

4.10 LAND USE

This section contains information about land use in the Town of Danville relevant to the Draft 2030 General Plan. It provides an overview of the current regulatory framework, describes existing conditions, and analyzes the potential impacts of the Draft 2030 General Plan.

A. Regulatory Framework

The following section describes the policies and regulatory agencies that apply to land use in Danville.

1. Regional Plans

a. ABAG Sustainable Communities Strategy

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG), in coordination with the Bay Area Air Quality Management District and the Bay Conservation and Development Commission, have been given the joint responsibility for creating the Sustainable Communities Strategy (SCS) for the nine county Bay Area. The proposed SCS will forecast a land use pattern, which when integrated with the transportation system, would reduce greenhouse gas emissions from automobiles and light trucks, and can be measured against the regional target established by the California Air Resources Board (CARB).

The SCS is a land use strategy required to be included as part of the Bay Area's 25-year Regional Transportation Plan (RTP). By federal law, the RTP must be internally consistent. Therefore, the more than \$200 billion dollars of transportation investment typically included in the RTP must align with and support the SCS land-use pattern. SB 375 also requires that an updated eight-year Regional Housing Need Allocation (RHNA) prepared by ABAG is consistent with the SCS. The SCS and RTP are anticipated for adoption (simultaneously) in early 2013. The goals of the SCS are to:

- “ Recognize and support compact walkable places where residents and workers have access to services and amenities to meet their day-to-day needs;

- “ Reduce long commutes and decrease reliance on fossil fuels in order to increase energy independence and decrease the region’s carbon consumption;
- “ Support complete communities which remain livable and affordable for all segments of the population, maintaining the Bay Area as an attractive place to reside, start or continue a business, and create jobs;
- “ Support a sustainable transportation system and reduce the need for expensive highway and transit expansions, freeing up resources for other more productive public investments;
- “ Provide increased accessibility and affordability to our most vulnerable populations; and
- “ Conserve water and decrease our dependence on imported food stocks and their high transport costs.

While the SCS does not directly govern land uses within Danville, there are a number of benefits available to the Town, including: streamlining of CEQA pursuant to SB375 for applicable transit priority and residential or mixed-use projects; and also high eligibility for transportation funding, provided that policies and land use patterns proposed in the General Plan align with the goals of the SCS.

2. Town Plans, Policies, and Regulations

a. Danville General Plan

The Draft 2030 General Plan expresses Danville citizens’ visions and goals for the future of the community. The Plan contains goals, policies, and programs to guide the Town’s decision makers toward this vision. The goals of the plan are to maintain the small town way of life, preserve present aesthetics and other community qualities; protect the quality of life within existing developed areas of the community; couple orderly and appropriate growth with the ability to maintain high-quality public facilities and services; and to strive for harmony between Danville’s development and its physical setting by protecting natural resources, avoiding development of hazardous areas, and preserving critical open space areas. The Draft 2030 General Plan’s Land Use

Element will regulate land use within the Town and establish specific land uses in order to express the desired development pattern in Danville.

b. Municipal Code or Zoning Code (Municipal Code, Article X)

Chapter/Article X of the Danville Municipal Code regulates land use in Danville. It describes zones, contains the Zoning Map, and includes development standards for the zones. The Municipal Code is the mechanism used to implement the goals, objectives, and policies of the General Plan and to regulate all land use within the Town. Where called for as an action item or an implementation measure in the Draft 2030 General Plan, the Municipal Code will be updated following adoption of the Plan.

c. Approved Specific Plans

Danville currently has three approved specific plans: the Lawrence-Leema Road Specific Plan, the Old Blackhawk Road Specific Plan, and the Sycamore Valley Specific Plan. The plans contain specific land use designations, policies, and regulations to implement the development strategy for each respective area. The approved specific plans are described in Section B.3 below.

d. Streetscape and Entry Guidelines

The Town of Danville adopted Streetscape and Entry Guidelines in 1984 to protect the existing commercial and residential design, preserve the residential scale of the community, restore areas with historic potential, and rejuvenate then-decaying, auto-oriented commercial areas. The purpose of the Guidelines is to communicate a sense of the character of Danville to future developers and designers and stress the community's desire to promote this image through proper design and development. The Guidelines establish criteria for the development and restoration of streetscapes and entry points into Danville, hillside/ridgeline areas, the historic downtown, other commercial areas, and residential subdivisions.

e. Redevelopment Plan

Danville's Redevelopment Agency (known as the Danville Community Development Agency) was formed in 1986. The Town Council acted as the

governing body for the RDA until the RDA dissolution in February 2012.¹ Danville's project area encompassed approximately 140 acres in the downtown area, including Hartz Avenue, Railroad Avenue, Front Street, Laurel Drive and part of Diablo Road.

