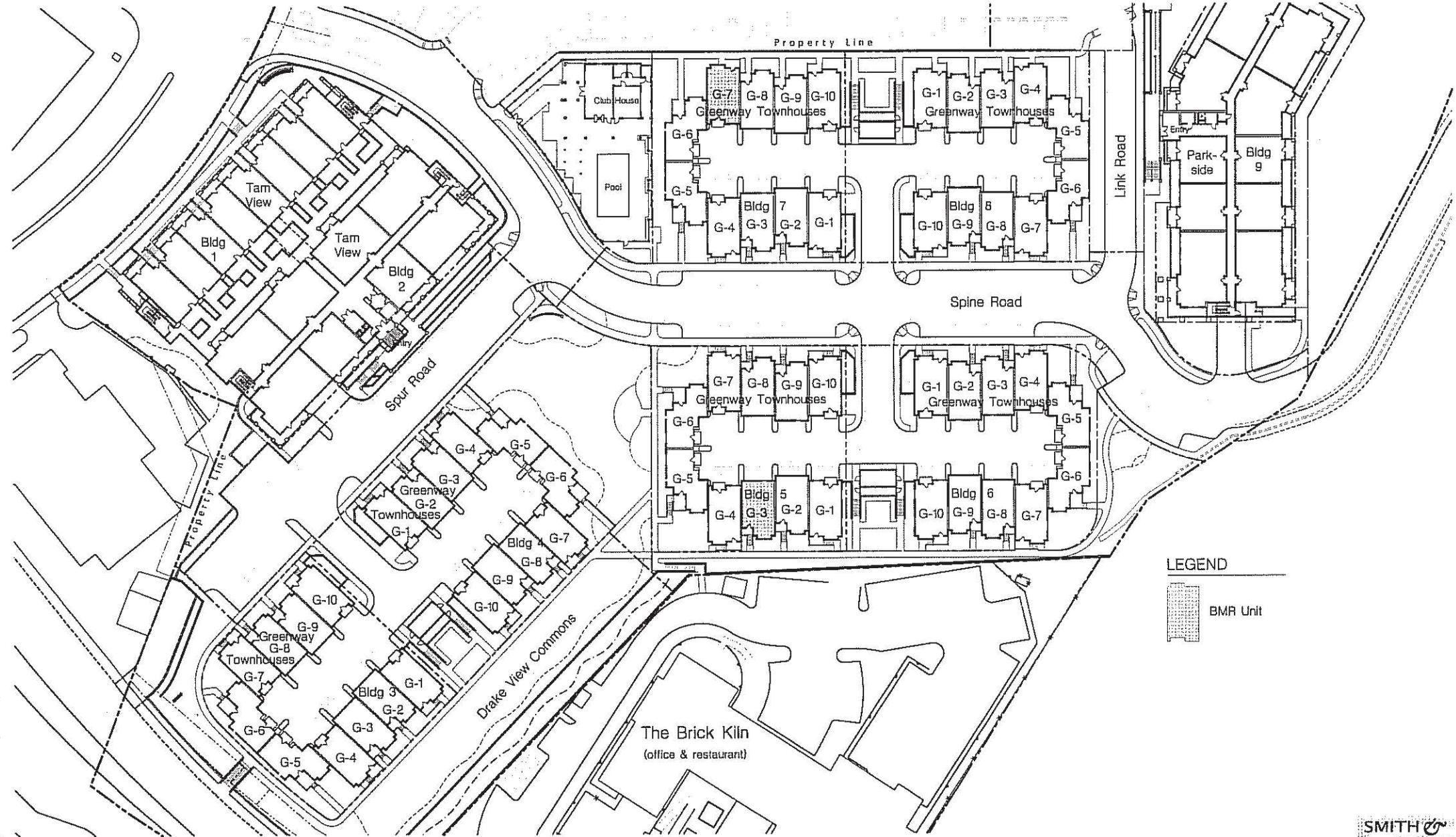
NORTH

DATE: 18 July 2006
JOB NO: 9904020

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415.543.0742
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LEGEND

 BMR Unit



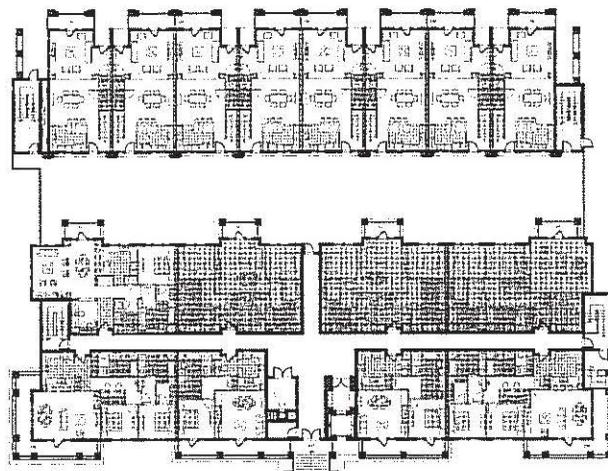
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DATE 18 July 2006
JOB NO: 9804020

