



"Small Town Atmosphere
Outstanding Quality of Life"

NOTICE OF DETERMINATION

TO: County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

FROM: Town of Danville
Planning Department
510 La Gonda Way
Danville, CA 94526

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

David Crompton
Principal Planner
(925) 314-3349

Subject: Filing of Notice of Determination per Section 21108 or
21152 of the Public Resources Code
SCH# 201011204~~8~~2

Planning Application: LEG10-0004, DEV10-0071, DEV10-0072, TR10-0028 - Magee
Preserve

Project Description: The Magee Preserve Project includes 69 single-family residences and seven accessory dwelling units on 29 acres, the creation of 381 acres of open space, and associated improvements. Approvals include: Preliminary Development Plan - Rezoning, Major Subdivision, Final Development Plan, and Tree Removal requests to: Rezone the property from A-4; Agricultural Preserve District, A-2; General Agricultural District, and P-1; Planned Unit Development District to P-1; Planned Unit Development District; 2) approve the subdivision of the 410 +/- acre site to create 69 single family residential lots and associated parcels; 3) authorize a minimum of 10% of the lots created to include an Accessory dwelling unit ("casita"); 4) provide for architectural design and landscape details for the development, and; 5) authorize the removal of 15 Town-protected trees (a total of 67 on and off-site trees would be removed as part of the project); and

Project Location/APN: The site is located on the south side of Diablo Road and Blackhawk Road extending approximately two miles east from the intersection of Diablo Road/Green Valley Road/McCauley Road, Contra Costa County.

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APNs: 202-050-071, 073, 078, 079, and 080; 202-100-017, 019, 038, and 040; and 215-040-002

Applicant: Davidon Homes
1600 South Main Street, Suite 150
Walnut Creek, CA 94596

Owner: Magee Investment Company & Teardrop Partners
3189 Danville Blvd. #240
Alamo, CA 94507

Lead Agency: Town of Danville
510 La Gonda Way
Danville, CA 94526

Approval Date: July 16, 2019

This is to advise that the Town of Danville approved the above-described project and has made the following determinations regarding the project.

- XX The project as approved may have a significant effect on the environment.
- XX A Final Revised Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA and was certified as required by the State Guidelines.
- XX Mitigation Measures were made a condition of approval for the project.
- XX A Mitigation Monitoring and Reporting Plan was adopted for this project.
- XX A Statement of Overriding Considerations was adopted for this project.
- XX Findings were made pursuant to the provisions of CEQA.

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This is to certify that the Final Revised Environmental Impact Report, including comments and responses, and record of project approval are available to the general public at the Danville Town Offices at 510 La Gonda Way, Danville, CA 94526.

TELEPHONE: (925) 314-3349

Date of Signature: 7/17/19

Date of Mailing: 7/17/19

SIGNATURE: 
David T. Crompton, Principal Planner

Governor's Office of Planning & Research
JUL 19 2019
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