Though significant improvements had been made to Danville's downtown to address blight, the area was in need of investment when the RDA was formed in 1986. The redevelopment plan identified a number of problems within the project area, including poor vehicular and pedestrian circulation, inadequate infrastructure, lack of community facilities and a majority of buildings that were significantly deteriorated and/or failed to meet building and safety standards.

In the 25 years since its formation, Danville's RDA invested approximately \$53 million in improvements serving the RDA, inclusive of the following:

- Extension of Railroad Avenue from Linda Mesa north to Danville Boulevard and Hartz Avenue;
- Construction and/or expansion of the Railroad Avenue, Clock Tower, Front Street, and Village Theater municipal parking lots; (the provision of public parking and infrastructure has meant that private property owners are not required to bear those expenses when they redevelop their properties);
- Construction of both the Danville Library and Community Center;
- Acquisition and renovation of both the Village Theater and the Town Meeting Hall;
- Acquisition of land for affordable housing; and funding for construction of the 75-unit Sycamore Place Apartment project on Laurel Drive for extremely low and very low income seniors; and

¹ All 400 State Redevelopment Agencies were dissolved in February 2012, pursuant to the California Supreme Court in a decision issued on December 29, 2011

- “ Construction of much of the infrastructure which beautifies and ties together the downtown, including new paving, street lighting, street trees, sidewalks and improved storm drainage.

These improvements have significantly upgraded and helped shape the character of the downtown, making it a more vibrant part of the community. Just as importantly, these redevelopment projects have served as a catalyst for private reinvestment, facilitating development of the Iron Horse Plaza Shopping Center, the Stoneybrook residential project, the Danville Square Shopping Center, and the Prospector Square commercial project and other, similar smaller commercial projects and individual commercial buildings.

f. Contra Costa County General Plan

The current Contra Costa County General Plan was adopted in 2005. The County General Plan designates land uses and contains policies that regulate land uses in Danville’s Sphere of Influence (SOI) and Planning Area but outside Town boundaries. County General Plan land use designations that cover either Danville’s SOI or its Planning Area east of the Town boundary include:

- “ **AL: Agricultural Lands.** Privately-owned rural lands and non-prime agricultural lands used for the production of food, fiber, and plant materials including grazing of livestock, dry grain farming, and/or orchards.
- “ **OS: Open Space.** Publicly owned, open space lands which are not otherwise designated as “Public/Semi-Public,” “Watershed,” and “Parks and Recreation” and privately owned lands for which future development rights have been deeded to a public or private agency.
- “ **PR: Parks and Recreation.** Park lands of the County, cities, State of California and United States government agencies which serve a region-wide population.
- “ **PS: Public/Semi-Public.** Properties owned by public governmental agencies such as libraries, fire stations, schools, etc. This designation is also applied to public transportation corridors (freeways, highways, and

BART), as well as privately owned transportation and utility corridors such as railroads, PG&E lines, and pipelines..

- “ **SL: Single-family Residential–Low Density.** Single-family residential units at densities between 1.0 and 2.9 single-family units per net acre. Sites can be as large as 43,560 square feet. With an average of 2.5 persons per household, population densities would normally range from about 2 to 7.5 persons per acre. Primary land uses include detached single-family homes and accessory structures. Secondary uses such as home occupations, small residential care and childcare facilities, churches and other similar places of worship, and secondary dwelling units, may be allowed.
- “ **SM: Single-family Residential–Medium Density.** Single-family residential units at densities between 3.0 and 4.9 single-family units per acre. Sites can range up to 14,519 square feet. With an average of 2.5 persons per household, population densities would normally range from about 7.5 to about 12.5 persons per acre. Primary and secondary uses are the same as SL above.
- “ **SH: Single-family Residential–High.** Single-family residential units at densities between 5.0 and 7.2 units per acre. Accessory units and secondary uses generally considered compatible with low density residential homes may be allowed.
- “ **ML: Multiple-family Residential–Low.** Multiple-family residential units at densities between 7.3 and 11.9 units per acre. Sites can range up to 5,999 square feet. With an average of 2.5 persons per unit, population densities would normally range between 18.5 and 30 persons per acre. Primary uses include attached single-family residences (such as duplexes or duets), multiple-family residences such as condominiums, town houses, apartment, mobile home parks, and accessory structures. Secondary uses such as churches, secondary dwelling units, home occupations, and group care and/or childcare may be allowed.
- “ **MM: Multiple-family Residential - Medium.** Multiple-family residential units at densities between 12.0 and 21.9 units per acre. Sites

can range up to 3,349 square feet. With an average of 2.5 persons per unit, population densities would normally range between about 30 to about 55 persons per acre. Primary uses such as single-family and accessory units and secondary uses such as churches, secondary dwelling units, home occupations, and group care and/or childcare may be allowed.