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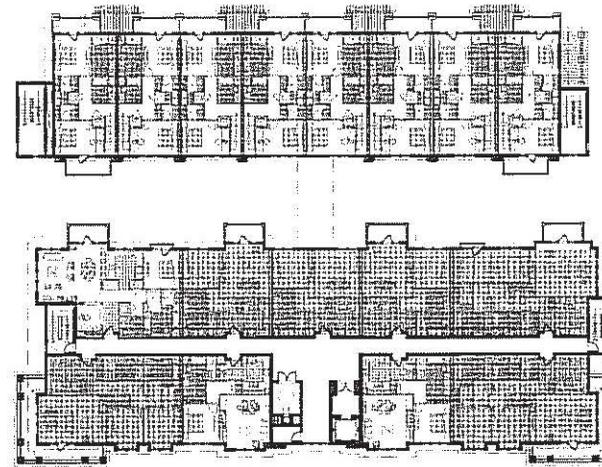
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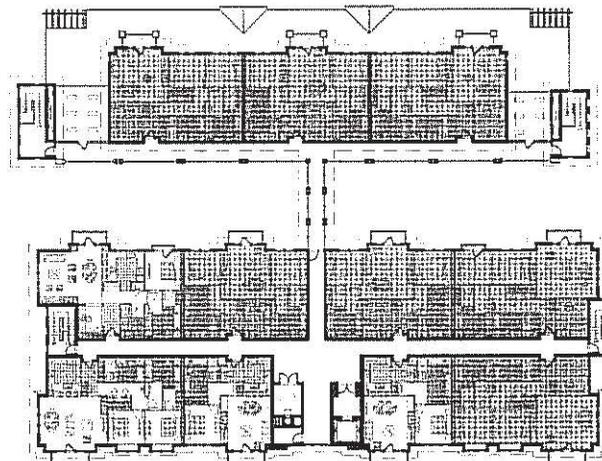
Greenway BMR Unit Location Plan
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

 = BMR UNIT

BMR LOCATION PLAN



A2.1.6

N.T.S.

18 JULY 06
PROJECT NO: 42012

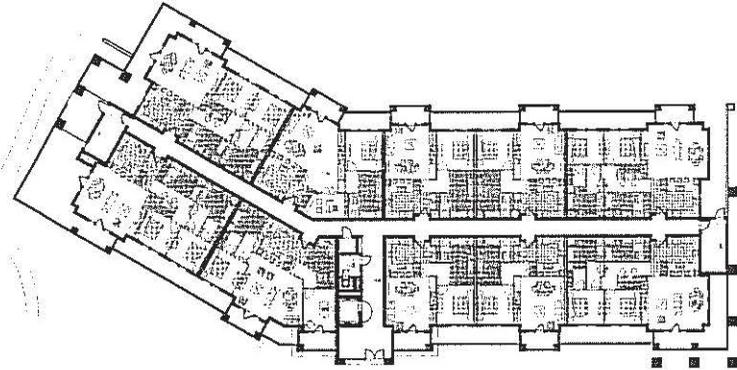
TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

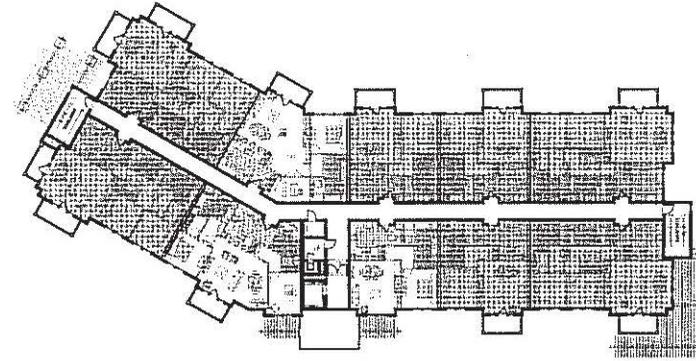
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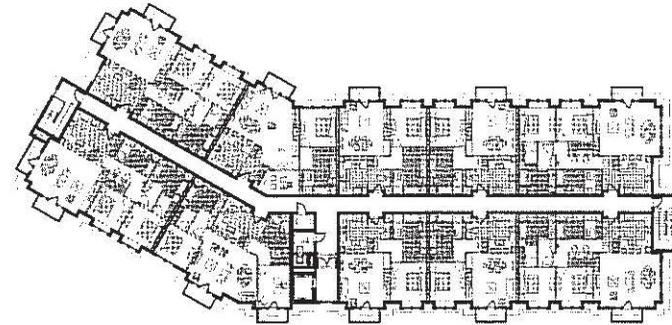
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

 = BMR UNIT

BMR LOCATION PLAN



A2.2.6

N.T.S.

PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

18 JULY 06
PROJECT NO: 42012

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OCT 17 2006

ORDINANCE NO. 951
EXHIBIT C

**PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW
FOR THE RESIDENTIAL COMPONENT OF THE 2000 LARKSPUR LANDING
CIRCLE PROJECT PRELIMINARY DEVELOPMENT PLAN
FINDINGS, DEVELOPMENT STANDARDS AND CONDITIONS OF
APPROVAL**

FINDINGS

Precise Development Plan

1. **That the Precise Development Plan for the residential component of the 2000 Larkspur Landing Circle Project is in conformance with the General Plan of the City.** The Precise Development Plan for the residential component of the Project is substantially in conformance with the Preliminary Development Plan, Ordinance No. 948, and the proposed amendments to Ordinance 948 contained herein. A detailed discussion of General Plan conformance is provided in detail in the record, including the Planning Commission Staff Report dated July 19, 2005.
2. **That the Precise Development Plan for the residential component of the 2000 Larkspur Landing Circle Project is found to be in conformance with the Preliminary Development Plan for 2000 Larkspur Landing Circle Project.** The Precise Development Plan for the residential component of the 2000 Larkspur Landing Circle Project is found to be in substantial conformance with the Preliminary Development Plan, Ordinance No. 948, and the proposed amendments to Ordinance 948 contained herein. A detailed discussion of conformance is provided in detail in the record, including the Planning Commission Staff Report dated October 23, 2006.
3. **That the proposed P-D district, or a given phase thereof, can be substantially completed within four years of the establishment of the P-D district.** The applicants have indicated a desire to proceed with the project upon receiving entitlements from the City. All elements of the project could be completed within four years.
4. **That each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not adequately be achieved under other zoning districts.** As demonstrated by this application, the residential component of the Project can exist as a separate unit capable of creating an environment of sustained desirability and stability.
5. **That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D districts.** The traffic analysis prepared for the project by Dowling Associates, Inc. (dated November 20, 2003 and updated in an Addendum letter dated April 29, 2004), is still applicable and valid for the residential component of the Project. The analysis concluded that the project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system, and would not result in a project-specific traffic impact.
6. **That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed residential development.** The subject residential component of the Project is still an infill site, surrounded by properties that are either developed, are under construction, or a part of the same Preliminary Development Plan area. Therefore, it is not anticipated that the surrounding properties will be subject to rezoning. The redesigned project proposal provides additional open space and buffering between the residential and non-

residential uses, thereby avoiding potential impacts, and allowing the two uses to co-exist on the project site.

7. **That existing or proposed utility services are adequate for the population densities proposed.** The project has not been significantly altered from the Preliminary Development Plan such that the utility companies should not be able to adequately serve the proposed development.

Design Review

1. **Criteria.** The proposed structure or alteration is substantially in conformance with LMC 18.64.050, **Criteria for Approval of Applications.** The proposed development has been reviewed with regard to the criteria for approval listed in Section 18.64.050 and found to be consistent. As discussed in detail in the Staff Report to the Planning Commission dated October 24, 2006, the proposed site plan, building elevations and landscape plan reflect an attractively designed project that will blend with the surrounding development as well as its natural setting.
2. **Compatibility with Neighbors.** The height, elevations, and placement of the site of the proposed structure or addition are consistent with the prevailing neighborhood architectural character and scale and with the existing pattern of development in the neighborhood and/or commercial area. Further, the proposed structure or addition avoids significant and unreasonable loss or interference with privacy, light, solar access, and prominent scenic views (i.e. views of hillsides, Mt. Tamalpais, and San Francisco Bay from primary living areas.) Great care has been taken to ensure that the project will maintain views both on- and off-site. Buildings have been placed on the site to preserve views of Mt. Tamalpais from Tubb Lake and Miwok Park, while orienting units to take advantage of spectacular views towards Mt. Tamalpais, San Francisco Bay and the ferry terminal, and surrounding hillsides.
3. **Bulk.** The orientation and scale of the proposed structure or addition in relation to the immediate neighborhood minimizes the perception of excessive bulk. The proposed structure or addition employs architectural features and details, which minimize, rather than accentuate, the prominence of the structure. Buildings have been located on the site and in relationship to each other to minimize appearances of mass and bulk. Buildings have been designed to sit into the terrain, with subterranean parking. The use of a variety of colors and finishes as well as building fenestrations and design details will avoid large unbroken architectural planes.
4. **Overall Design.** Architectural features of multiple structures, additions, or design elements combine together in an attractive and visually cohesive manner. Further, the overall composition of the proposed structures is compatible with and complements the historic, architectural, and/or aesthetic character of the neighborhood or commercial area. These considerations include, but are not limited to, the structure's architectural style. Size and design quality, use of building materials, and similar elements (e.g., relative to residential development, garage location, garage doors, (number and size), window styles, front porches or entry stoops). The project design includes a variety of architectural styles found in Larkspur, providing a modern interpretation of the historical bungalow and craftsman styles. The proposed designs incorporated authentic building elements such as stoops, porches, balconies, courtyards, arbors, trellises, bay windows and a variety of roof forms, including traditional gables and Dutch gables. Exterior finishes for all the residential buildings included stone and brick accents to link these buildings to the site's history of brick making and stone quarrying.
5. **Other Plans and Regulations.** The project is consistent with any applicable specific area, or precise plans and conforms to the standards and regulations of all applicable provisions of the Larkspur Municipal Code. The Design Review application has been found to be consistent with the Preliminary Development Plan

and Precise Development Plan for the 2000 Larkspur Landing Circle Project. The project has been reviewed for consistency with the Larkspur Municipal Code, and with the granting of exceptions as described in detail in the Planning Commission Staff Reports dated July 19, 2005 and October 24, 2006, the project is consistent with the provisions of the Larkspur Municipal Code, including the Zoning Ordinance. A detailed discussion of General Plan conformance is provided in detail in the public record for this project, including the Planning Commission Staff Report dated July 19, 2005.

