

Town of Danville
Notice of Preparation and Notice of Public Scoping Meeting
Evergreen Ranch Estates Residential Project

Date: August 16, 2024

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: David Crompton, Chief of Planning, Town of Danville Planning Division

Subject: Notice of Preparation of an Environmental Impact Report for the Evergreen Ranch Estates Residential Project and Notice of Public Scoping Meeting

NOTICE IS HEREBY GIVEN THAT the Town of Danville (Lead Agency and Town) will prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Evergreen Ranch Estates Residential Project (proposed project). The Draft EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA) Appendix G thresholds. The Town will use the Draft EIR when considering approval of the proposed project. Pursuant to CEQA Guidelines Section 15082, the project description, location, and potential environmental effects of the proposed project are described in the attached materials and available on the Town's website at <https://danvilletowntalks.org/private-land-development>.

30-DAY NOTICE OF PREPARATION COMMENT PERIOD: The Town is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. In accordance with the time limits established by CEQA, the Notice of Preparation (NOP) public review period will begin on **August 16, 2024**, and will end on **September 16, 2024**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to Riley Anderson-Barrett via email at randersonbarrett@danville.ca.gov or mail to the address shown below by **5:00 p.m., on Thursday, September 16, 2024**. If you wish to be placed on the notification list for this proposed project or need additional information, please contact:

Riley Anderson-Barrett, Associate Planner
Town of Danville, Planning Division
500 La Gonda Way
Danville, CA 94526
Tel: 925.314.3314
Email: randersonbarrett@danville.ca.gov

PUBLIC SCOPING MEETING: The Town will hold a Public Scoping Meeting to: (1) inform the public and interested agencies about the proposed project; and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR as well as the range of alternatives to be evaluated. The meeting will be held on **Tuesday, September 10, 2024**, during the Town of Danville's regularly scheduled Planning Commission Meeting starting at **5:00 p.m.** The Planning Commission Meeting will be held at the following location:

Danville Town Meeting Hall
201 Front Street
Danville, CA 94526

Information regarding the Planning Commission meetings, agendas, and meetings as well as instructions for submitting public comments at in-person meetings is available at the following website: <https://www.danville.ca.gov/129/Meetings-Agendas-Minutes>. Please contact the City Clerk at 925.314.3401 or email cityclerk@danville.ca.gov with any additional questions.

EVERGREEN RANCH ESTATES RESIDENTIAL PROJECT

Project Location

Regional Location

The Town is located in the eastern San Francisco Bay Area in Northern California. The Town is bordered to the north by the unincorporated community of Alamo, to the east by the unincorporated communities of Blackhawk, to the south by the City of San Ramon, and to the west by the Las Trampas Regional Wilderness Park and unincorporated Contra Costa County (Exhibit 1). Located in southwestern Contra Costa County, the Town covers approximately 18 square miles and has historically been a suburban community serving major employment centers to the west (e.g., the Cities of Oakland and San Francisco) and to the south (e.g., Silicone Valley cities). Major roadway networks provide regional access to the surrounding areas. The regional roadways include Interstate 680 (I-680), State Route (SR) 24 to the northwest, and I-580 to the south.

Local Setting

The project site is located in a residential area of the Town, in Contra Costa County (Exhibit 2). The project site is located east of Sherburne Hills Road; south of a single-family residential neighborhood and Camino Tassajara; west of the Sherburne Hills and the southern portion of Sycamore Valley Open Space Regional Preserve; and north of a single-family residence and open space. The 19.44-acre project site consists of two parcels: Assessor's Parcel Number (APN) 217-010-003 (Camino Tassajara Parcel, totaling approximately 6.15 acres), and APN 217-010-018 (Sherburne Hills Parcel, totaling approximately 13.29 acres). For the purposes of this document, the proposed project is divided into three development areas, as further detailed below:

- **Development Area A** is 2.04 acres and consists of the northern portion of the Camino Tassajara Parcel, including the majority of Sycamore Creek (Exhibit 3). Under the proposed project, this area would be developed with five lots including one existing single-family home and four new single-family homes with five new attached/detached accessory dwelling units (ADUs). These lots are numbered Lots 1 through 5.
- **Development Area B** is 4.30 acres and consists of the southern portion of the Camino Tassajara Parcel, including a stretch of Sycamore Creek, as well as an approximately 0.2-acre strip of the Sherburne Hills Parcel (Exhibit 3). Under the proposed project, this area would be developed with nine lots including nine single-family homes with nine attached/detached ADUs. These lots are numbered Lots 6 through 14.
- **Development Area C** is 13.09 acres and consists of the majority of the Sherburne Hills Parcel, except for a narrow strip along the boundary with the Camino Tassajara Parcel, which is included within Development Area B (Exhibit 3). Under the proposed project, this area would be developed with four lots including four single-family homes with four detached ADUs. These lots are numbered Lots 15 through 18.

Existing Land Use Designations and Zoning

The Danville 2030 General Plan (General Plan) designates land uses throughout the Town according to a categorical land use map. Development Area A is primarily designated as Residential–Single-Family–Low Density (SFL), which allows for 1–3 dwelling units per acre (du/acre).

The majority of Development Area B is designated as Residential–Single-Family–Country Estates (Country Estates), which allows for 1 du/acre. Additionally, A small portion of Development Area B is designated as Residential–Single-Family–Country Estates (Country Estates), which allows for 1 du/acre. Development Area C has two General Plan Land Use designations. Approximately 9.1 acres is designated as Country Estates, which allows for 1 du/acre, and approximately 4.2 acres are designated as Residential–Single-Family–Rural Residential (Rural Residential), which allows for 1 dwelling unit per 5 acres at elevations higher than 650 feet. Existing land use designations are shown on Exhibit 4.

Additionally, the project site is located within the Tassajara Lane/Sherburne Hills Road Special Concern Area (Special Concern Area 4) in the General Plan (Exhibit 5). General Plan-designated Special Concern Areas indicate areas that require more detailed discussion of long-range planning issues. Specifically, Special Concern Area 4 indicates that past development in the area has been complicated by development constraints, including steep terrain, landslide hazards, access limitations, a fragmented ownership pattern, and water and sewer service limitations.¹ The General Plan notes that the maximum densities for the Rural Residential and Country Estate lands in Special Concern Area 4 will most likely not be realized due to terrain and geologic constraints. The General Plan stipulates those areas with steeper slope gradients (defined as areas above the 650-foot elevation contours) shall be developed at Rural Residential designation densities (one unit per five acre), while areas between Sycamore Creek and the 650-foot elevation contour shall be developed at Country Estate designation densities (1 du/acre). Areas between Sycamore Creek and Camino Tassajara shall be developed at Residential–SFL density (1–3 du/acre).² The General Plan also notes that development should maintain the character of the area, conserve the steeper slopes as open space, and minimize grading and vegetation removal.

Public infrastructure, such as public access and trails, are identified in the 2030 General Plan and still need to be implemented across the Town. Policy 17.14 identifies the vision of closing existing gaps in the Town’s trail system, while Policy 17.15 identifies the role that new development can play in providing access easements to creeks and streams.³

The Danville Zoning Map shows Development Area A to be zoned Existing Planned Unit Development District (P-1 [R-40]), which includes a minimum 40,000 square foot minimum lot area. The majority of Development Area B is also zoned as P-1 (R-40) (Exhibit 6). A small portion of Development Area B, located within the Sherburne Hills Parcel, is zoned as P-1 (R-100), which has a minimum 100,000-square-foot lot area. Development Area C is also zoned as P-1 (R-100). zoning on the project site is shown on Exhibit 6.

¹ Town of Danville. 2013. The Town of Danville 2030 General Plan. Chapter 3, Planning and Development, 3-51 to 3-52. March 19.

² Town of Danville. 2013. The Town of Danville 2030 General Plan. Chapter 3, Planning and Development. Page 3-52. March 19.

³ Ibid.

The SFL land use designation, which is the land use designation for Development Area A, supports the P-1 zoning district, as well as Single-Family Residential zoning districts R-40, R-20, and R-15. The Country Estates land use designation, which is one of the land use designations for both Development Areas B and C, supports the P-1 zoning district, as well as Single-Family Residential zoning districts R-100, R-65, and R-40. The Rural Residential land use designation, which is one of the land use designations for Development Area C, supports the P-1 zoning district, as well as the General Agricultural District (A-2) zoning district.

Project Description

Proposed Residential Project

The proposed project includes a Master Development Plan to divide the two existing parcels (the Camino Tassajara Parcel and Sherburne Hills Parcel) into three Development Areas: Development Areas A, B, and C. The proposed development would include a total of 18 residential lots and the associated construction of 17 new single-family homes and 18 ADUs. One existing single-family home would be retained. The proposed ADUs would either be attached, detached, or internal. Eight of the proposed ADUs would be deed-restricted to persons qualifying as “low income” (Exhibit 7). With the inclusion of these low-income units, the proposed project would qualify for a 50 percent density bonus, allowing six additional lots to be added to the base lot count of 12 for a total of 18 residential lots. The development areas are described below and outlined in Table 2-1. The location and size of the proposed lots are provided in Exhibits 8a and 8b.

The project site is served by a matrix of private roadways. The Vesting Tentative Map (VTM) identifies the proposed private roadways using alphabetic descriptors A through E, (i.e., Road A, Road B etc.)

Additionally, various trees, fences, and existing infrastructure would be removed as part of the proposed project. Twenty-nine trees would be removed, and two existing concrete v-ditches would be repaired. The storage structure located near the existing residence on-site, Lot 4, would be demolished, and an ADU would be constructed. The demolition plans are provided in Exhibit 9a and 9b.

