



ROSS VALLEY SANITARY DISTRICT

2960 Kerner Blvd., San Rafael, CA 94901
Tel. 415-259-2949 | Fax 415-460-2149 | www.rvsd.org

May 17, 2023

Elise Semonian
Community Development Director
City of Larkspur
400 Magnolia Avenue
Larkspur, CA 94939

RE: Owner interest in developing housing at 2000 Larkspur Landing Circle

Dear Ms. Semonian:

As President of the Ross Valley Sanitary District (RVSD) Board, I am writing regarding the District-owned property located at 2000 Larkspur Landing Circle. Specifically, we would like to inform you of the District's express interest in developing the property with housing.

This site's prime location, relative size compared to other parcels in the Larkspur Landing area, and favorable topography, make it a unique candidate for a significant housing development, including a component of affordable housing. Because of the property's access to transit, proximity to shopping and services, and the overall desirability of the City of Larkspur, the District is contacted regularly by reputable development firms that are interested in building housing here. A vacant site of this type, in this location, is a rare asset.

It is important to note that the previously approved plans for a project at this property are now outdated for multiple reasons. First, RVSD has acquired a new location for its District administration and operations facilities. Accordingly, the public facilities need at the property is significantly less than in the past, and is in a different location. The only District infrastructure that needs to remain is the pump station near the southwest corner of the Property, and an approximate 10,000-square-foot buffer of land for District truck access with a small service facility along the lines of what exists today. The previously identified 1.5-acre "Public Facilities" parcel is no longer needed or desired for District operations, thereby opening up much more of the property for development.

Second, as part of the City's General Plan update process, the land use designation for the property has been modified to accommodate additional density at the property. The previously approved 126-unit

development is now out of date, and the District intends to explore development of the entirety of the site with a project more in line with the new General Plan designation.

We trust that this letter provides the “additional information” sought by HCD in its May 1, 2023, compliance review letter to the City. The number of units assigned to 2000 Larkspur Landing Circle is a realistic number and inclusion in the Housing Element at this number is necessary to facilitate development of the property at this density.

Please feel free to contact us with any comments or questions about our property. Thank you.

Sincerely,



Thomas Gaffney, Board President