

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044 County

From: (Public Agency): Town of Danville
500 La Gonda Way
Danville, CA 94526
Attn: David Crompton
Chief of Planning

Clerk County of: Contra Costa
555 Escobar St.
Martinez, CA 94553

Project Title: DP25-0002 & TR25-0028 – Danville Village Apartments

Project Applicant: 115 Town & Country Drive Investors, LLC
550 Hartz Avenue, Suite 200
Danville, CA 94526

Project Location - Specific: 101-119 Town & Country Drive (APN: 208-060-053)

Project Location - City: Danville

Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project: Mixed Use Housing Development to construct a 200-unit 348,112 square foot multifamily residential apartment building and to retain a 27,700 square foot commercial building. The purpose of the development is to comply with the Town's DBD 13; Multifamily zoning district and to provide housing consistent with the Town's 2023-2031 Housing Element. Beneficiaries include households wishing to reside in more affordable rental housing and households that qualify for the 21 very low-income units provided as part of the project.

This project was approved by the Danville Planning Commission on February 24, 2026, and no appeal of that action was received within the 10-day appeal period.

Name of Public Agency Approving Project: Town of Danville

Name of Person or Agency Carrying Out Project: David Crompton, Chief of Planning

(dcrompton@danville.ca.gov) (925-314-3349)

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: Section 21080.66 (AB 130)

Reasons why project is exempt:

The proposed project is Statutorily Exempt from the California Environmental Quality Act (CEQA) Under Public Resource Code Section 21080.66 (AB 130) based on the following findings:

1. The project is not more than 20 acres.

The project is 3.89 acres in size.

2. The project is located within the boundaries of an incorporated municipality.

The project is located within the Town of Danville.

3. **The site has been previously developed with an urban use.**

The site development would be a redevelopment of a portion of a commercial shopping center.

4. **At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.**

The site is surrounded on all sides by existing commercial, office, and residential uses.

5. **The project is consistent with the applicable general plan and zoning ordinance. If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one.**

The proposed development is consistent with the Town's DBD Area 13; Multifamily Residential – High Special land use and zoning designations as the project would be within the 30-35 unit per acre density range prior to the density bonus and development standard waivers as allowed under State Law.

6. **The project will be at least one-half of the applicable "Mullin density" as specified in Government Code section 65583.2(c)(3)(B).**

The project density is 51 units per acre and the Mullin density for Danville is 30 units per acre.

7. **The project meets the requirements specified in Government Code section 65913.4(a)(6).**

The Project does meet the requirements specified in Government Code Section 65913.4(a)(6), including at least 75% of the square footage being devoted to residential use.

8. **The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.**

The three commercial buildings to be demolished have no historical significance.

9. **For a project that was deemed complete on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.**


The project consists of new market rate and affordable housing and does not include transient lodging.

Lead Agency

Contact Person: David Crompton, Chief of Planning **Area Code/Telephone/Extension:** 925 314-3349

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 3/11/2026 Title: Chief of Planning

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____