Measure J, a 25-year extension of Measure C-1990 (approved by voters in 2004), includes requirements intended to manage the impacts of future growth and development within Contra Costa County and includes the designation of an urban limit line (ULL) corresponding to Danville's ultimate urbanized area.

g. Bay Area Regional Smart Growth Strategy/Regional Livability Footprint Project

In 2000, five San Francisco Bay Area regional agencies and the Bay Area Alliance for Sustainable Communities collaborated to develop a smart growth land use vision for the Bay Area through an extensive public participation process. The five regional agencies included the Association of Bay Area Governments (ABAG), the Metropolitan Transportation Commission (MTC), the Bay Area Air Quality Management District (BAAQMD), the Bay Conservation and Development Commission (BCDC), and the Regional Water Quality Control Board (RWQCB).

The *Bay Area Regional Smart Growth Strategy and Regional Livability Footprint Project* outlines regulatory changes and incentives that would be needed to implement this vision and provides 20-year land use and transportation projections based on the likely impact of these changes and incentives. The regulatory land use changes and incentives recommended by the Project include:²

² Association of Bay Area Governments, October 2002, *Smart Growth Strategy/Regional Livability Footprint Project: Shaping the Future of the Nine-County Bay Area, Final Report*, pages 14-18.

- “ Providing incentives to promote affordable housing development, including allowing higher densities than would otherwise be permitted, expediting the permitting process and relaxing zoning standards;
- “ Requiring that the existing affordable housing stock be maintained;
- “ Creating programs so that employees can live in the communities where they work;
- “ Providing incentives for infill development to protect open space and agricultural lands; and
- “ Encouraging new jobs and housing near transit and mixed-use, compact, transit-oriented development.

B. Existing Conditions

The following sections describe the existing conditions in Danville related to land use. The Draft 2030 General Plan boundaries are the Town limit, the Sphere of Influence (SOI), and the Planning Area Boundary. The Planning Area Boundary coincides with the existing SOI, except for on the easternmost end of the town limit where it extends beyond the SOI to the north, south, and east.

Danville has a variety of existing land uses, as shown in Figure 3-3. Table 4.10-1 shows the percentage of the various existing land uses in the Planning Area. These land uses are based on data from the Danville Development Services Department, field observations, and aerial imagery as of 2010. The major existing land uses are discussed below.

1. Existing Land Uses

a. Open Space

This category includes parks and recreational centers containing facilities such as tennis or basketball courts, baseball or softball diamonds, soccer fields, playgrounds, etc. Public and private golf courses are also included under recreation.

TABLE 4.10-1 **ACREAGE IN MAJOR LAND USE CATEGORIES**

Land Use Category	Acreage ^a	Percent of Total
Open Space (including parks)	3,150	27.2
Agricultural/ Rural Residential	1,463	12.6
Country Estates	1,306	11.3
Single-Family Residential	3,476	30.0
Multi-Family Residential	282	2.4
Commercial	301	2.6
Public Facilities	216	1.9
Public/Non-Public Road Right-of-Way ^b	1,375	12.0
Total	11,569	100.0

^a Totals are for land within the Town limit only. The Planning Area contains additional acreage in the unincorporated area.

^b Acreage total for public road right-of-way are provided for analysis purposes but do not constitute a separate General Plan land use category.

Source: Danville Development Services Department, 2010.