6. **Public Health, Safety and Welfare.** For multi-unit residential, mixed-use or nonresidential projects, the location, size, design, and characteristics of the proposed structure(s) are compatible with and will not be detrimental to the public health, safety and welfare of the persons residing in or working in the proposed structures or in developments adjacent to the proposed project. This includes the layout of the structures, parking, circulation, pathways, landscaping, and other amenities proposed for the site. The project has been designed to promote the health, safety and welfare of the project residents as well as those visiting the site. Open space for the residents would be provided in private patios, balconies, semi-private courts and paseos and gardens. Open green spaces between residential buildings incorporate pedestrian pathways. Residential clusters have been oriented to maximize views from individual units of Mount Tamalpais, Corte Madera Creek, the hills surrounding Miwok Park, and ferry activity at the Golden Gate ferry terminal. A greenway is proposed along the southeast boundary of the site, between the residential structures and the Brick Kiln. This landscape buffer will maintain views to and from the Brick Kiln, the ferry terminal and the Drake statue. In addition, the proposed development includes a clubhouse with swimming pool, for use by all project residents. This community facility would be located at the heart of the residential development, at the intersection of Spine Road and Spur Road. The proposed location is very appropriate for a community facility, providing an attractive, inviting entry to the project and a convenient location with easy access for all project residents. Solar panels are proposed to heat the swimming pool.

DEVELOPMENT STANDARDS

(Note: The following development standards are revised from the Preliminary Development Plan, Ordinance No. 948, to reflect the Amended Preliminary Development Plan, the Precise Development Plan, and Design Review for the residential component of the 2000 Larkspur Landing Circle Project.)

1. Purpose of P-D District

- a. To provide an attractive entryway at the eastern gateway to the City.
- b. To promote development of both market rate and below-market rate housing by allowing increased density.
- c. To promote development of a variety of housing types within the City.
- d. To protect environmental resources by clustering development.

2. Regulations Established

For purposes of complying with section 18.55.020 (3) of the Zoning Ordinance, the uses proposed for 2000 Larkspur Landing Circle Preliminary Development Plan are deemed to be most similar to the R-3, Third Residential District for the residential portion of the development. Except as otherwise specified herein, the regulations applicable to properties zoned R-3, Third Residential District, as listed in Chapter 18.32 of the City of Larkspur Municipal Code shall apply to the residential component of the 2000 Larkspur Landing Circle Project.

3. **Permitted Uses.** The following uses are permitted in the Precise Development Plan area for the residential component of the 2000 Larkspur Landing Circle Project:

- a. 126 multi-family residential dwelling units in nine structures. At least twenty-five of the units shall be affordable pursuant to Chapter 18.31 of the Larkspur Municipal Code.
 - b. Accessory buildings and uses, including home occupations.
 - c. Community clubhouse.
 - d. Public utility buildings and uses.
4. **Building Height Limit.** An exception to allow residential structures to a height of 55 feet. The maximum height of the clubhouse building shall be 17 feet.
 5. **Floor Area Ratio.** An exception to allow a floor area ratio of .85 for the residential portion of the project.
 6. **Setbacks.** Setbacks shall be as shown on Project Plan Sheet A-2 Setback Plan.
 7. **Lot Area.** The minimum lot area for the Greenway Townhouses shall be 700 sq. ft.
 8. **Lot Coverage.** The maximum lot coverage for the Greenway Townhouses shall be 100%.
 9. **Signs.** Signs shall be permitted only in accordance with Chapter 18.60 of the City of Larkspur Municipal Code. Signs for the residential development are approved as shown on the plans for the Scope of Approval pursuant to the conditions listed herein.
 10. **Off-Street Parking Spaces.** Parking shall be provided in accordance with Chapter 18.56 of the City of Larkspur Municipal Code. An exception to allow 11 of the required off-street residential parking spaces to be located on-street.
 11. **Open Space.**
 - a. Sheet A-1 Site Plan of the Project Plans includes a dedication in the northeast corner of the site, generally as shown on the Preliminary Development Plan for an expansion of Miwok Park. Pedestrian trails shall be provided to create pedestrian access from Lincoln Village Circle to Miwok Park.
 - b. Private and common open space areas shall be as shown on Project Plan Sheets A1 through A4.1.2 except that private open space (i.e., decks) on the upper levels of the Tam View and Parkside buildings shall be a minimum dimension of six feet.
 12. **Storage Unit Requirements.** Storage unit requirements for the Parkside and Tam View buildings and for the Greenway Townhouses shall be as shown on Project Plan Sheets A2.2.1, A2.1.1, and A2.3.1, respectively. CarLocker units (storage cages) may be allowed as shown.
 13. **Conditions of Approval.** The following conditions of approval shall be applied to the Preliminary Development Plan and Circulation Assessment Permit for property at 2000 Larkspur Landing Circle:
 - A. Scope of Approval.
 1. Project Plans. Approval is based on the plans entitled "2000 Larkspur Landing Circle", prepared by MBH Architects, Smith & Smith Landscape Architects and Land Development Solutions, Inc., dated 18 July 2006, and stamped received October 17, 2006.
 2. Plan Modifications.
 - a. Building and site modifications shall be governed by the R-3 district standards as they relate to setbacks, accessory buildings, height, and parking. The Planning Director shall have the authority to grant minor modifications to a Precise Development Plan relative to site improvements

for parking and pedestrian and vehicular safety, if approved by the Public Works Director, and for building modifications not to exceed ten percent (10%) of the number or area currently shown on the Precise Plan and proposed for modification, limited to percentage of lot coverage, floor area ratio, usable outdoor area requirements, landscaping, and façade changes. The intent of this provision is to allow for minor changes in the site plan as construction drawings are finalized and to allow for possible future additions/modifications to the buildings once they are constructed and occupied. Further, once constructed, facade modifications proposed by the homeowners, that do not impact the Development Standards, are subject to Zoning Administrator approval. The management company or homeowners association, whichever is applicable, shall also approve future additions/modifications to the site.