Development Area A

Development Area A contains one approximately 7,185-square-foot existing single-family residence as well as an existing storage structure. The storage structure would be demolished, and an ADU would be constructed. Development Area A would be divided into five residential lots, one of which would contain the existing residence and the proposed ADU. The four new lots would range in size from 11,062 square feet to 28,084 square feet and would each be developed with one single-family residential unit and one ADU, for a total of four new single-family homes and five new ADUs. Each new single-family home would be approximately 2,800 square feet, 2 stories in height, and include a two or three-car garage. The new ADUs constructed in Development Area A would be approximately 500 square feet to 800 square feet and 1 to 2 stories in height.

Development Area A is intended to be an expansion of the current neighborhood concept of the adjacent Trumark Edendale development located directly north of the project site, between

Sherburne Hills Road and Pine Place. The proposed project would maintain a similar density and design to the existing neighborhood. Setbacks for the side, front, and rear of the homes would be 5 feet, 10 feet, and 15 feet minimum, respectively.

Development Area B

Development Area B is currently undeveloped and would be divided into nine residential lots, ranging in size from 14,051 square feet to 29,759 square feet. The nine lots would each be developed with one residence and one ADU, for a total of nine new single-family homes and nine new ADUs. The size of each single-family home would range from approximately 3,200 square feet to 4,800 square feet; each home would be 2 stories in height and would include a two- or three-car garage. The new ADUs would range in size from approximately 500 square feet to 1,200 square feet and would be 2 stories in height.

Development Area B would be an extension of the existing neighborhood to the northeast on Fieldstone Drive. The units would be clustered in a manner that maintains the existing natural and scenic aesthetic of Sycamore Creek. To achieve this, the creek setbacks would be maintained with varying depths due to lotting orientations and required geotechnical remediation measures. Setbacks for the side, front, and rear of the parcels would be 10 feet, 15 feet, and 15 feet minimum, respectively.

Development Area C

Development Area C is currently undeveloped and would be divided into four estate-style lots. Each lot would range in size from 94,083 square feet to 235,068 square feet. The proposed homes and ADUs would be located below the 650-foot contour elevation, which is consistent with the General Plan's strategy for Special Concern Area 4, in which the proposed project is located. The four lots would be developed with one custom estate home and one ADU per lot, for a total of four new single-family homes and four new ADUs. Each single-family home would range in size from approximately 4,500 square feet to 5,800 square feet and would be two stories in height with a three-car garage. The new ADUs in Development Area C would range in size from 800 square feet to 1,200 square feet and would be one to two stories in height.

The homes would be designed with architecture to fit the natural contours of the hillsides and would be designed to step with the hillsides, which would make them less visible from neighboring properties and off-site viewing locations. The massing and design of the homes would be consistent with the immediate neighboring homes along Sherburne Hills Road and Sherburne Hills Court. Setbacks for the side, front, and rear of the parcels would be 10 feet, 15 feet, and 15 feet minimum, respectively.

Table 1 below provides a summary of the project components in Development Areas A, B, and C.

Table 1: Summary of Project Components

Development Area	Acreage	Total Lots	Lots Numbers	Project Component	Total Residences	Square footage	Stories
Development Area A (Camino Tassajara Parcel)	2.04	5	1,2,3,4, and 5	Single-family Residential Lots	4	2,800–3,500	2
				Existing Single-family Residence	1	7,185	2
				ADUs	5	500	1-2
Development Area B (Camino Tassajara Parcel and Sherburne Hills Parcel)	4.30	9	6, 7, 8, 9, 10, 11, 12, 13, and 14	Single-family Residential Lots	9	3,200–4,800	2
				ADUs	9	500–1,200	2
				Vehicle and Pedestrian Bridge	—	—	—
Development Area C (Sherburne Hills Parcel)	13.09	4	15, 16, 17, and 18	Estate Home Sites	4	4,500–5,800	2
				ADUs	4	800–1,200	1-2
Total	19.44 acres	18	—	—	(17 new, 1 existing, and 18 ADUs)	—	—
Notes: ADU = accessory dwelling unit Source: Mike Milani and Associates. 2024.							

Vehicular Access, Circulation, and Parking

Sycamore Creek Bridge

A new free-span, concrete bridge crossing at Sycamore Creek is included as part of the proposed project to provide access to Development Areas B and C from Development Area A for both pedestrians and vehicles (Exhibit 10). The bridge would be located along the southern border of Development Area A as part of Road A. The bridge would have a clear span of approximately 90 to 105 feet and would be 33.5 feet wide, including a 24-foot roadway and a 6.5-foot sidewalk. The bridge would provide connectivity with new trail improvements to be constructed by the proposed project and connections to existing trails adjoining the project site. The bridge would also provide secondary emergency access to property owners of Sherburne Road south of Sycamore Creek in Development Area C. The bridge would facilitate the extension of public utilities serving the areas south of Sycamore Creek, including public water, sewer, and joint trench facilities.

Vehicle Access

Regional access to the site is provided via I-680, which is located approximately 2 miles west of the project site; local access is provided by Camino Tassajara, which is located approximately 600 feet north of the project site. The existing single-family residence on the project site is accessible by Fieldstone Drive. Currently, a private gated driveway provides access to the existing home off Fieldstone Drive. As part of project implementation, this private driveway would be converted to a Public roadway (Road A) that would connect Fieldstone Drive with Development Areas A and B via the proposed bridge over Sycamore Creek. Road B would provide access to Lots 1, 2, 3, 4, and 5. Road C would connect with Road A and provide access to Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14. Development Area C is accessible from Sherburne Hills Court via Road D, which is a private road connecting to Sherburne Hills Road. Road E would also connect to Road C and would provide access to Lots 15, 16, 17, and 18 via Road D. Emergency Vehicle Access (EVA) would be provided via the Road D. An internal EVA would connect Development Area C to Development Areas A and B. EVA would also be provided to Lots 1 through 14 via Road A (Exhibit 11-).

Transit

Bus

The Contra Costa Transit Authority (County Connection) 623 bus, whose schedule coincides with local school bell times, has a stop approximately 629 feet north of the project site. The proposed project would not include bus improvements.

Paratransit

The existing LINK Paratransit service is designed to serve the needs of individuals within the Town and the greater Contra Costa County area who are unable to travel independently. This service operates in similar areas and times as existing fixed-route transit services. Trips can be reserved up to 2 days in advance for travel Monday through Friday, 4:30 a.m. to 11:00 p.m., and weekends 7:00 a.m. to 10:30 p.m. The proposed project would not include any paratransit improvements to the project site.

Pedestrian and Bicycle Access

The proposed project would include 3,412 linear feet of sidewalks and trails. The proposed project would include sidewalks ranging from 4 to 5 feet in width along one or both sides of Roads A, B, C, D, and E within the development and connecting to the existing trails and trails proposed to be developed through the project site. There are no designated bicycle lanes included as part of the proposed project; however, a bicycle lane would be provided on the proposed public trail (Exhibit 11).

Public Trail and Open Space

The proposed project would include an 8-foot-wide public pedestrian/bike trail parallel to the southern edge of Area A along Sycamore Creek. To the east, the proposed trail would connect to a proposed sidewalk on the west side of Road A just north of the proposed bridge and connect via a crosswalk across Road A to an existing trail east of the project site. The existing trail run east along existing residential development south of Fairwood Court. To the west, the proposed trail along

Sycamore Creek would connect to an existing public trail easement west of Lot 1 that runs west along the existing residential development to the west, north of Sycamore Creek. The existing trail leads to the cul-de-sac located at the terminus of Sherburn Hills Road and Montoya Way, where an existing trail continues west along Sycamore Creek. Exhibit 12 shows the existing and proposed public trails.

The General Plan aims to connect the eastern side of Danville to Downtown Danville via the Sycamore Creek Trail. Consistent with the General Plan, the proposed project would retain the creek corridor as open space, conserve riparian vegetation, and incorporate stormwater retention and water quality protection features. Additionally, all land above the 650-foot contour would be conserved as open space, which is consistent with the General Plan Special Concern Area 4 strategy included in the General Plan.

Proposed Land Use Designation and Zoning

Land Use Designation

The Danville 2005, 2010, and, currently, 2030 General Plans have all included a strategy for transferring densities in the project area from the steeper parcels to the flatter lands along Camino Tassajara in Special Concern Area 4, where the project site is located. The current and past general plans have promoted a master planned unit development, clustering development to conserve the hillside and open space on the project site.⁴ Therefore, consistent with this strategy, the Town has allowed the proposed project to transfer densities from the steeper to flatter lands so that Development Areas A and B can be evaluated for development at up to 3 du/acre. Additionally, the proposed project would not include development above the 650-foot contour elevation and would preclude future development above that contour elevation to allow for the preservation of open space, which is also consistent with the General Plan strategy for Special Concern Area 4. Therefore, the project site's current land use designation is consistent with the proposed development and the proposed project is consistent with General Plan strategy for Special Concern Area 4.

Zoning

The project proposes to rezone the entire site to one master Planned Unit Development (P-1) Zoning District, which is also consistent with the Town's strategy for Special Concern Area 4. The P-1 zoning district would be developed using shell zoning districts for each Development Area. Development Area A would utilize the zoning requirements of the Town's existing R-6 zoning district. Development Area B would utilize the zoning requirements of the Town's existing R-15 zoning district, and Development Area C would utilize the zoning requirements on the Town's existing R-40 zoning district.

Density Bonus

Government Code 65915 outlines Density Bonuses and other incentives for development of affordable housing units. The proposed project would qualify for a 50 percent density bonus under State laws by the inclusion of deed-restricted low-income ADUs. The proposed project site would have a maximum residential density of 12 dwelling units based on the net site area, land use

⁴ Town of Danville. 2013. Danville 2030 General Plan. Special Concern Areas, page 3.52.

designation, and zoning districts.⁵ However, the proposed project would include eight ADUs that would be deed-restricted to low-income households, thereby qualifying for a 50 percent density bonus. With the density bonus, the proposed project would allow 18 units on the project site.⁶

Design and Lighting

Building Design and Height

Architectural design considerations are derived from the surrounding residential developments in the Town. Architectural treatments would include the use of natural building materials and stone combinations characteristic of contemporary architecture, muted earth tones and terra cotta characteristic of Coastal Mediterranean architecture, and the grand features of English Country Homes. The maximum building height would be 2 stories, or 35 feet, with architectural ornaments and towers not exceeding 15 percent of the building footprint. Ancillary structures would not exceed heights of 20 feet. Additionally, the proposed project as developed a set of Residential Design Guidelines, which provides additional design criteria for each of the three development areas.