The open space land use category also includes natural open space. Together, these land uses make up 27.2 percent of existing land area.

b. Agricultural/Rural Residential

This land use makes up 12.6 percent of Danville and consists of large lot, or ranchette-type single-family residential, development where hobby agriculture and/or limited keeping of livestock may be present. These uses are frequently constrained by topographic and/or soil conditions.

c. Country Estates

This land use makes up 11.3 percent of Danville and consists of topographically difficult areas and/or areas where water, sanitary sewer, and other basic

services are not generally available. This land use contains rural, larger lot single-family residences and related structures.

d. Single-Family Residential

This land use makes up 30.0 percent of Danville and consists of parcels that contain detached single-family residences and related structures such as garages and sheds.

e. Multifamily Residential

This land use includes duplexes, townhouses, apartments and condominium developments as well as associated uses such as clubhouses, recreation areas, pools, tennis courts, etc. This land use makes up 2.4 percent of existing land uses.

f. Commercial

This land use category includes uses such as neighborhood commercial uses, recreational commercial uses, specialty commercial uses, community shopping centers, commercial activities found along major streets, service stations, and other retail trade and strip commercial uses. This land use also includes government office buildings, banks, and other offices uses for business and professional services. It makes up 2.6 percent of existing land uses.

g. Public Facilities

This land use, which makes up 1.9 percent of existing land uses, includes elementary, junior, and high schools, colleges, adult schools, and non-residential day care and nursery schools. It also consists of TV and radio broadcasting stations, relay towers, electrical facilities, and water and sewage treatment facilities.

h. Public Road Rights-of-Way

This land use category consists of uses such as freeways and street rights-of-way. This category makes up 12.0 percent of existing uses.

2. Existing General Plan – 2010 General Plan

This section describes the land use designations in the Danville 2010 General Plan (the Town’s existing General Plan) which would be updated and replaced by the adoption of the Draft 2030 General Plan. The Danville 2010 General Plan, consisting of three major elements, was approved by the Danville Town Council in 1999. It was updated in 2002 to include the 1999-2006 Housing Element, and in 2009 for the 2007-2014 Housing Element. The 2010 General Plan complies with State General Plan requirements (Government Code Section 65300 et seq.) and related State mandates. The seven mandated elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety) were combined into three elements:

- “ Planning and Development – consisting of Community Development (Land Use), Growth Management, and Historic Preservation;
- “ Public Facilities – consisting of Parks, Recreation, and Open Space, Civic and Community Facilities, Circulation, and Infrastructure;
- “ Resources and Hazards – consisting of Natural Resources (Conservation), Hazards (Safety), and Noise.

The 2007-2014 Housing Element is available as Appendix B of this document.

The Planning and Development Element of the 2010 General Plan defined 17 land use designations. Figure 3-3 shows the 2010 General Plan land use map. Table 4.10-2 lists the seventeen land use categories in the Planning and Development Element of the 2010 General Plan, along with the primary allowable density and/or allowable floor area ratio (FAR) for each designation. Densities in the 2010 General Plan were based on gross acreage.

3. Specific Plans

A specific plan is fundamentally a tool for the “systematic implementation” of a general plan, typically within a defined area. While general plans address policy issues on a broad scale throughout the agency’s jurisdiction, specific plans deal with the planning needs of a smaller area. Although the specific

TABLE 4.10-2 DANVILLE 2010 GENERAL PLAN LAND USE/ZONING DESIGNATIONS

Land Use Designation	Allowable Zoning Districts	Density/Intensity
Rural Residential	P-1 and A-2	1 dwelling unit per 5 acres.
Country Estate	P-1, R-100, R-65, and R-40	1 dwelling unit per acre.
Single-Family-Low Density	P-1, R-40, R-20, and R-15	1 to 3 dwelling units per acre.
Single-Family-Medium Density	P-1, R-12, and R-10	3 to 5 dwelling units per acre.
Single-/Multi-Family Residential	P-1, D-1, R-6, and M-6	4 to 7 single or low density multi-family dwelling units per acre.
Multi-Family Residential/Low Density	P-1, M-12, and M-6	7 to 12 dwelling units per acre; development less than minimum not permitted.
Multi-Family Residential-Low/Medium Density	P-1, M-17, and M-12	13-17 dwelling units per acre; development less than minimum not permitted.
Multi-Family Residential-High/Medium Density	P-1, M-29, and M-17	18-22 dwelling units per acre; development less than minimum not permitted.
General Commercial	P-1, RB, and DBD	Varies. DBD-ordinance/approximately up to 0.35 FAR
Specialized Commercial	P-1	Approximately up to 0.35 FAR
Limited Office	P-1 and O-1	0.35 to 0.6 FAR
Mixed Use	P-1	0.25 to 0.7 FAR/ Up to 22 dwelling units per acre.
Controlled Manufacturing	L-1	Up to 0.40 maximum FAR
Public/Semi-Public	Permitted in all zoning districts.	Not applicable, land areas now used, or planned, for public purposes including schools, libraries, churches, and other community facilities.
General Open Space	P-1 and A-4	No development permitted.

