



*"Small Town Atmosphere
Outstanding Quality of Life"*

**NOTICE OF SCOPING MEETING AND PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE 2023-2031 HOUSING ELEMENT UPDATE**

Date: October 12, 2021

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Scoping Meeting and Preparation of a Program Environmental Impact Report for the Town of Danville 2023-2031 Housing Element Update

Scoping Meeting: Tuesday, October 26, 2021
5:00 p.m.
(Teleconference Only – see instructions below)

Project Description: The Housing Element is a state-mandated policy document that is a component of the Town of Danville 2030 General Plan. The Housing Element contain policies and programs that support and create the framework for the production, preservation, and maintenance of the Town's housing stock for all income levels.

Comment Period: October 12, 2021 to November 12, 2021

As the Lead Agency, the Town of Danville (Town) will prepare a Program Environmental Impact Report (PEIR) for the 2023-2031 Housing Element Update. This programmatic EIR will address the environmental impacts associated with the adoption and implementation of the 2023-2031 Housing Element Update. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is attached. Additional project documents and information are available at: Danville Town Office, 510 La Gonda Way, Danville, CA 94526 and <https://www.danville.ca.gov/886/2023--2031-Housing-Element>

Zoom: <https://us02web.zoom.us/j/82351203156>
Webinar ID: 823 5120 3156

510 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

Administration
(925) 314-3388

Building
(925) 314-3330

Engineering & Planning
(925) 314-3310

Transportation
(925) 314-3310

Maintenance
(925) 314-3450

Police
(925) 314-3410

Parks and Recreation
(925) 314-3400

October 12, 2021
Page 2

According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization, and send your response to:

Town of Danville
Planning Division
Attn: David Crompton, Chief of Planning
510 La Gonda Way
Danville, CA 94526
Phone: (925) 314-3349, email: dcrompton@danville.ca.gov

**NOTICE PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE 2023-2031 HOUSING ELEMENT UPDATE**

October 2021

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of the proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the Town of Danville. In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

The EIR also will discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental effects of the project (CEQA Guidelines Section 15126.6[a]).

Project Setting

Incorporated in 1982, the Town of Danville (Town) is a small, residential community located in the San Ramon Valley in Contra Costa County. It is located just 30 miles east of San Francisco and comprises 18 square miles with a population of approximately 43,582. The Town of Danville is characterized by its pleasant semi-rural ambiance, presence of single and multiple family housing, proximity to employment centers in the Bay Area, and its scenic beauty.

The Town is bordered by the unincorporated town of Alamo and Blackhawk community to the north, the City of San Ramon and unincorporated Contra Costa to the south, Las Trampas Regional Wilderness Park to the west, and the Diablo Range to the east. Major roadway access to the Town is provided by Interstate 680.

Project Overview and Background

The Housing Element is a State-mandated policy document that is a component of the Danville General Plan. The Town of Danville adopted its current General Plan (Danville 2030 General Plan) in March 2013. The Housing Element must make adequate provision for the existing and projected housing needs of all economic segments of the community. The Housing Element establishes goals, quantified objectives, and policies, accompanied with a detailed work plan (i.e., implementation strategies).

The Town's current Housing Element (2014-2022 Housing Element) was adopted by the Town Council in April 2015 and certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from 2014 to 2022. Staff is currently implementing the respective actions and programs for the current planning cycle. The next housing cycle (6th Cycle) will cover the planning period from 2023 to 2031.

To comply with State law, the Town's Housing Element must be updated to ensure the Town's policies and programs can accommodate estimated housing growth need identified in the Bay Area Association of Government's (ABAG) Regional Housing Needs Assessment (RHNA) allocation for the 2023-2031 planning periods.

2023-2031 Housing Element Update Components

The 2023-2031 Housing Element Update will consist of five main components:

1. Assessment of Town-wide Housing Needs and Opportunities;
2. Drafting Goals, Policies, Programs, and Objectives
3. Preparation of CEQA Environmental Review documents
4. Preparation of the 2023-2031 Housing Element;
5. Coordination with HCD to Obtain State Certifications

Completion of these five components and local adoption process are envisioned to take place from October 2021 through January, 2023, and will include opportunities to provide direction

regarding the content of the Housing Element, including information workshops and events, online community surveys and, and public hearings before the Planning Commission and Town Council. To meet these statutory deadlines, the local Danville approval process will need to be completed by 2023.