Lighting

Low-voltage, light-emitting diode (LED) lighting is proposed for functional yard lighting, consisting of walkway lighting and accent lighting for key yard elements, such as trees and fountains. Furthermore, private street lighting would utilize LED lighting with appropriate spacing to provide pedestrian lighting. All lighting would be installed to direct glare away from surrounding properties and rights-of-way.

Utility Infrastructure Improvements

In addition to the proposed road network discussed above, the proposed project would also include sewer, water, and storm drainage improvements that would connect with the existing utility connections within public roads. The proposed utilities infrastructure improvements are further discussed below.

Domestic Water

The East Bay Municipal Utility District (EBMUD) provides potable water service to the Town,⁷ and EBMUD would supply water to the project site. The proposed project would extend existing public water distribution mains from within adjoining developments. An 8-inch water line is proposed to be constructed within Roads A, B, C, D, and E, which would connect to the existing 8-inch main within Fieldstone Drive and the existing 8-inch main in Sherburne Hills Court. This connection provides for a “looped” water system serving the Sherburne Hills Court properties.

⁵ The number of units allowed for Development Area A would be 5.1, rounded down to five (1.7 net acres multiplied by 3 density units per acre [du/ac]). The number of units allowed for Development Area B would be 3.4, rounded down to three (3.42 net acres multiplied by 1 du/ac). The number of units allowed for Development Area C would be four. These four lots were set apart, subject to further entitlement processes as the proposed project is developed.

⁶ Fifty percent of 12 is 6. Therefore, 12 plus 6 equals 18 total market-rate units.

⁷ Town of Danville. 2022. Utilities. Website: <https://www.danville.ca.gov/306/Utilities>. Accessed August 29, 2022.

Stormwater Drainage

Stormwater water quality treatment facilities would be provided within each residential parcel to treat on-lot impervious surfaces exceeding 5,000 square feet and separate Homeowner's Association-(HOA) maintained stormwater quality treatment facilities serving the private road network within the proposed project. Excess storm flows would be conveyed within an 18- to 24-inch storm drain within Road C, which would connect to a proposed outfall in Sycamore Creek. The proposed storm drain collection main within Road C would also convey excess storm flows from storm drain lines within Roads C, D, and E. An 18-inch storm drain within Road A south of Sycamore Creek would discharge at the southern abutment of the new bridge crossing Sycamore Creek. An 18-inch storm drain line in Road B would convey excess storm flows to a new outfall on the north side of Sycamore Creek. Exhibits 13a, 13b, and 13c show the drainage plans for the proposed project.

All proposed outfalls would be constructed in compliance with current Contra Costa County Flood Control and Water Conservation District (FC District) requirements. Currently, all three proposed outfalls would be constructed compliant with current FC District B-50 outfall details. All three outfalls would be subject to permitting by the Town, California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), and San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB).

Sanitary Sewer

Sewer service for the proposed project would be provided by the Central Contra Costa Sanitary District (Central San). Any sewer buildout within the project site would satisfy all applicable Central San and other applicable code requirements. An 9-inch gravity sewer main in Roads A, B, C, D, and E would connect to an existing Central San 8-inch gravity main within Fieldstone Drive.

Solid Waste and Recycling Collection

Republic Services provides solid waste disposal services for the Town through a contract with the Contra Costa County Solid Waste Authority RecycleSmart Program and would serve the proposed project. Republic Services is a private company that provides non-hazardous solid waste and recycling services for commercial, industrial, municipal, and residential customers.

Power and Telecommunications

The proposed project would provide power and telecommunication connections as part of overall project improvements. The proposed project would be developed with an all-electric design.

Marin Clean Energy (MCE) is an alternative electricity source that currently provides electricity to the Town. As of April 1, 2018, residents are enrolled in MCE, which relies primarily on renewable energy resources. Residents would be able to opt out of using MCE and be served by the Pacific Gas and Electric Company (PG&E).

Construction

Equipment Staging

Construction materials would be staged at an upper construction staging area located on the portion of the site that would be developed into Lot 18 and at a lower construction staging area located on the portion of the site that will be developed into Lots 12 and 13. The proposed project would also include a temporary construction staging area on Lots 6, 7, and 14. The construction entrance to the site would be the private driveway off of Fieldstone Drive that would be developed into Road A as part of the proposed project.

Site Preparation

The project site would include approximately 180,700 cubic yards of cut material and approximately 219,300 cubic yards of fill. The project site would be balanced at 200,000 cubic feet with no anticipated import or export of fill material. Additionally, approximately 29 trees would be removed to accommodate the development. All construction areas would be fenced, secured, and inspected routinely for safety and security.

Construction Timeline

Construction is anticipated to begin in the spring of 2025 and last approximately 18 to 24 months. Site preparation and mass grading would occur in one phase. However, development of each lot would occur based on when it is purchased, and lot-specific plans would be prepared for the future resident. Construction activities associated with the proposed project would be limited to the hours of 7:30 a.m. to 7:00 p.m., Monday through Friday, and Saturday, Sunday, and holidays 9:00 a.m. to 7:00 p.m., consistent with applicable Town construction hour limitations. All demolition of existing structures, site preparation, and grading for the entire project area would also be completed at this time.

Circulation and Access

Construction vehicle trips would be overseen by the Town's Public Works Department in coordination with the project applicant in order to minimize disruptions to the existing, surrounding circulation system during construction. Construction-related traffic and haul routes (heavy-duty trucks, deliveries, etc.) into and out of the project site for the northbound and southbound I-680 directions would consist of the Sycamore Valley Road exit, Camino Tassajara, and Fieldstone Drive. Major excavation, concrete placements, and materials deliveries would be included in a staging area and logistics plan provided to the Town.

1.1 - Project Objectives

The objectives of the proposed project are to:

- Provide additional housing for the Town of Danville.
- Assist the Town of Danville in addressing its Housing Element requirements for providing housing for residents qualifying as very low, low, and moderate income households; and in addressing State requirements for such housing.

- Enhance the living experience in adjacent neighborhoods by mimicking the current architectural character and style of both new and older developments that immediately surround the project site; and draft design guidelines to help ensure architectural character.
- Connect homes to the Town of Danville’s public trail system.
- Maintain the existing natural and scenic beauty of Sycamore Creek by preserving creek setbacks.
- Provide infrastructure, including a bridge over Sycamore Creek, as provided in the Danville 2030 General Plan.
- Avoid protected wetlands or provide wetland mitigation measures.
- Repair landslides on the project site.
- Provide public utility infrastructure improvements consisting of public water, sewer, and joint trench facilities. East Bay Municipal Utility District (EBMUD) main extensions will provide for water service redundancy serving the Sherburne Hills Road residences.
- Provide a secondary point of emergency vehicle access to the residences currently served by the upper Sherburne Hills Road.
- Facilitate East Bay Municipal Utility District (EBMUD) water main extensions through the proposed subdivision, providing utility redundancy to existing Sherburne Hills residents.

Required Discretionary and Ministerial Approvals

Discretionary approvals and permits are required by the Town for implementation of the proposed project. The proposed project would require the following discretionary approvals and actions, including:

- EIR Certification
- Rezoning
- Approval of a Development Plan Application
- Approval of Vesting Tentative Map
- Encroachment Permit for Fieldstone Drive
- Tree Removal Permit

Subsequent ministerial actions would be required for the implementation of the proposed project, including issuance of grading and building permits.

Environmental Review

Following completion of the 30-day NOP public review period, the Town will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. Subsequently, the Draft EIR will be circulated for public review and comment for a 45-day public review period.

The Town requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) can be found on the Town's website:

<https://danvilletowntalks.org/private-land-development>. If you wish to be placed on the mailing list or need additional information, please contact Riley Anderson-Barrett, Associate Planner, Town of Danville Planning Division, at 925.314.3314 or randersonbarrett@danville.ca.gov.

Potential Environmental Effects

The Draft EIR will evaluate if there are potentially significant environmental impacts associated with approval and implementation of the proposed project. Consistent with the CEQA Guidelines (Appendix G), the Draft EIR will analyze the reasonably foreseeable direct, indirect, and cumulative effects of the proposed project on focused resources, including but not limited to:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

Potentially Significant Environmental Issues

In preparation of the NOP and the Project Description, the Town has found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the EIR. These topical areas are as follows:

- **Biological Resources**—The proposed project site contains an environment with a high potential to host special-status plant and wildlife species. The proposed project would remove several sensitive natural communities as well as impacting seasonal wetlands, ephemeral streams, and Sycamore Creek, which are protected by State and federal laws. Impacts to these species and biological features are potentially significant unless fully mitigated through the implementation of mitigation measures.
- **Geology and Soils**—The project site includes areas of flat terrain (Development Areas A and B) as well as areas of hillside terrain (Development Areas B and C) where landslides have been observed. The proposed project must demonstrate a design that is geotechnically sound and ensures that impacts related to the risk of future landslides are less than significant or fully mitigated through the implementation mitigation measures.
- **Hydrology and Water Quality**—The hydrology on the project site is primarily derived from overland flow in the hill to the south, channelized flow in Sycamore Creek, and irrigation at the Mission residence to the north. The hydrology in the hills has been modified by