TABLE 4.10-2 DANVILLE 2010 GENERAL PLAN LAND USE/ZONING DESIGNATIONS

Land Use Designation	Allowable Zoning Districts	Density/Intensity
Agricultural	A-2	Density not applicable as no development is permitted on Williamson Act contracted lands while contract is active. The underlying zoning density applies upon contract expiration.
Parks and Recreation	Permitted in all zoning districts.	Not applicable, land areas now used, or planned, for community and neighborhood parks and other forms of active recreation.

plan must be consistent with the adopted General Plan, it can address infrastructure, land use and financial issues in a more appropriately focused and detailed manner.

Specific plans represent an opportunity for a local government to protect environmental resources and implement the general plan for an identified area of the community. State law requires that specific plans specify certain aspects in detail, including, among other things, the distribution, location and extent of land uses within the plan area, and the program of implementing measures, including financing measures, necessary to carry out these aspects (Government Code § 65451). A specific plan contains the regulations, conditions, programs, and legislation necessary to implement each of the seven mandated elements of the General Plan. It offers a unique opportunity to combine zoning regulations, capital improvement programs, detailed site development standards, and other regulatory schemes into one document tailored to the needs of a particular area. There are three specific plans in Danville: the Lawrence-Leema Road Specific Plan, the Old Blackhawk Road Specific Plan, and the Sycamore Valley Specific Plan. The three specific plans are described below. Also described below are two additional plans that relate to Danville’s downtown area.

a. Lawrence-Leema Road Specific Plan

The Lawrence-Leema Road Specific Plan, was originally adopted in 1992 and was amended in 1994. As the area is now almost built out, the Plan is considered largely archival.

b. Old Blackhawk Road Specific Plan

The Old Blackhawk Road Specific Plan, adopted in 1988, was prepared to provide detailed policy guidance for the development of the 84-acre Old Blackhawk Road area located in the eastern portion of the town. The Plan called for one church/school facility and envisioned the development of up to 400 dwelling units, including 40 low-density single-family units, 180 single/multi-family units, and 180 low density multi-family units. Though the Plan area was within the Sycamore Valley Specific Plan, the Specific Plan superseded the Sycamore Valley Specific Plan by changing the land use designations and allowable development densities. The Specific Plan was subsequently amended, allowing a reduction in the originally envisioned size of the church/school facility, transferring more area for development with low-density multi-family use.

c. Sycamore Valley Specific Plan

The Sycamore Valley Specific Plan, adopted by Contra Costa County in 1981 and therefore just preceding the Town's incorporation in 1982, was prepared to provide for the systematic implementation and detailed specification for the development of the 2,500 acre Sycamore Valley. The Plan was incorporated into Danville's initial General Plan and provided for up to 1,850 dwelling units according to the densities identified in the Contra Costa County General Plan at the time of adoption. The Plan also set out plans for an elementary school, a community park site, a potential historical museum, and an equestrian facility.

d. Downtown Master Plan

The Danville Downtown Master Plan, adopted in 1986, was prepared to provide specific development standards to address the needs of the downtown

commercial area and specifically to preserve the village-like character and quality of Downtown Danville. The boundaries of the Downtown Master Plan included all commercially zoned lands west of I-680 and, selectively, residentially zoned lands surrounding and abutting to the downtown. Uses within the Specific Plan boundaries at the time of adoption were varied, including residential, significant office uses, retail uses, and service commercial uses. The Specific Plan divided the downtown area into nine different areas, providing for a mix of retail, office, service commercial, and residential uses while providing more direction on desired development densities and restrictions on ground-floor occupancies. The Specific Plan formalized and expanded the allowable dependency on municipal parking facilities in the downtown core. The Specific Plan has been amended since its adoption, fine-tuning development standards and creating new land use areas. A total of twelve distinct land use areas were in place at the drafting of the 2030 General Plan.

e. Old Town Beautification Plan

The Old Town Beautification Master Plan was adopted in 1989 to govern public rights-of-way improvements to enhance the character of Old Town. Specifically, the Master Plan includes the area south of the Hartz Avenue/Railroad Avenue intersection, north of the Railroad Avenue/South Hartz Avenue intersection, east of Iron Horse Trail and west of Front Street. Streetscape improvement components include street trees, sidewalk paving, street lights, signage, benches and other public furnishings with the goal of making downtown an attractive pedestrian environment.

C. Thresholds of Significance

Danville's Draft 2030 General Plan would create a significant land use impact if it would:

- a. Physically divide an established community.
- b. Conflict with any regional land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to

the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan.
- d. Conflict or exacerbate a conflict between land uses on the project site and in the surrounding area.

