



# Notice of Availability and Public Review Period for a Draft Environmental Impact Report

<b>TO:</b>	California State Clearinghouse Contra Costa County Clerk Responsible and Trustee Agencies Interested Parties	<b>FROM:</b>	Town of Danville Planning Division 510 La Gonda Way Danville, CA 94526 Attn.: David Crompton, Principal Planner
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The Town of Danville is soliciting comments on the Draft EIR which has been prepared for a proposed development project at 375 and 359 West El Pintado Road. Responses to comments will be incorporated into the Final EIR. Please send comments to David Crompton, Principal Planner, Planning Division, Town of Danville, at the address or email address shown above on or before September 14, 2018.

**Review Period:** July 30, 2018 through September 14, 2018

**Public Hearing:** The Town of Danville Planning Commission is anticipated to take public comments and consider the Draft EIR and the project at their regularly scheduled meeting on September 11, 2018 at 7:30 p.m. in the Town Meeting Hall, 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/281/Planning-Commission>.

**Project Title:** 375 West El Pintado Road Residential Project

**Project Location:** The approximately 1.88-acre project site is located in the northwest portion of the Town of Danville at 375 and 359 West El Pintado Road, just south of its intersection with El Cerro Boulevard and immediately across West El Pintado Road from the southbound on-ramp to Interstate 680. The site includes two existing lots, 375 West El Pintado (1.59 acres) (APN: 200-140-011) and 359 West El Pintado (.29 acres) (APN: 200-140-012).

**Project Applicant:** GMMR, LLC.  
230 Piedmont Lane  
Danville, California 94526

**Project Description:** The project involves a request for a General Plan Amendment (GPA2015-0001), Preliminary Development Plan – Rezoning (PUD2015-0001), Major Subdivision (SD 9399), Final Development Plan (DP2015-

0065), and Tree Removal permit (TR2015-0039) to allow for the development of a 37-unit townhouse development. The project would involve demolition of the existing on-site residence, site preparation (including grading and tree removal), and construction of eight new multifamily townhome buildings. The 37 townhome units would include one-, two-, and three-bedroom units in buildings with partially below-grade and at-grade garages. Six of the units (15 percent of the total) would be affordable housing units in accordance with the Town's inclusionary housing requirements. Proposed site amenities include landscaping, off-street parking, and play structure, as well as a lawn, walking path, outdoor seating area on the northeast corner of the site. The existing swales that traverse the project site would be placed underground in pipe culverts. Access would be taken via a new driveway on West El Pintado Road.

**Summary of Impacts:** No impacts to agricultural and forest resources and mineral resources would occur as a result of the proposed project. Impacts to aesthetics, cultural resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, population and housing, public services, recreation, and utilities and service systems would be less than significant. Impacts related to air quality, biological resources, geology and soils, hydrology and water quality, noise, and traffic and circulation would be significant but mitigable.

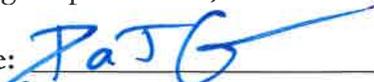
**Lead Agency:** Town of Danville  
Planning Division  
510 La Gonda Way  
Danville, CA 94526  
(925) 314-3349  
[dcrompton@danville.ca.gov](mailto:dcrompton@danville.ca.gov)

Contact: David Crompton, Principal Planner

**Copies of the EIR:** Copies of the Draft EIR are available for review at the Town of Danville Town Offices at the above address. In addition, the Draft EIR is available for review at the Danville Public Library (400 Front Street), and on the Town's website at: [www.danville.ca.gov/375WEIPintadoRoad](http://www.danville.ca.gov/375WEIPintadoRoad).

**Review Period:** July 30, 2018 through September 14, 2018

**Date:** 7/30/18

**Signature:** 

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