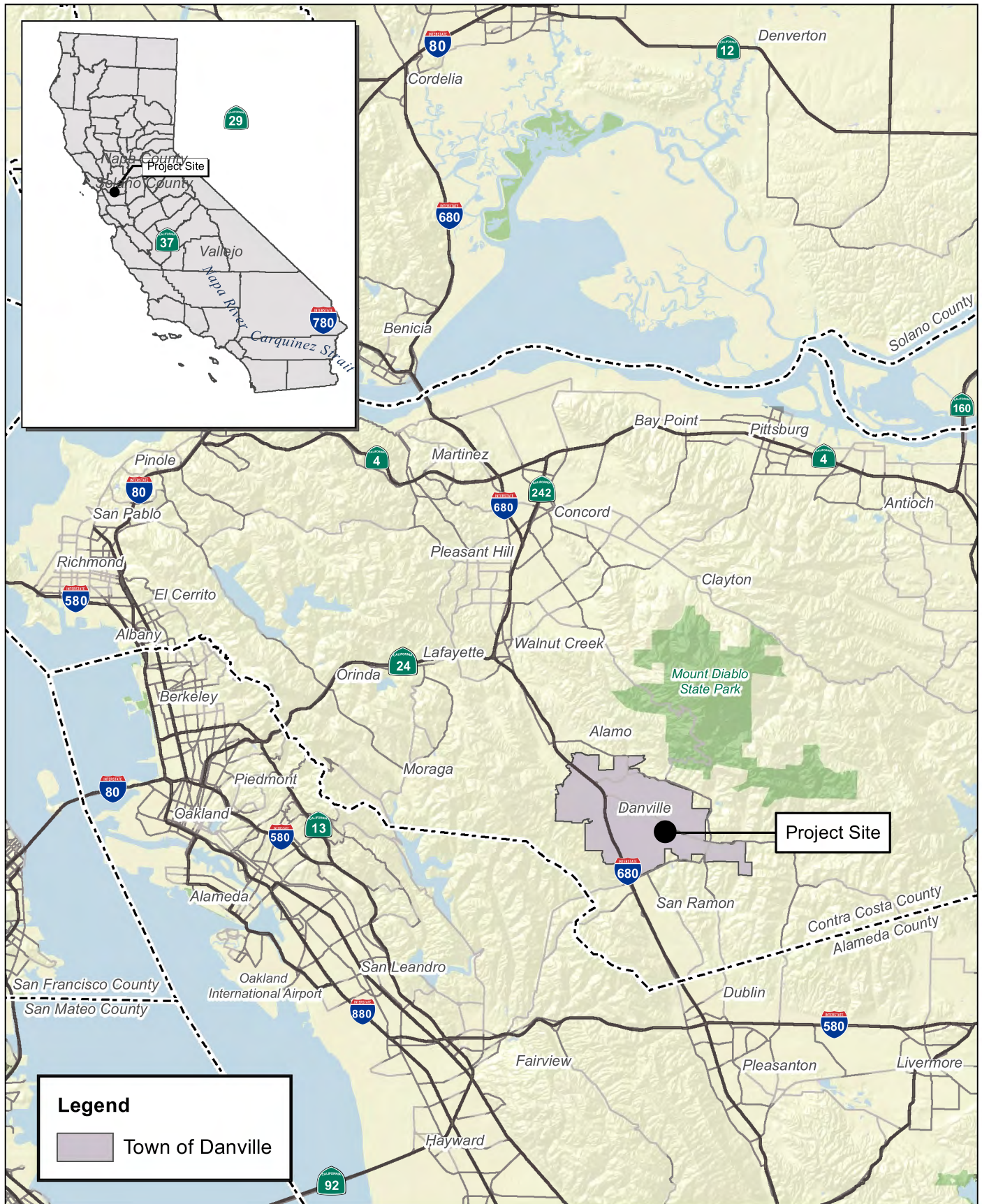
construction of drainage systems and terraces which have contributed to erosional features. The proposed project must demonstrate a design that ensures that impacts to water quality, runoff, and stormwater control are less than significant or fully mitigated through the implementation mitigation measures.

- **Transportation**—The proposed project is located in an area with a high number of daily vehicle miles traveled (VMT) per capita that exceeds the regional average VMT under existing conditions. The proposed project must demonstrate a design that ensures that the proposed project would reduce per capita VMT to a level 15 percent below the regional average, which is the significance threshold set for the CEQA analysis of traffic, or fully mitigate the increase of VMT through the implementation of mitigation measures.

Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in a significant impact, the following issues will be addressed in the Effects Found not to be Significant section of the Draft EIR.

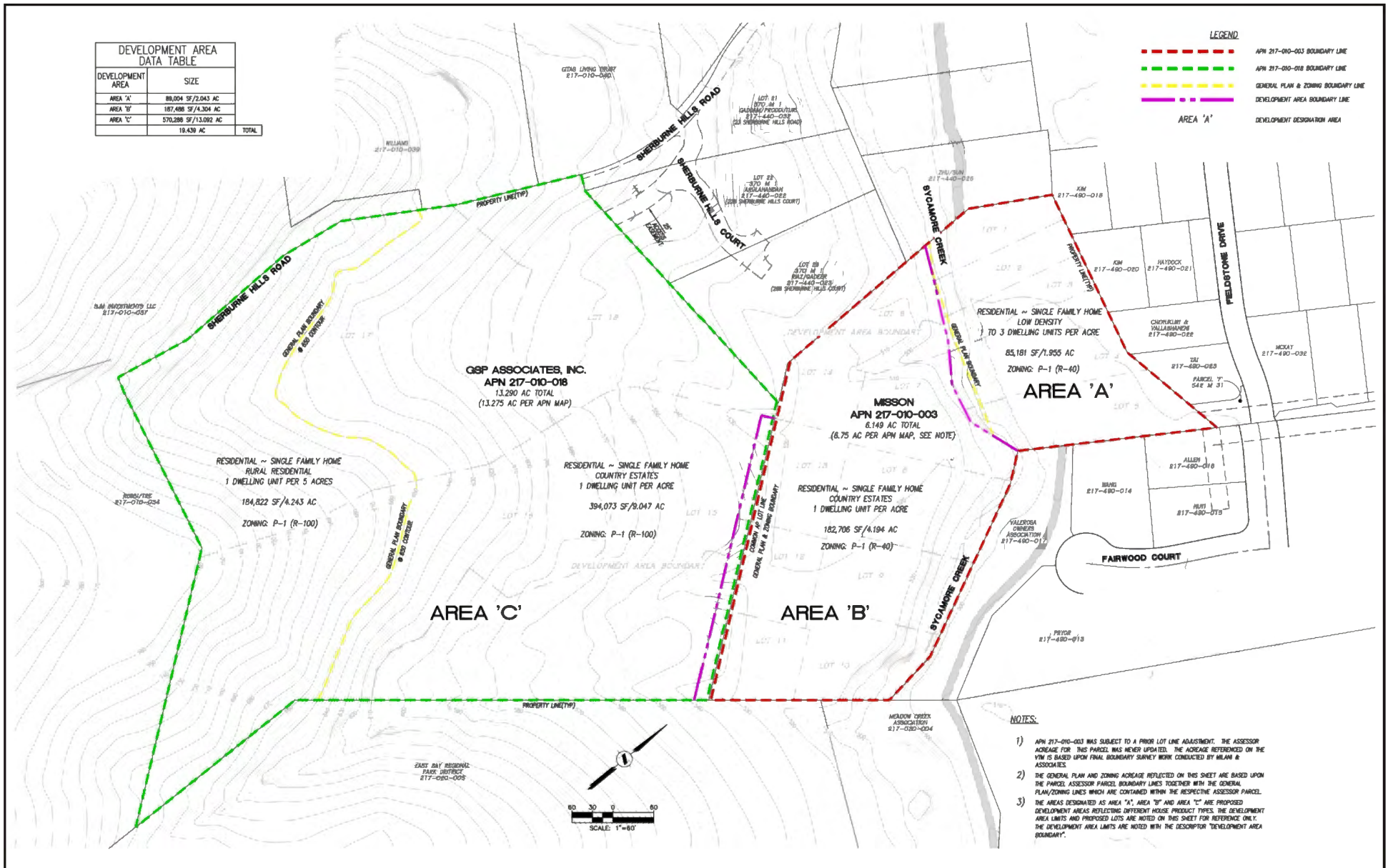
- **Mineral Resources**—No activities related to mineral resources currently occur within the project site and the site is not designated for this use.¹ These conditions preclude the possibility of impacts on mineral resources; therefore, there is no impact associated with mineral resources.