Regional Housing Needs Assessment

The foundation for the Housing Element is the RHNA, in which the State estimates each region's housing needs for all income groups every five to eight years. For the upcoming planning period, the State has determined that the Bay Area must plan for an additional 441,176 new housing units. In February 2021, ABAG released their draft RHNA allocation to all the cities and counties in the Bay Area, including the Town of Danville, for the 2023-2031 Housing Element planning period. The Town's draft RHNA for the 2023-2031 planning period is 2,241 units, allocated to specific income groups as shown in Table 1.

Table 1: Town of Danville Draft RHNA Allocations by Income Category					
	Very Low (<50% of AMI)	Low (50 to 80% of AMI)	Moderate (80 to 120% of AMI)	Above Moderate (>120% of AMI)	Total RHNA
Housing Units Needed	652	376	338	875	2,241
Source: ABAG. <i>Regional Housing Needs Allocation Draft Methodology: San Francisco Bay Area, 2023-2031</i> . February 2021.					

Housing Opportunity Sites

The Housing Element must demonstrate the Town's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified within the existing zoning, the Town is required to rezone sites that can accommodate the remaining need at a minimum density of 30 dwelling units per acre (for the low and very low income units), which is the default density set by HCD. The Town is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units.

The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and nongovernmental constraints on the development of housing for all income levels.

Required Approvals

Actions to be taken by the Town include:

- Certification of the Program EIR
- Adoption of General Plan amendments and Rezonings to update the Housing Element

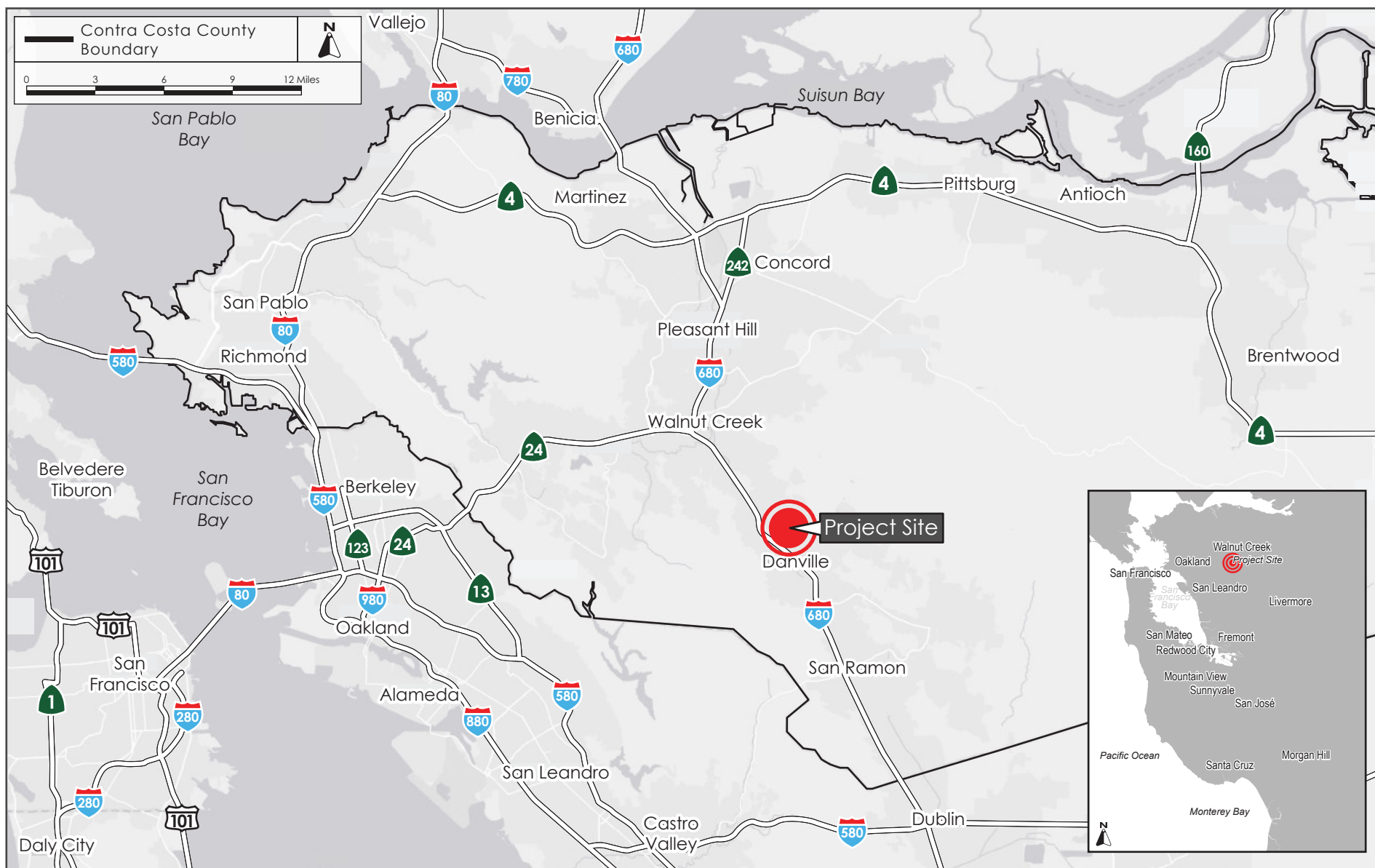
Following adoption, the updated Housing Element will be submitted to HCD for certification.