- b. Other modifications from the Development Standards may be permitted, subject to the approval of a Variance as allowed by Chapter 18.72 of the City of Larkspur Municipal Code.
 - c. The management company or homeowners association, whichever is applicable, shall also approve future additions/modifications to the site.
 - d. Major modifications to the Precise Development Plan shall be made in accordance with the procedures set forth in City of Larkspur Municipal Code Section 18.55.140, Modification.
3. List of Conditions. All of the project conditions of approval shall be listed on the cover sheet of the construction plans.
 4. Acoustical Analysis. Prior to issuance of a building permit, the applicant shall have prepared a detailed acoustical analysis to develop sound-rated exterior assemblies that achieve State and City criteria for interior noise. Plans submitted for building permit shall demonstrate conformance with the State and City criteria. The noise consultant shall also submit a letter verifying that the findings of the previous noise analysis remain valid, whether or not the Sanitary District facilities are constructed or relocated from the location shown on the Preliminary Development Plan.
 5. Below Market Rate Units. The applicant shall work with the Marin County Housing Authority to ensure that twenty-five units, as shown on the BMR Unit Location Plan, prepared by Smith & Smith Landscape Architects, dated 18 July 2006, are made affordable and sold to individuals and families earning less than 120 percent of the County's median income in accordance with Larkspur Municipal Code Chapter 18.31. The BMR units shall have deed restrictions to ensure their affordability in perpetuity. Two of the BMR units shown on the second floor of the Parkside Building on the July 2006 project plans shall be relocated to the first floor.
 6. Fireplaces. All fireplaces within the development, whether indoor or outdoor, shall be gas fireplaces.
 7. Tubb Lake Dam. If a legal nexus is found, the applicant may be required to share in the costs to repair the Tubb Lake Dam, pending a determination by the City Attorney. The applicant's share of these costs will be included in the Tentative Map approval.
 8. Tentative and Final Maps. The applicant shall file a Final Map, consistent with a Tentative Map approval, creating the individual residential lots. Conditions applicable to the Tentative Map may be applied as Tentative Map conditions of approval.
 9. Connector Road. Relative to the Connector Road, safety features, such as stop signs, warning lights, low vegetation, etc., recommended by the Director of Public Works that should be incorporated into the roadway design at the

garage entry to Building 9 (Parkside) shall be included as a condition of any Tentative Map approval.

10. Solar Technology. Solar technology shall be installed for the Clubhouse swimming pool.

B. Utilities.

1. All utilities shall be placed underground.
2. The project site shall obtain a sewer connection permit and connect to the public sewer.
3. Surface and subsurface drainage flows shall not be combined, but shall be carried in separate drainage facilities.

C. Biological/Landscaping.

1. Landscaping shall be installed pursuant to Project Plan Sheets L1.0 through L4.1 and as approved by the Larkspur Parks and Recreation Commission on June 15, 2006. Plans shall be reviewed and approved by Marin Municipal Water District prior to issuance of a building permit; any substantial changes to the landscape plan based on MMWD's review shall require review and approval by the Planning Commission. As required by the Preliminary Development plan, the landscape plan provides appropriately defensible space around each structure and avoids all potentially combustible landscaping, such as Scotch broom or Eucalyptus species, within 30 feet of structures, and shall avoid planting pine or Eucalyptus species in locations that could result in deposition of needles or leaves on building roofs. The Covenants, Conditions, and Restrictions for the project shall include a maintenance program to remove all dead vegetation from landscaped areas; the homeowner's association shall be required to implement the maintenance program, and a requirement to perform regular maintenance of landscaped areas shall be included in the Covenants, Conditions and Restrictions.
2. Landscaping shall be installed prior to the issuance of an occupancy permit/final inspection.
3. Tree Mitigation
 - a. Landscaping shall be installed pursuant to Project Sheets L1.0 through L4.1 using all native species throughout the project site except along Larkspur Landing Circle and along the Spine Road to its intersection with the Spur Road at the entry to the project site. (Note: The project was revised to not impact the coast live oak, except at approved through the heritage tree removal permit (HT/Grad 06-5), and grasslands and, therefore, no mitigation is required).
 - b. Replacement trees shall be planted as required in the approval of the Heritage Tree Removal permit (HT/Grad 06-5) and as shown on Project Plan Sheet L4.1 Biological and Tree Mitigation Plan. About 90% of the replacement trees shall be located on the site, including the area proposed for park dedication. The remainder shall be located on the City easement bordering the pedestrian trail outside the property boundary to provide a screen and wildlife corridor between the project and adjoining developments. Up to 10 willows and bays could be planted at Tubb Lake, where a limited amount of suitable space is available.
- b. The landscape plan shall provide for trees to be planted ranging in size from 5-gallon to 36-inch box as shown on the Landscape Plan Sheets.

