



*"Small Town Atmosphere  
Outstanding Quality of Life"*

**NOTICE OF INTENT TO ADOPT A DRAFT MITIGATE NEGATIVE  
DECLARATION OF ENVIRONMENTAL SIGNIFICANCE  
March 18, 2019**

**PROJECT TITLE:** The Collection 18-lot rezoning and subdivision

**PROJECT LOCATION:** 2550 Camino Tassajara  
APN: 217-010-008

**CASE FILES:** PUD 18-01, SUB 18-01, DEV 18-09 and TR 18-26

**PROJECT DESCRIPTION:** Preliminary Development Plan - Rezoning request PUD 18-01 seeks approval to rezone the 5.05 acre project site from a P-1; Planned Unit Development District to a new, project-specific, P-1; Planned Unit Development District - proposed with R-10; Single Family Residential District development standards. The applicants are proposing to develop the property with 18 single family homes and related infrastructure improvements. Major Subdivision request SUB 18-01 seeks approval of a vesting tentative map application to allow creation of 18 residential lots and six common parcels. The proposed common parcels would be parcels encompassing private project roadways, stormwater treatment facilities, and common ownership landscape areas. Final Development Plan request DEV 18-09 seeks approval of final project design - i.e., final architecture and landscape improvements. Proposed project architecture includes two plan types, each with three architectural options, for the single family residences in the project. Tree Removal request TR 18-26 seeks authorization to remove seven Town-protected trees and to allow construction activity in proximity to additional onsite and offsite Town-protected trees. The project applicants have invoked state and local density bonus law and the resultant project would have a development density of just under 3.5 units per acre. To qualify for the requested 20% density bonus, the applicants are proposing provision of eight for-rent low income below market rate (BMR) second units. The second units, also referred to as accessory dwelling units or ADUs, are proposed as attached units limited to a maximum size of 550 square feet. The for-rent low income BMRs would serve as the project's affordable 'target units' - i.e., the units provided in the project to allow it to qualify for a density bonus. Absent invoking density bonus, the project would be have been limited to a maximum of fifteen single family residential units. Were a fifteen unit project to have been pursued by the applicant, it would have been required, under the provisions of the Town's Inclusionary Housing Ordinance, to provide either one for-sale below market rate unit affordable to a moderate income household or four attached, or detached, ADUs affordable to low income households.

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**LEAD AGENCY:** Town of Danville  
510 La Gonda Way  
Danville, CA 94526

**CONTACT PERSON** Kevin J. Gailey  
[kgailey@danville.ca.gov](mailto:kgailey@danville.ca.gov) and (925) 314-3305

**PROPERTY OWNERS  
and APPLICANTS:** Trumark Homes, LLC  
Attn.: Heide Antonescu  
3001 Bishop Dr., Ste. 100  
San Ramon, CA 94583

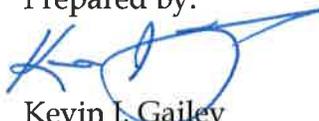
**PROJECT ENGINEER/PLANNER:** MacKay & Somps  
Attn.: James F. Templeton, Jr.  
5142 Franklin Dr., Ste. B.  
Pleasanton, CA 94588

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**PUBLIC REVIEW PERIOD:** The public review period for this Mitigated  
Negative Declaration shall be March 18, 2019 to  
April 9, 2019.

**PUBLIC HEARING:** The initial public hearing for this project, which will be in front of the Danville Planning Commission, is for scheduled April 9, 2019 to coincide with the end of the public review period for the Draft Mitigated Negative Declaration of Environmental Significance (Draft MND). The Initial Study and Draft MND were prepared by the Planning Division of the Town of Danville Development Services Department. Copies of the Initial Study and Draft MND may be viewed at <http://www.ci.danville.ca.us/Services/Planning-Services/Development-Activities/> or may be obtained at the Town Offices located at 510 La Gonda Way, Danville, CA during normal business hours.

Prepared by:



Kevin J. Gailey  
Chief of Planning