



Martin Hills Ranch (Elworthy East) Development

NOTICE OF AVAILABILITY, PUBLIC REVIEW PERIOD, AND PUBLIC HEARING TO TAKE COMMENTS ON A DRAFT ENVIRONMENTAL IMPACT REPORT

- Lead Agency:** Town of Danville
Planning Division
500 La Gonda Way
Danville, CA 94526
(925) 314-3349
dcrompton@danville.ca.gov
- Contact: David Crompton, Chief of Planning
- Project Title:** Martin Hills (formerly known as Elworthy East)
(State Clearinghouse No: 2025010602)
- Project Location:** The project site is located on a 103-acre property known as Martin Hills Ranch and Elworthy East which is located at the terminus of Borica Drive and Como Way (see Attached Map).
- APNs:** 218-010-008, 218-010-009, 218-010-010, 218-010-011, 218-010-012
- Project Description:** The Martin Hills project proposes a 22-lot subdivision on the 102-acre Elworthy East property which is located at the terminus of Borica Drive and Como Way. Accessory Dwelling Units (ADUs) would be incorporated into five of the residences. Access to the site is proposed as an extension from the end of Como Way, with one parcel to be located at the end of Borica Drive. The application includes a rezoning request to rezone the property from A-4; Agricultural Preserve District to a P-1; Planned Unit Development District. It also includes a 22-lot Major Subdivision request, and a Development Plan application for the architectural review of the proposed new residences.
- Potentially Significant Environmental Impacts:** The Draft Environmental Impact Report (EIR) identifies potentially significant environmental impacts with respect to biological resources; cultural resources and tribal resources; geology, soils, and seismicity; greenhouse gas emissions; transportation and traffic; and wildfire. The

Draft EIR identifies mitigation measures for all of these potentially significant impacts to be mitigated to less-than-significant with mitigation measures included.

Project Applicant: Bates Stringer Martin Hills Ranch LLC
875 Orange Blossom Way Danville, CA 94526
(925) 216-1816
scott@thestringedcompany.com

Review Period: April 7, 2026 through May 22, 2026.

The Town of Danville is soliciting comments on the Draft EIR. Responses to comments will be incorporated into the Final EIR. Please submit written comments to the above address on or before May 23, 2026.

Public Hearing: A public hearing to solicit public comments on the Draft EIR will be held before the Danville Planning Commission on Tuesday, April 28, 2026 at 5:00 p.m. at 201 Front Street, Danville. The meeting agenda will be posted to the Town's website. Interested parties should check the Planning Commission agenda on the Town's website to confirm the meeting time, date, and location:
<https://www.danville.ca.gov/129/Meetings-Agendas-Minutes>.

Copies of the EIR: Copies of the Draft EIR and documents referenced in it are available at the Danville Town Offices at 500 La Gonda Way. In addition, the Draft EIR is available for review at the Danville Public Library (400 Front Street), and on the Town's Website by scanning the QR code below or going to https://danvilletowntalks.org/private-land-development/news_feed/martin-hills-elworthy-east.