c. Up to 20 percent shall be 24-inch box, with the remainder to be a reasonable variety of sizes, with no more than 15 percent in 5-gallon cans. Trees shall be obtained from a reputable native plant nursery.

d. The landscape plans shall provide that the trees be caged and watered through at least the first two dry seasons. A seven-year monitoring plan shall be developed by the project sponsor and approved by the Planning Director prior to the issuance of building permits. The monitoring plan shall include, but not be limited to, the following features:

i. Detailed drawings and specifications defining locations of trees, showing caging installations, and showing irrigation systems.

ii. Monthly inspections by a qualified arborist to ensure that cages and irrigation equipment remain in place and functioning until the arborist determines that they are no longer required.

iii. A written plan for removal of irrigation equipment when the arborist determines that removal is appropriate.

iv. Quarterly inspections by a qualified arborist during the remaining years of the monitoring period, after irrigation equipment is removed.

v. Replanting diseased or damaged trees as necessary to meet the goal identified in Condition e, as follows.

e. The landscape-monitoring plan shall provide that the trees' survival shall be recorded annually and reported to the City for seven years. At the end of seven years, the goal shall be to have at least 2 trees surviving for each tree removed. Prior to issuance of a building permit, the project sponsor shall post a bond or provide other financial assurance in a form approved by the City for payment of this planting and monitoring work or pay the City in advance if the City assumes responsibility for the work.

4. Prior to issuance of a building permit, the applicant shall pay a lump sum to cover the cost of funding ongoing maintenance at Tubb Lake for a period of five years. The sum shall be determined by the Director of Public Works based on past maintenance costs with an inflation factor. The funding method shall be reviewed and approved by the City Attorney. This maintenance shall include:

a. Ongoing removal of floating parrot feather vegetation from the lake.

b. Ongoing removal of French and Scotch Broom from the lakeshore.

c. Allowing natural growth of willows and cattails along the shore.

7. Hazards.

1. Plans submitted for Precise Development Plan have been approved by the Fire Marshall relative the accessibility of all roofs in case of fire. The Fire Marshall shall approve any changes to the roof plans.

8. Parks/Recreation.

1. 1.06 acres shall be dedicated to the City of Larkspur for park use as required by the Preliminary Development Plan approved by Ordinance 948 and as shown on Sheet A.1 Site Plan of the project plans. This dedication shall be accepted by the City of Larkspur to fulfill the land dedication requirements section 17.13.040 of the City of Larkspur Park Dedication Ordinance for the

development of the residential components of the 2000 Larkspur Landing Circle Planned Development District. This dedication shall be offered prior to the filing of a Final Map or issuance of a building permit, which ever occurs first.

2. The developer shall pay Park Improvement Fees for the residential component of the 2000 Larkspur Landing Circle Planned Development District as required by chapter 17.13 of the City of Larkspur Municipal Code.
3. Pedestrian paths shall be provided to the existing boundary of Miwok Park and the Miwok Park access easement on the EAH property to the north (APN 18-191-19). Design of the pedestrian paths shall be subject to review and approval of the Director of Public Works and Director of Parks and Recreation.

B. Transportation.

1. All parking shall be designed and built to meet or exceed City standards.
2. Bike racks shall be installed as shown on Project Plan Sheet A-1 Site Plan and the design shall be approved by the Director of Public Works. Plans submitted for Precise Development

14. Mitigation Measures based on the Mitigated Negative Declaration that shall be incorporated as conditions of the Precise Development Plan approval. The following conditions shall be incorporated as conditions of the Precise Development Plan:

A. Aesthetics.

1. Exterior lighting from sources greater than 40 watts shall be shielded such that there is no output above a horizontal line parallel to the ground; the exterior light levels shall be 0.2 foot-candles at the dimmest locations of parking lots and no more than 4-5 foot-candles at the brightest locations on each site; and light spill across property lines shall be no more than 0.1 foot-candles and no direct light source shall be visible at the property line. The project sponsor shall submit a detailed outdoor lighting plan, including computer calculations substantiating dimmest and brightest outdoor light levels at property lines, and including fixture data sheets to substantiate shielding. The lighting plan, prepared by a professional lighting consultant, shall be submitted to the City for review and approval by the Planning and Building Departments prior to issuance of a building permit.

B. Air Quality.

1. The project sponsor shall employ the following measures to reduce the quantity of dust generated during demolition of existing structures and construction of new structures:
 - a. Water to control dust generation during demolition of structures and break-up of pavement and at least twice daily during construction.
 - b. Use dust-proof chutes to load debris into trucks whenever feasible.
 - c. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
 - d. Cover all trucks hauling demolition debris, soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - e. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

- f. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - g. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
 - h. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more.)
 - i. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
 - j. Limit traffic speeds on unpaved areas to 15 mph.
 - k. Install sandbags or other erosion control measures to prevent silt run-off to public roadways.
 - l. Replant vegetation in disturbed areas as quickly as possible.
 - m. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
2. The project sponsor or prime contractor shall designate in the construction contract, a person at the superintendent level or higher to be the dust-control coordinator, subject to approval of the Planning Director, and shall provide this person's telephone number to the Remillard Cottage Children's Daycare Center personnel and surrounding homeowner's associations, and post this information on-site, in the nearby parks, commercial and office buildings and apartment buildings. This person shall respond to complaints within 24 hours or less and have the authority to take corrective action.
 3. Areas to be disturbed within 100 feet of the Remillard Cottage Children's Daycare Center and nearby residences shall be presoaked using sprinklers for 48 hours before commencement of excavation or grading activities and overnight each day during the period of excavation and earthmoving. The dust-control coordinator shall be responsible for ensuring that the required presoaking occurs.