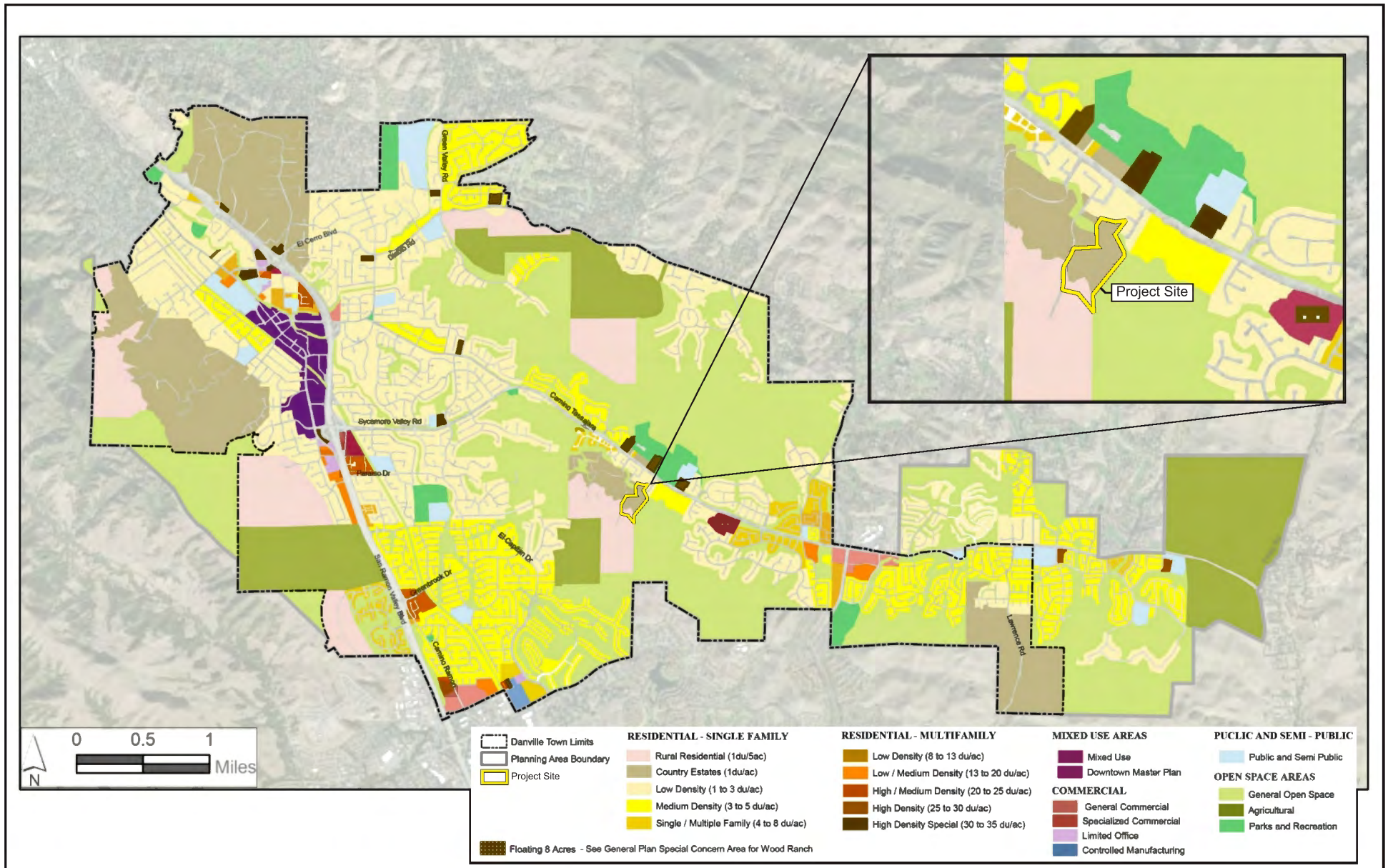


Source: Bing Aerial Imagery. County of Contra Costa. East Bay Regional Park District.

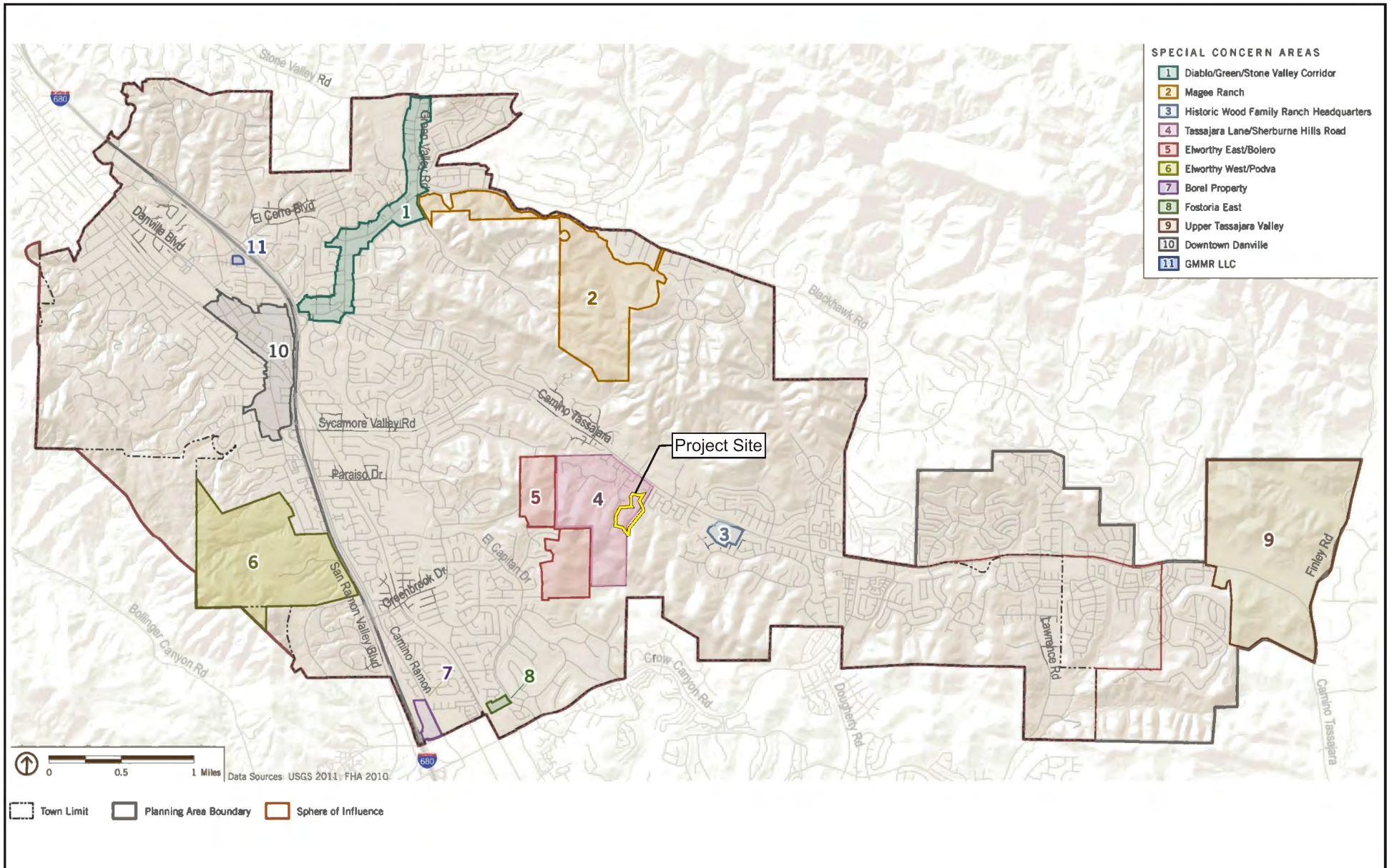




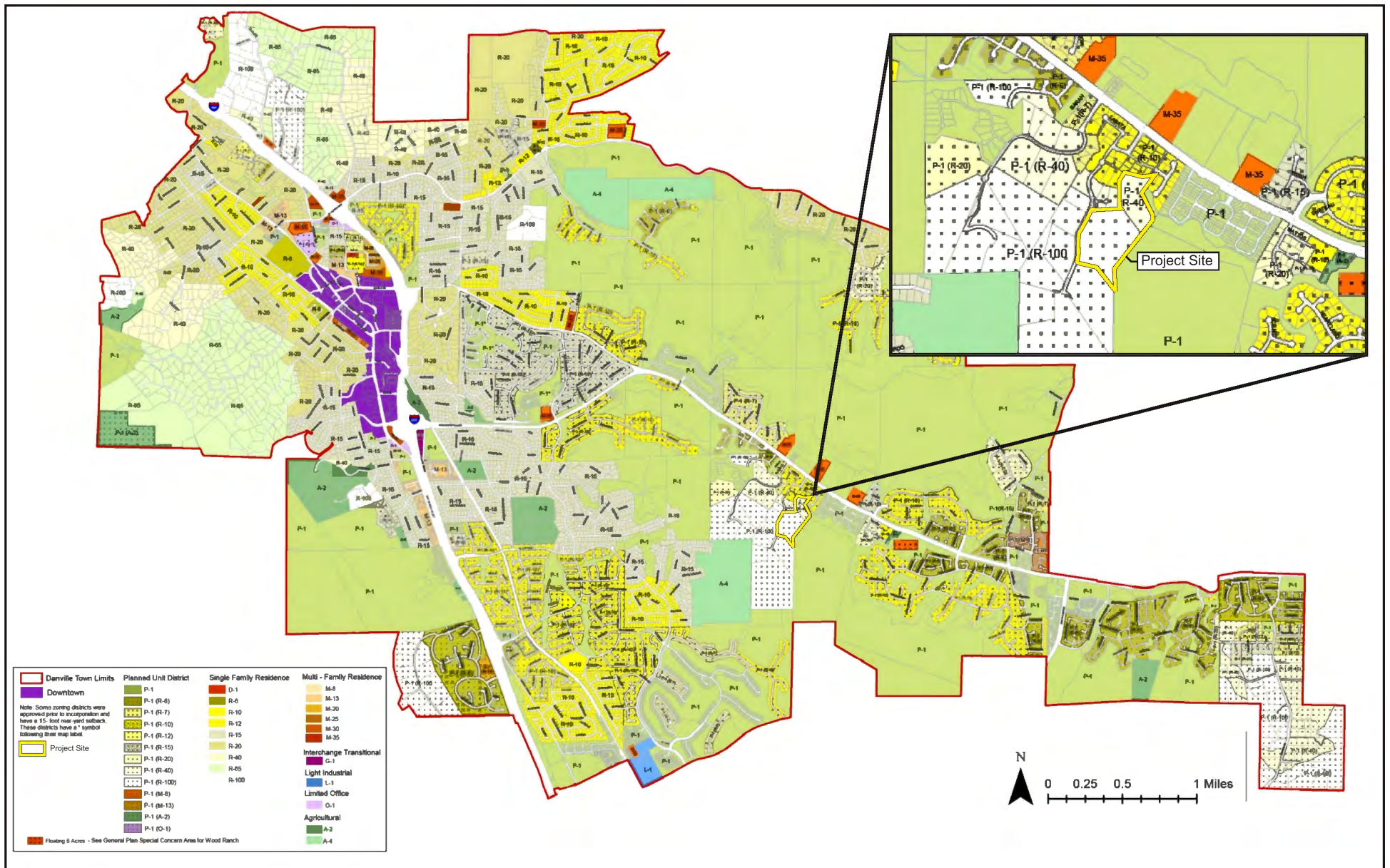
Source: Milani & Associates, 06/06/2024.