Potential Environmental Impacts of the Project

The Program EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the project's significant environmental impacts on the following specific environmental categories:

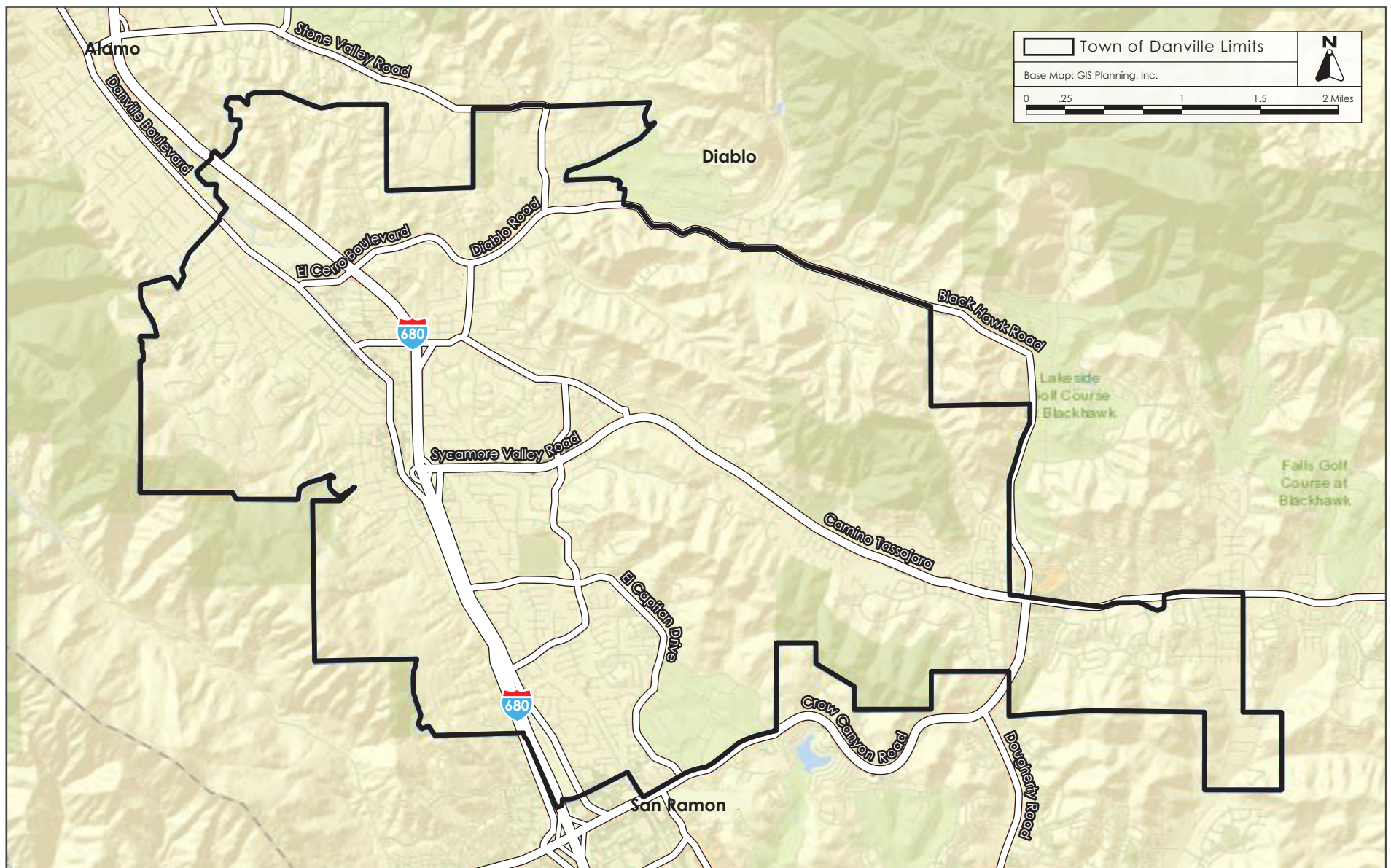
- | | |
|--------------------------------------|--------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service System |
| • Hydrology and Water Quality | • Wildfire |