C. Biological Resources.

1. Prior to issuance of any occupancy permit for the site, the project sponsor, in coordination with the City shall provide paved or decomposed granite paths and signs around Tubb Lake to minimize shoreline disturbance and wildlife harassment.

D. Cultural Resources.

1. The following steps shall be implemented during drilling for foundation piers (if the foundation type is used) in the area where important archaeological resources may occur:
 - a. An experienced archaeologist shall be present for continuous monitoring of removal of drilled soils, including observation of soils in their stratigraphic layers as they are removed. The archaeological monitor shall be permitted to take appropriate samples as warranted.
 - b. The archaeologist shall be authorized to stop or redirect project activity until an evaluation of the presence and integrity of any identified resource can be made.
 - c. If it is determined that the archaeological resources are potentially significant, the archaeologist shall be authorized to undertake appropriate measures, including further evaluation and data recovery of artifacts in removed soils.
 - d. Immediately following drilling of each pier hole, all artifacts removed must be appropriately catalogued. During and/or following on-site monitoring, all

artifacts removed must be analyzed and, if appropriate, curated in a suitable repository.

e. If human remains are encountered during drilling activities, drilling at that location shall stop and the Marin County Coroner shall be notified (as required by California Health and Safety Code). In the event that the human remains are believed to be those of a Native American, the Most Likely Descendent will be identified, who will formulate an appropriate treatment plan in consultation with the archaeologist (as required by California Public Resources Code Section 5097.98). An appropriate treatment plan is expected to include removal of the remains with scientific recording and study, and timely return of the remains to the Most Likely Descendent for final re-interment.

f. A final report shall be prepared describing methods used, results and findings of the archaeological monitoring and mitigation program. Copies of the final report shall be provided to the Planning Department and the California Archaeological Site Survey Northwest Information Center.

2. An experienced archaeologist shall be present for all earthmoving activities, excavation, and foundation placement below the level of the ground surface existing as of July 2000 within Area 2 on the project site (as shown on Figure 2 of the Holman & Associates Memorandum titled *Proposal and Summary of Work to Date at 2000 Larkspur Landing Circle, Larkspur*, dated April 10, 2000) to provide continuous monitoring of removal of soils, including observation of soils in their stratigraphic layers as they are removed. The archaeologist shall be permitted to take appropriate samples as warranted. If resources are encountered, the steps outlined in Condition 13, above, shall be followed, substituting "excavation and grading" for "drilling" where appropriate.

E. Geology.

1. The project sponsor shall prepare and submit to the City Engineer for review and approval a Final Geotechnical Investigation Report for the proposed project buildings prior to or at the same time as building plans are submitted for building permit review and shall demonstrate compliance with all findings and recommendations in the Treadwell and Rollo preliminary geotechnical reports dated March 29, 1999, March 30, 2000, and October 9, 2003, unless these recommendations are expressly superseded in the Final Geotechnical Investigation Report. Prior to issuance of occupancy permits, a statement from the geotechnical engineer shall be provided verifying that the recommendations of all approved geotechnical reports have been completed.

F. Hazards.

1. Construction shall not begin until after the remediation proposed in the *Phase II Soil Investigation of Import Fill, Former Waste Water Treatment Plant Site, 2000 Larkspur Landing Circle, Larkspur, California*, prepared by Questa Engineering Corporation, dated June 2004, has been completed. Prior to issuance of a grading permit for the project, a statement from Questa or, a qualified engineering consultant, shall be submitted verifying that the remediation work has been completed in accordance with the remediation recommendations and requirements.
2. Prior to issuance of a building permit, the project sponsor shall prepare plans that include fire suppression systems such as sprinklering of buildings proposed on the project site, subject to the review and approval of the Fire Marshall.
3. Prior to issuance of grading permits associated with placement of imported fill, the project sponsor shall provide certification to the City that the imported

fill has been tested and found to contain no California Code of Regulations Title 17 hazardous substances in concentrations exceeding San Francisco Bay RWQCB Environmental Screening Levels, or US Environmental Protection Agency, Region IX Preliminary Remediation Goals for residential sites.