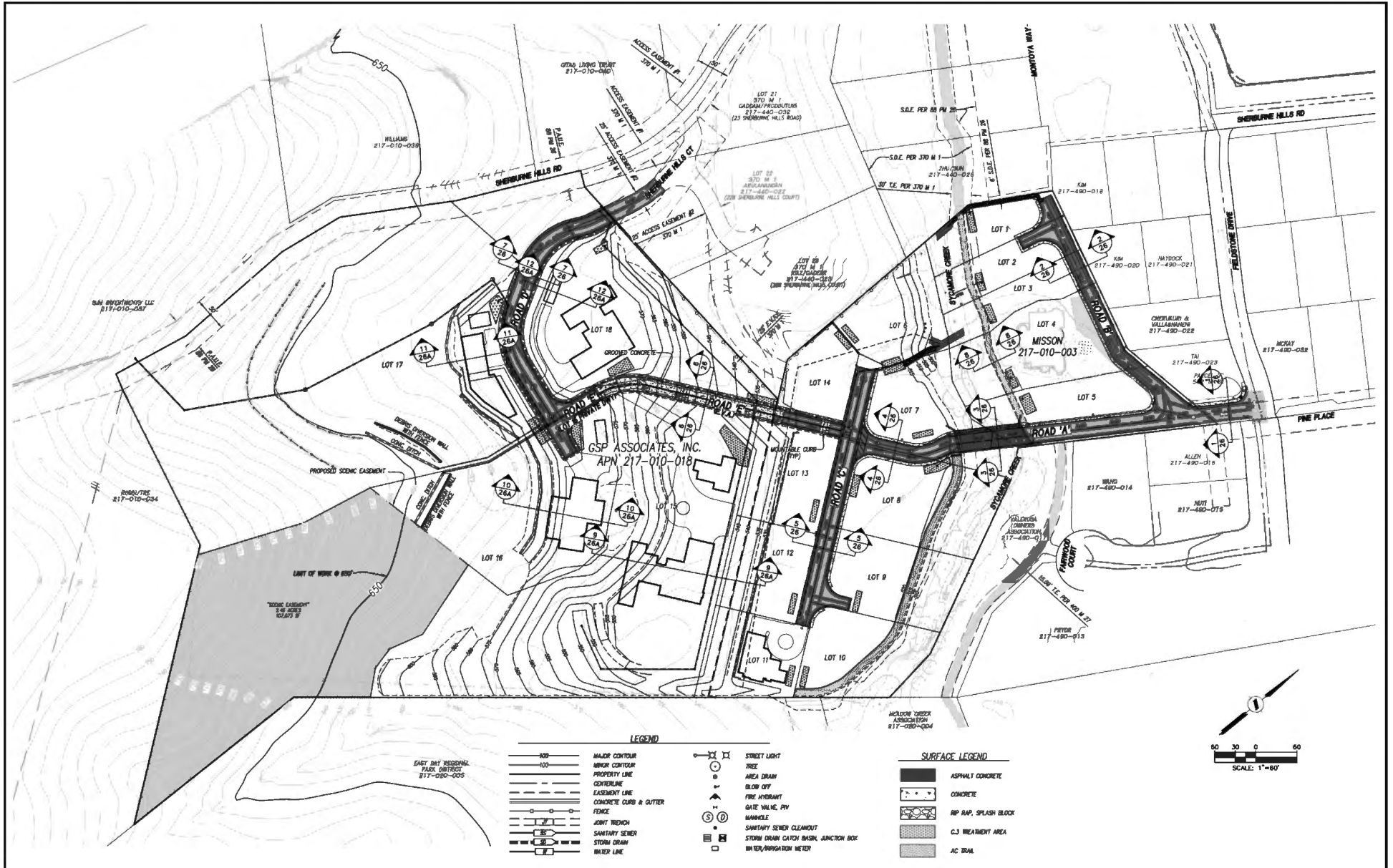
Source: Town of Danville.



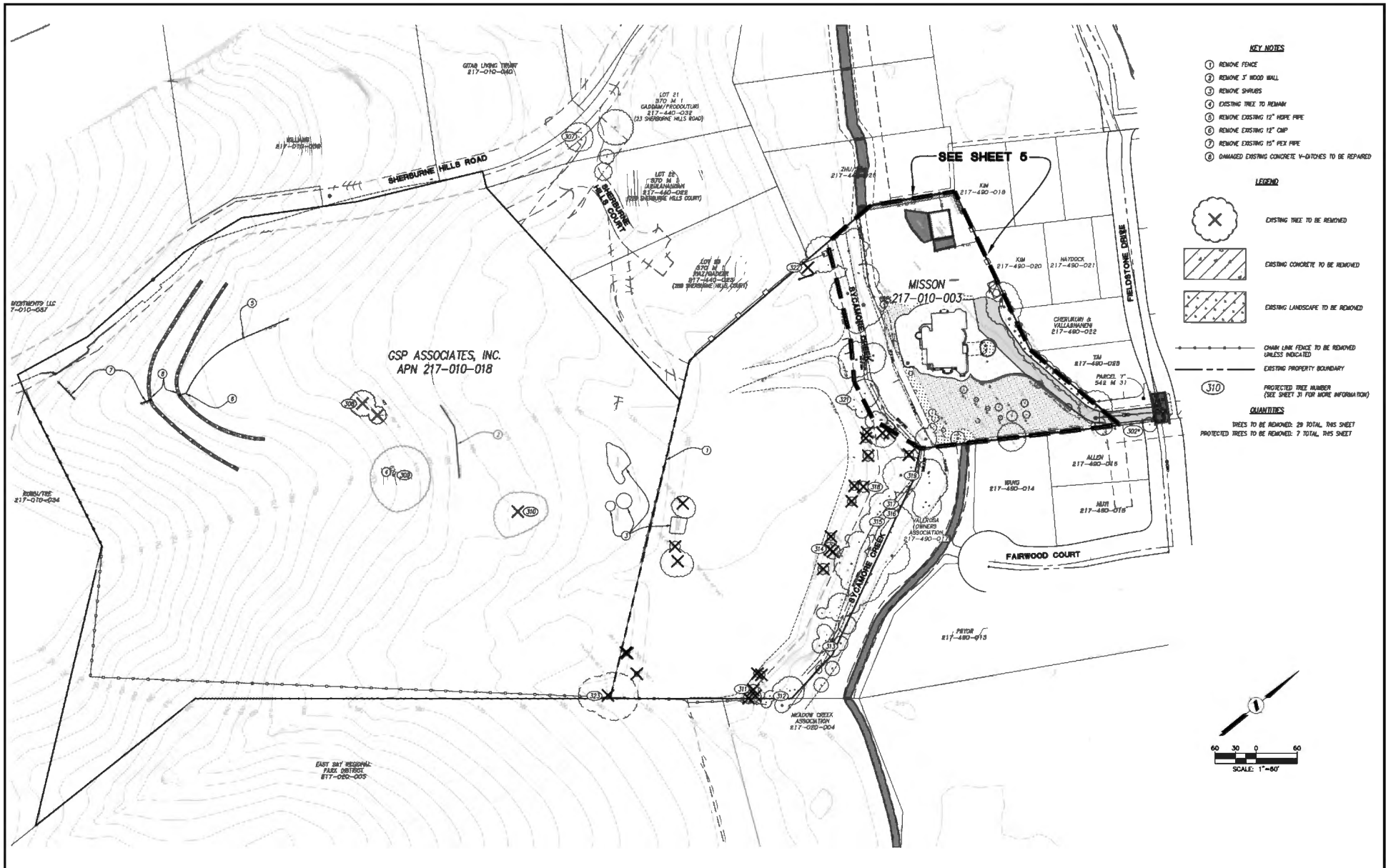
Source: Town of Danville; USGS 2011; FHA 2010.



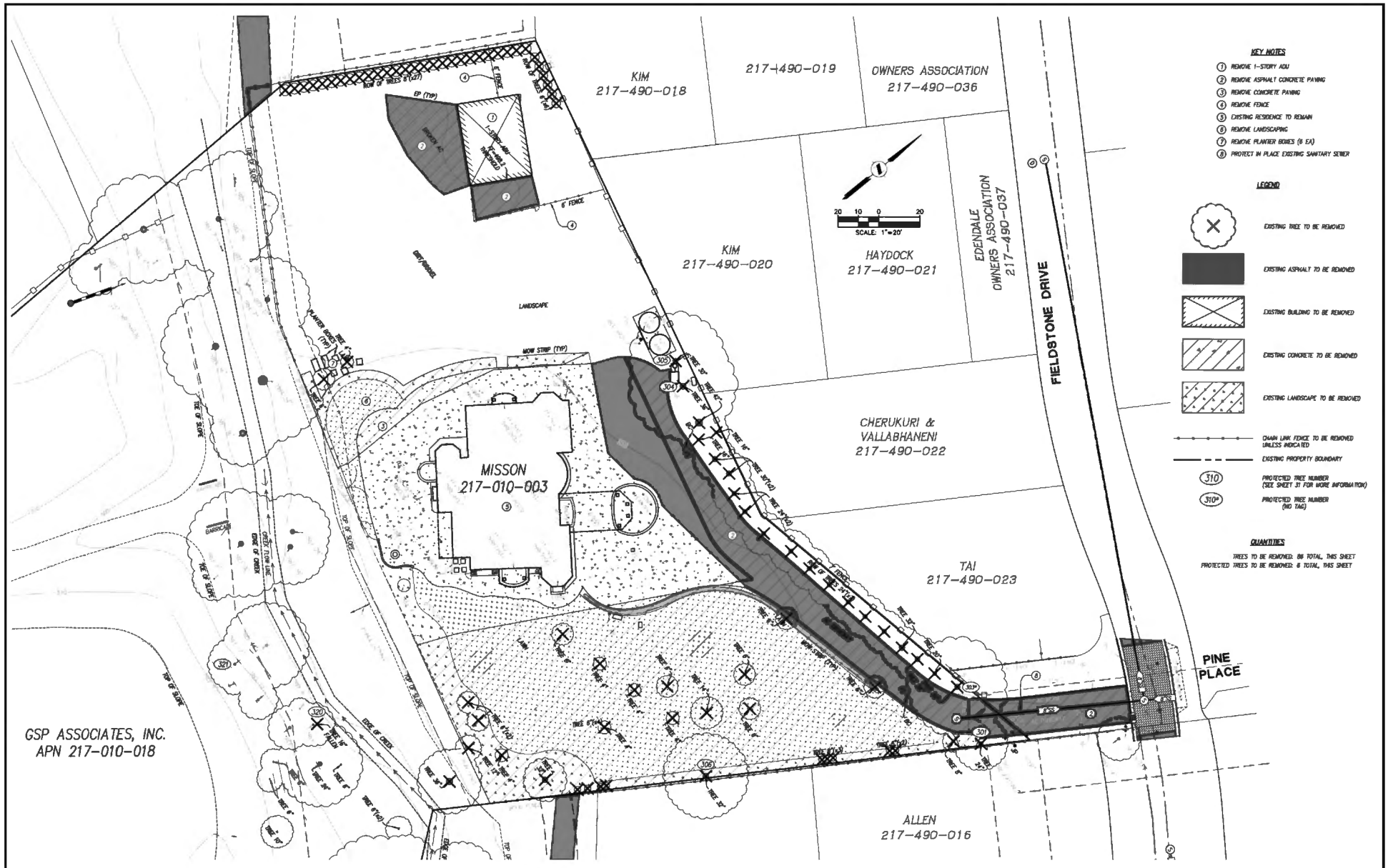
Source: Town of Danville.