D. Impact Discussion

This section provides an analysis of the potential project and cumulative land use impacts that could occur as a result of implementation of the Draft 2030 General Plan. This section is also used to address consistency with applicable plans under CEQA Guidelines Section 15125(d).

The following discussion responds to each standard of significance individually.

1. Project Impacts

- a. Physically divide an established community.

The Draft 2030 General Plan sets forth goals and policies intended to foster greater compatibility and connectivity, and to prevent new development from dividing existing uses. **Policy 1.02** of the Community Development section of the Planning and Development Element, for example, calls for the Town to require that new development be generally consistent with the scale, appearance, and small town character of Danville and **Policy 1.08** calls for the protection of existing residential areas from intrusion of incompatible land uses and excessive traffic to the extent reasonably possible. Similarly, **Policy 1.09** calls for the Town to promote land use compatibility by utilizing buffering techniques such as landscaping, setbacks, and screening in areas where different land uses abut one another. **Policy 1.13** states that unless overriding public safety considerations exist, that development of “gated” communities shall be prohibited.

Goal 2 calls for the Town to integrate new development in a manner that is visually and functionally compatible with the physical character of the surrounding community. **Policy 3.03** calls for the Town to implement Design Guidelines for retail and office areas which help maintain the existing small town character. Lastly, **Policy 3.09** calls for the Town to establish design standards and guidelines which ensure the compatibility of uses within mixed use development projects and between mixed use projects and adjacent development. Implementation of these policies would ensure that new development would be compatible with and sensitive to the existing built environment.

In addition, new development under the Draft 2030 General Plan would occur primarily on sites either already developed and underutilized, or in close proximity to existing development. As a result, while new development and intensification of land uses within the Planning Area would occur under the Plan, the different types of uses that would be built would not divide the Planning Area, or any existing neighborhoods adjacent to the Planning Area, and would also adhere to the general design standards described above. Therefore, as a result of the Draft 2030 General Plan goals and policies, implementation of the Draft 2030 General Plan would result in a *less-than-significant* impact regarding the physical division of existing communities.

b. Conflict with any regional land use plan, policy, or regulation of an agency with jurisdiction over the project.

i. Other Town Planning Documents

The Draft 2030 General Plan would be the primary planning document for the Town of Danville. Once adopted, it would supersede the Danville 2010 General Plan. Therefore, upon approval and implementation of the Draft 2030 General Plan, other Town documents will need to be updated to ensure consistency. The Town Zoning Ordinance, Design Guidelines, and Public Works Design Standards, would be updated, as necessary, to conform to the adopted Danville 2030 General Plan.

Specific Plans are important mechanisms to implement General Plan land use designations. According to California Government Code Section 65454, provisions of Specific Plans must be consistent with the General Plan they implement. The Downtown Master Plan, which provides development standards within the downtown core, would remain in effect following adoption of the Draft 2030 General Plan. It would continue to provide more detailed regulations and development standards for the downtown area of the Town. Policies contained in the Draft 2030 General Plan include development and design changes to the Downtown Master Plan area, and the 2030 General Plan land use plan includes designation changes to increase densities in some areas. The implementation measures contained in the Draft 2030 General Plan however, call for the Downtown Master Plan and corresponding zoning regulations to be updated. Implementation of the Draft 2030 General Plan would continue to govern development in the downtown core, and would thus be consistent with the Downtown Master Plan and the impact would be *less than significant*.

ii. ABAG Sustainable Communities Strategy

The Draft 2030 General Plan **Policy 4.01** calls on the Town to designate Downtown Danville and immediately surrounding areas as a Priority Development Area (PDA) and which establishes corresponding policies which promote more compact, walkable mixed-use development on infill sites in the PDA. Specifically, **Policy 4.05** would accommodate a range of housing types in the PDA including affordable housing, and housing strategically placed close to shopping areas, transit facilities, and civic uses to promote a vibrant Downtown. **Policy 4.06** encourages the Town to work with local transit agencies to ensure that buses are frequent and connect to appropriate destinations, including BART. **Policy 4.07** calls for planning for a multi-modal transportation system within the PDA, to encourage alternatives to auto use.