G. Water Quality.

1. The project sponsor shall prepare and implement a Construction Stormwater Pollution Prevention Plan (SWPPP) including Best Management Practices (BMPs) to minimize the discharge of sediment and other pollutants during the construction phase of the project. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. BMPs shall include but not be limited to:
 - a. Project sponsor shall require that daily watering for dust control, soil stabilization controls, and perimeter silt fences be employed. Erosion control practices must be specified for the fill placement and compaction phase of the project. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If, following the placement and compaction of fill, hydroseeding is selected as the primary soil stabilization method, then all areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1.
 - b. Project sponsor shall require that site drainage shall be prevented from contacting stored construction materials, equipment, and maintenance supplies (i.e., fuels, lubricants, paints, solvents, and adhesives), as well as waste construction materials and supplies, through the use of elevated platforms or berms or other diversion structures. Supply and waste storage areas shall be located at least 50 feet from drainage facilities and watercourses and shall not be located in any area prone to flooding.
 - c. Project sponsor shall require that material and waste storage areas are protected from rainfall.
 - d. Site supervisors shall conduct weekly on-site meetings to discuss pollution prevention. All construction personnel shall be required to attend such meetings.
 - e. Project sponsor shall require that vehicle and equipment wash-down facilities be employed prior to exiting the site. These facilities shall be accessible and functional during both dry and wet conditions.
 - f. The Construction SWPPP shall be maintained on-site and made available to Regional Water Quality Control Board staff upon request.
2. The project sponsor shall prepare a Stormwater Management Plan (SWMP) specifying Best Management Practice to minimize impacts to surface water quality during the operational lifetime of the project. The sponsor shall incorporate as many concepts as practicable from *Start at the Source, Design Guidance Manual for Stormwater Quality Protection*. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. Measures shall include but not be limited to:
 - a. Weekly street sweeping.
 - b. Implementing a Pesticide Management Program, including:
 - i. Properly identifying pests in order to select appropriate control.
 - ii. Not injuring non-target species.
 - iii. Not disposing of waste pesticides on site.
 - iv. Applying only the needed amount of pesticide.

- c. Marking storm drain inlets "Drains to Bay".
- d. Distributing pollution prevention educational materials to occupants of the completed project.
- e. Installing and maintaining a vegetated bioswale on the south and east sides of the site for storm drainage.
- f. Using an in-line vortex device to remove debris, floatables, and sediment from storm drain flows not filtered through the bioswale.

The final design of project hydrologic features shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. The SWMP shall describe how funding for long-term maintenance of the swale and vortex treatment device will be accomplished.

3. All parking lot and building pad elevations shall be designed and constructed to be above 6.4 feet NGVD. In addition, the site drainage plan shall provide detailed plans for modification of the inlet structure to the 36-inch culvert crossing under East Sir Francis Drake Boulevard. The modified structure shall be designed to maximize the inlet efficiency and be designed in compliance with all requirements of the City of Larkspur Public Works Department and approved by the Director of Public Works.

H. Noise.

1. The project sponsor shall include in construction contracts a requirement that the construction contractor comply with the City Noise Ordinance limitations on hours of construction (Monday through Friday 7 a.m. to 6 p.m., Saturday, Sunday and legal holidays 9 a.m. to 5 p.m.), and with requirements to install intake and exhaust mufflers on construction equipment and install acoustical shields or shrouds on pavement breakers and jackhammers.
2. Portable generators shall be placed on the site as far as possible from the Remillard Cottage Children's Daycare Center and residences (at a minimum, far enough away to maintain an indoor noise level not to exceed 45 dBA and an outdoor noise level not to exceed 60 dBA), and the contractor shall be required to obtain line power within 4 weeks of initial use of a portable generator near these uses.
3. Noise insulation features shall be incorporated in the design of the proposed residential development, especially in residential buildings adjacent to East Sir Francis Drake Boulevard to reduce residents' exposure to vehicular traffic noise on this major arterial, and in residential buildings adjacent to the Sanitary District No. 1 maintenance facility to reduce residents' annoyance with noise from the adjacent facility. The construction drawings submitted to the City for review shall demonstrate conformance with this requirements and shall include a noise analysis of the Sanitary District facility operations and shall demonstrate that all project residential buildings will meet the requirements of Goal 11 of the *Larkspur General Plan* Health and Safety Element and of California Code of Regulations Title 24 requirements specifying interior noise levels of 45 dBA or less with windows closed. In addition, a written report from a qualified noise consultant shall be provided verifying that, consistent with the Mitigated Negative Declaration for the 2000 Larkspur Landing Circle Project, the activities at the Sanitary District facility will not cause the interior noise level standards (Goal 11 and Title 24) at the proposed hotel and the residential buildings proposed on APN 18-191-19 to be exceeded.
4. To reduce exterior noise levels in exterior activity areas to the extent feasible, for the buildings sited closest to East Sir Francis Drake Boulevard these areas

shall be located on the sides of buildings away from East Sir Francis Drake Boulevard. Prior to issuance of a building permit, the project sponsor shall provide evidence that building designs reduce exterior noise levels in primary outdoor living spaces to 55 dBA CNEL, to the satisfaction of the Planning Director.

I. Transportation.

1. The project sponsor shall contribute traffic impact fees as part of the Circulation Assessment Permit which would, in turn, provide a portion of the funds for planned improvements along Sir Francis Drake Boulevard and East Sir Francis Drake Boulevard.
2. The project sponsor shall notify the Golden Gate Bridge Highway and Transportation District (Golden Gate Transit) at least 90 days in advance of any site preparation activities that would displace ferry parking for daytime Giants baseball games or other ferry parking, to provide sufficient time for Golden Gate Transit to make alternative parking arrangements.