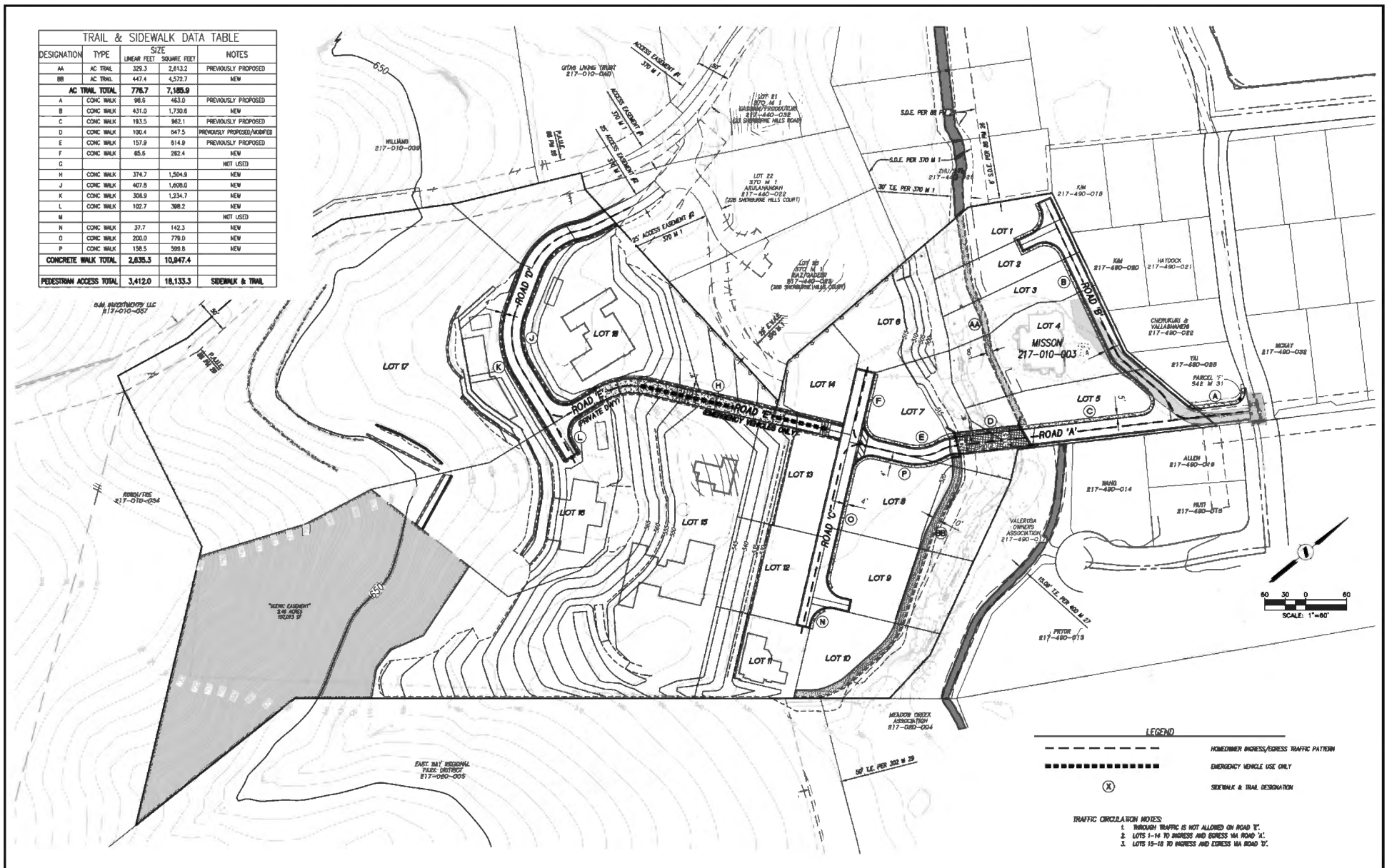
Source: Milani & Associates, 06/06/2024.



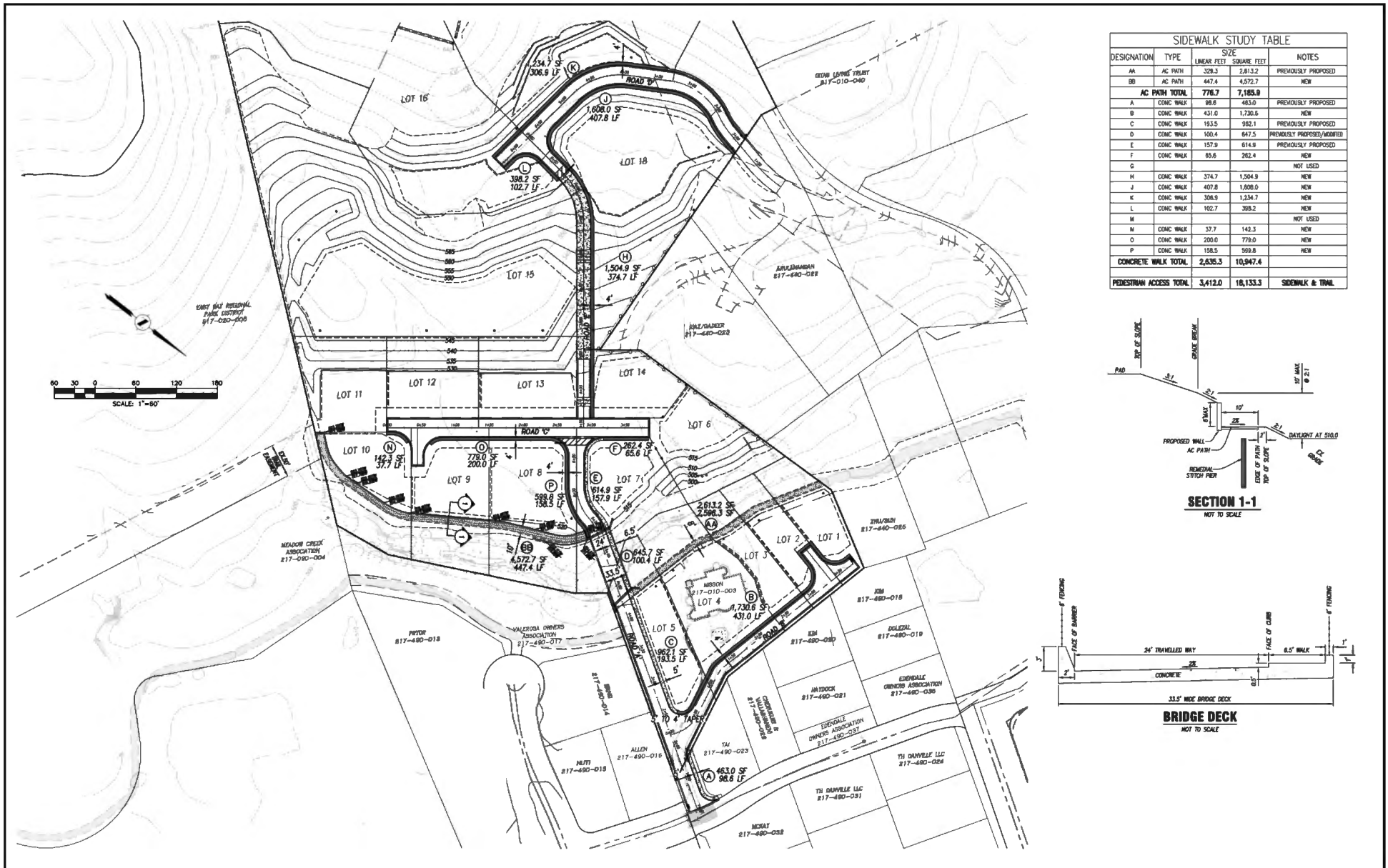
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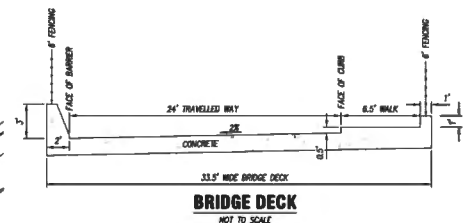
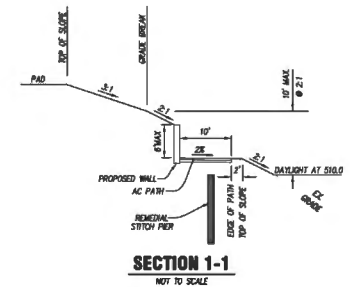
Source: Milani & Associates, 06/06/2024.