Specifically, Goal 3, calls for the Town to maintain and enhance the Downtown retail area as the central commercial area of Danville while providing for commercial, office, and residential uses of appropriate size to serve the needs of Danville residents. Further, **Policy 1.04** calls for higher density resi-

dential development to be guided to locations within convenient walking distance of Downtown, shopping centers, and public transit. **Policy 3.02** calls for the provision of adequate pedestrian, bicycle, and parking facilities in business areas. **Policy 3.08** encourages the reuse of vacant and underutilized commercial buildings for more economically productive purposes, including new businesses, housing, and mixed-use development, and **Policy 5.09** encourages mixed-use development, with second floor residential development above ground floor commercial uses, as a means of providing affordable housing opportunities within existing commercial areas. **Policy 6.02** promotes infill development in the PDA before extending development to developing or redeveloping areas on the perimeter.

The new goal and policies described above support the draft goals of the SCS to recognize and support compact walkable places where residents and workers have access to services and amenities to meet their day-to-day needs; and provide increased accessibility and affordability to our most vulnerable populations.

Due to consistency in policy between the SCS and the above goal and policies in the Draft 2030 General Plan, implementation of the Draft 2030 General Plan would not conflict with the draft SCS. Therefore, the impact would be *less than significant*.

iii. Contra Costa County General Plan

The Draft 2030 General Plan includes land use designations for the Town of Danville SOI, which is under the jurisdiction of Contra Costa County. As shown in Figure 3-3, the Town SOI extends east of the Town into adjacent hillside areas. If any of these areas were to be annexed to the Town of Danville at some point in the future, the Draft 2030 General Plan would become the principal planning document for the regulation of land use in that area at that time. Until annexation occurs, land use designations for the SOI included in the Draft 2030 General Plan are not binding, but demonstrate the Town's preferred land uses and SOI.

Land use designations in the Contra Costa County General Plan are generally similar to Town SOI and Planning Area designations in the Draft 2030 General Plan: the vast majority of the land is designated as Agricultural, Parks and Open Space, or Low to Very Low Density Residential. The Contra Costa County General Plan states that its land use designations are derived from summarized city and County General Plans. Since the land use areas depicted in the Contra Costa County Land Use Element map are neither as detailed nor as current as the land uses shown in the Draft 2030 General Plan, there may be low-level discrepancies between the two. For example, certain areas in Downtown Danville are shown as Public/Semi-Public space in the Contra Costa County General Plan, but are currently designated by the Town of Danville as Residential – Multifamily – Low Density.

Goal 7 and accompanying policies promote intergovernmental coordination and cooperative planning in the Tri-Valley area to better address regional issues, promote conservation of the Tassajara Valley and open space lands, exert maximum influence on land use decisions in surrounding areas, and preserve the quality of life currently enjoyed by Danville’s residents. Specifically **Policy 7.05** would support the Urban Growth Boundaries adopted by other cities in the Tri-Valley area and the maintenance of an Urban Limit Line by Contra Costa County which ensures that at least 65 percent of the County remains in non-urban uses. **Policy 7.06** would support and promote actions that improve the long-term economic viability of agriculture in the Tri-Valley region, including the Tassajara Valley.

Therefore, the Town will work with Contra Costa County to ensure that projects developed in the County meet Town policies and standards. Further, the Draft 2030 General Plan would not conflict with the County’s Measure J - designation of the ULL corresponding to Danville’s ultimate urbanized area, or 65/35 Land Preservation Standard regulations and policies.

Due to overall consistency in land policy between the Town and County General Plans as well as **Policies 7.01 to 7.06** that would promote

intergovernmental cooperation, implementation of the 2030 General Plan would not conflict with the existing Contra Costa County General Plan. Since no other conflicts with existing planning documents were identified, the 2030 General Plan would have a *less-than-significant* impact related to conflicts with existing land use plans or policies.

c. Conflicts with Habitat Conservation or Natural Community Conservation Plans.

There are no adopted Habitat Conservation or Natural Community Conservation Plans governing lands the Planning Area. The Draft 2030 General Plan does however contain policies concerning natural resources. **Policy 1.07** calls for the Town to balance development with preservation of land for open space uses in appropriate areas; **Policy 2.02** calls for the preservation of the Town's visual qualities and the identity of its neighborhoods by restricting development on visible ridges and hillsides, protecting trees and riparian areas, and by maintaining open space in the community. **Policy 2.05** encourages, where hillside development occurs, the clustering of development to the flatter areas; the conservation of open space on steeper slopes; and the protection of natural features, such as trees, creeks, knolls, ridgelines, and rock outcroppings. In addition, numerous policies in the Resources and Hazards Element support the conservation of natural resources and environmentally sensitive areas. Further, the Draft 2030 General Plan Land Use Map concentrates future growth in and around Downtown Danville, where development will have a lesser impact on natural resources. As no conservation plans exist and no conflicts were identified, the Draft 2030 General Plan would have *no impact* related to conflicts with existing conservation plans or policies.

d. Create or exacerbate a conflict between land uses.