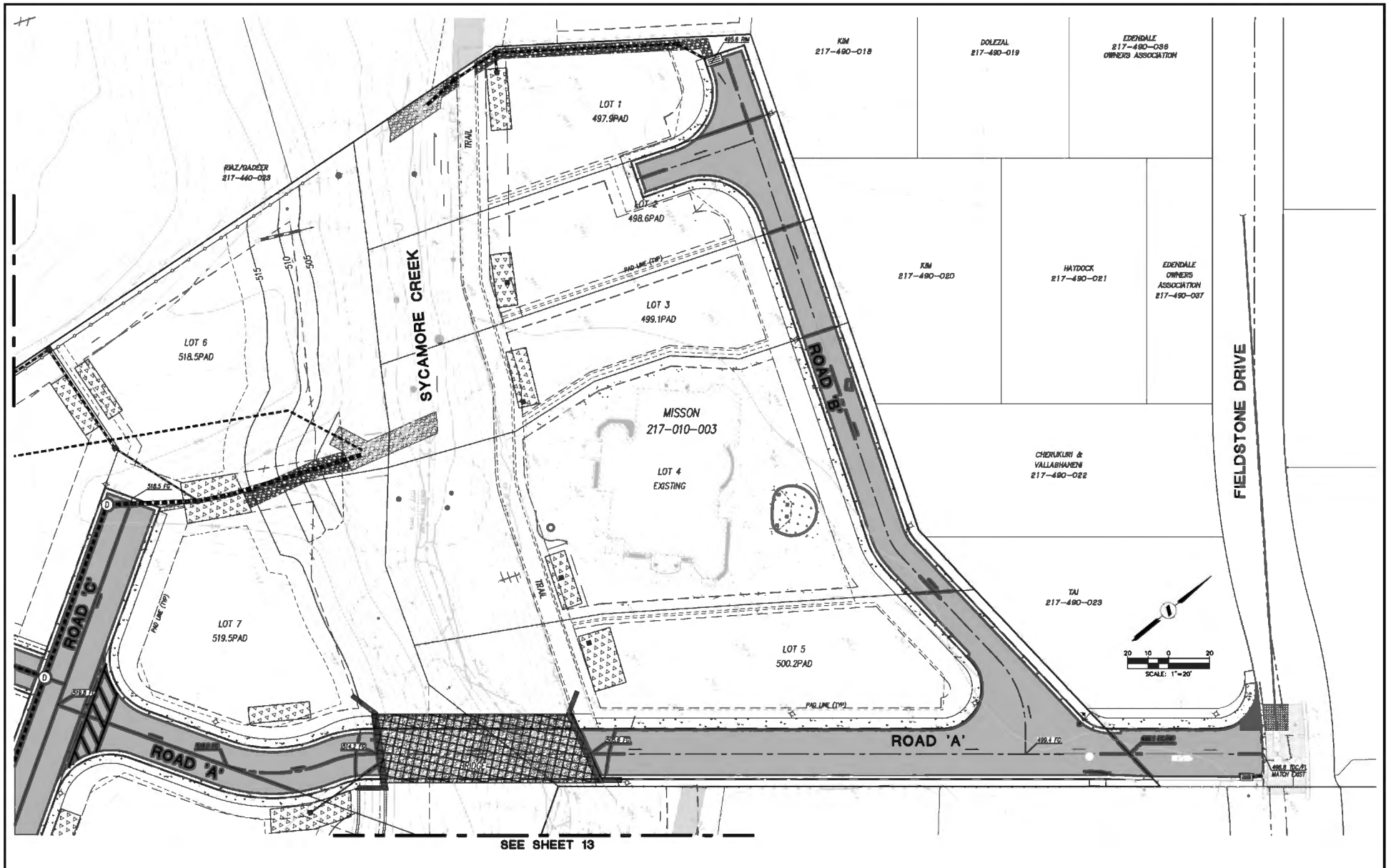
Source: Milani & Associates, 06/06/2024.



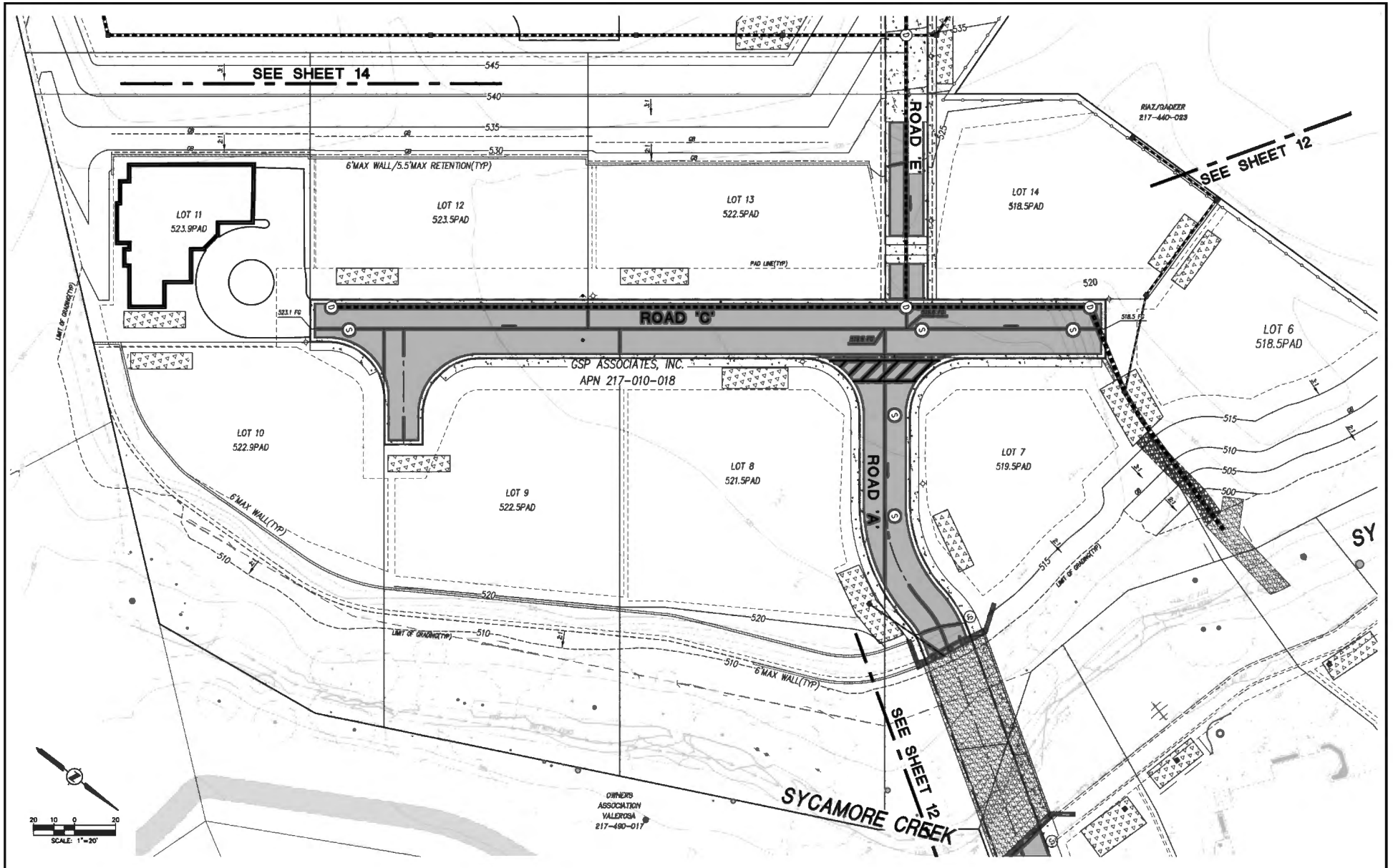
SIDEWALK STUDY TABLE				
DESIGNATION	TYPE	LINEAR FEET	SQUARE FEET	NOTES
AA	AC PATH	328.3	2,613.2	PREVIOUSLY PROPOSED
BB	AC PATH	447.4	4,572.7	NEW
AC PATH TOTAL		775.7	7,185.9	
A	CONC WALK	98.6	483.0	PREVIOUSLY PROPOSED
B	CONC WALK	431.0	1,730.6	NEW
C	CONC WALK	153.5	982.1	PREVIOUSLY PROPOSED
D	CONC WALK	100.4	847.5	PREVIOUSLY PROPOSED/ADDED
E	CONC WALK	157.9	614.9	PREVIOUSLY PROPOSED
F	CONC WALK	65.6	262.4	NEW
G				NOT USED
H	CONC WALK	374.7	1,504.9	NEW
J	CONC WALK	407.8	1,608.0	NEW
K	CONC WALK	396.9	1,334.7	NEW
L	CONC WALK	162.7	368.2	NEW
M				NOT USED
N	CONC WALK	37.7	142.3	NEW
O	CONC WALK	200.0	778.0	NEW
P	CONC WALK	158.5	569.8	NEW
CONCRETE WALK TOTAL		2,635.3	10,947.4	
PEDESTRIAN ACCESS TOTAL		3,412.0	18,133.3	SIDEWALK & TRAIL



Source: Milani & Associates, 06/06/2024.



Source: Milani & Associates, 06/06/2024.



Source: Milani & Associates, 06/06/2024.

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Exhibit 13b
Drainage Plan, Lots 6-11

TOWN OF DANVILLE
EVERGREEN RANCH ESTATES RESIDENTIAL PROJECT
ENVIRONMENTAL IMPACT REPORT