Physical development resulting from implementation of the Draft 2030 General Plan would serve to reinforce, rather than divide, existing communities. Base land use designations and zoning associated with the Draft 2030 General Plan would be consistent with existing development. Therefore the existing pattern of physical development in the Town, characterized by a

well-defined Downtown core, residential neighborhoods, and low density and rural residential hillsides, would be retained.

The Draft 2030 General Plan includes revisions to the allowable density levels of existing residential land use designations, as well as the creation of a new residential land use designation, to allow for development on certain housing sites at densities sufficient to fulfill the Regional Housing Needs Allocation (RHNA) requirements as called for in the Danville 2007-2014 Housing Element. Residential – Single/Multifamily, Residential – Multifamily – Low Density, Residential – Multifamily – Low/Medium Density, and Residential – Multifamily – High/Medium Density designations would be revised to slightly increase the density ranges as described in Chapter 3. A new designation, Residential – Multifamily – High Density, would allow 25 to 35 units per acre. Densities exceeding 35 units per acre would be possible through density bonus provisions for senior and affordable housing. Further, a number of Housing Opportunity Sites have been identified and land use changes have been made to the Draft 2030 General Plan Land Use Map as described in Chapter 3. The increases in density associated with the change in land use designation that would be applied to potential housing sites as part of the Draft 2030 General Plan would not result in the physical division of established communities. The potential housing sites identified in the Danville 2007-2014 Housing Element are, generally, underutilized sites that are already developed and are surrounded by existing development. The development of affordable housing on these sites would foster community and neighborhood cohesion within existing residential and mixed-use neighborhoods and would not impede community connectivity or disrupt surface linkages.

Furthermore, the Draft 2030 General Plan contains goals and policies intended to ensure compatibility between land uses. Policy 1.02 of the Community Development section of the Planning and Development Element, for example, calls for the Town to require that new development be generally consistent with the scale, appearance, and small town character of Danville and Policy 1.08 calls for the protection of existing residential areas from intrusion

of incompatible land uses and excessive traffic to the extent reasonably possible. Similarly, Policy 1.09 calls for the Town to promote land use compatibility by utilizing buffering techniques such as landscaping, setbacks, and screening in areas where different land uses abut one another. Goal 2 calls for the Town to integrate new development visually and functionally in a manner that is visually and functionally compatible with the physical character of the surrounding community. Lastly, Policy 3.09 calls for the Town to establish design standards and guidelines which ensure the compatibility of uses within mixed use development projects and between mixed use projects and adjacent development. Implementation of these policies would ensure that new development would be compatible with and sensitive to the existing built environment.

Finally, development review incorporated into the Planning and Development Chapter as implementation of the Draft 2030 General Plan would decrease the potential for implementation of the plan to result in land use conflicts. **Policy 2.01** calls for the Town to achieve a high standard of residential design through project review and approval for all new residential development. As such, all mid- and large-scale development projects would be thoroughly vetted, especially if they were of a scale that could divide or disrupt existing communities.

As a result of the above policies and land use conditions, the Draft 2030 General Plan would have a *less-than-significant* impact in regards to the physical division of established communities.

2. Cumulative Impacts

In the case of an area-wide planning document such as a General Plan, cumulative effects occur from development under the General Plan within the city combined with effects of development on lands adjacent to the city and within the county. The geographic scope of analysis is also discussed in Section 4.0.

The land use analyses find that the Draft 2030 General Plan would not divide an established community or conflict with established plans, policies and regulations, or with habitat and conservation plans or policies. The Draft 2030 General Plan would also not create or exacerbate land use conflicts in or outside the Town of Danville. The Draft 2030 General Plan would be consistent with existing and proposed changes in other local and regional plans. Development that would be allowed under the Draft 2030 General Plan would not create substantial land use impacts. Development is likely to occur in surrounding cities and in the Contra Costa region as well. However, such development is taking place in already urbanized areas and would not require significant land use changes that would create land use conflicts, nor would they divide communities. Therefore, the proposed project would not result in a *cumulatively considerable* contribution to cumulative impacts related to land use changes.

E. Impacts and Mitigation Measures

Since no significant impacts were identified, no mitigation measures are necessary.