The Program EIR will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the Program EIR. Mitigation may be proposed for those impacts that are determined to be significant. A



REGIONAL MAP

FIGURE 1



TOWN MAP

FIGURE 2



NATIVE AMERICAN HERITAGE COMMISSION

October 6, 2021

David Crompton
Town of Danville
510 La Gonda Way
Danville, CA 94526

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Kelfer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2021100069, Town of Danville 2023-2031 Housing Element Update Project, Contra Costa County

Dear Mr. Crompton:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

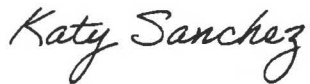
Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
 - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

- b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3.** Contact the NAHC for:
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Katy.Sanchez@nahc.ca.gov.

Sincerely,



Katy Sanchez
Associate Environmental Planner

cc: State Clearinghouse

California Department of Transportation

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



November 8, 2021

SCH #: 2021100069
GTS #: 04-CC-2021-00504
GTS ID: 24429
Co/Rt/Pm: CC/680/4.47

David Crompton, Chief of Planning
Town of Danville
510 La Gonda Way
Danville, CA 94526

Re: Town of Danville 2023-2031 Housing Element Update Notice of Preparation (NOP)

Dear David Crompton:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Town of Danville 2023-2031 Housing Element Update Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the October 2021 NOP.

Project Understanding

The project proposes to include the adoption of General Plan amendments and Rezonings that would add or modify goals, objectives, policies, and implementation programs related to housing that would apply town-wide, and that would address the maintenance, preservation, improvement, and development of housing in the Town of Danville (Town). In addition, prepare a Program Environmental Impact Report (PEIR) for the 2023-2031 Housing Element Update. This PEIR will address the environmental impacts associated with the adoption and implementation of the 2023-2031 Housing Element Update. The project encompasses the entire Town, located along Interstate (I)- 680 which passes through the middle of the Town in a north-south direction.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' [Transportation Impact Study Guide](#).

November 4, 2021

David Crompton, Chief of Planning
Town of Danville, Planning Division
510 La Gonda Way
Danville, CA 94526

Re: Notice of Preparation of a Draft Environmental Impact Report for the 2023-2031
Housing Element Update, Danville

Dear Mr. Crompton:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the 2023-2031 Housing Element Update for the Town of Danville (Town). EBMUD has the following comments.

WATER SERVICE

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code.

EBMUD's Diablo Pressure Zone, with a service elevation range between 450 and 650 feet, and Danville Pressure Zone, with a service elevation range between 250 and 450 serves the Housing Element area. Main extensions that may be required to serve individual projects within the Housing Element area to provide adequate domestic water supply, fire flows, and system redundancy will be installed at the project sponsor's expense. Pipeline and fire hydrant relocations and replacements, due to modifications of existing streets, and off-site pipeline improvements, also at the project sponsor's expense, may be required depending on EBMUD metering requirements and fire flow requirements set by the local fire department. When development plans are finalized, individual project sponsors should

contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions of providing water service to their projects within the Housing Element area. Engineering and installation of new and relocated pipelines and services require substantial lead time, which should be provided for in the project sponsor's development schedule.

A minimum 20-foot-wide right-of-way is required for installation of new and replacement water mains. Additional utilities installed in the right-of-way with the water mains must be located such that the new water mains meet the minimum horizontal and vertical separation distances as set forth in the California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains within a right-of-way. The minimum horizontal separation distance requirements include, but are not limited to, 10 feet between the water main and sewer, 5 feet between the water main and storm drain, 7 feet from the face of the curb, and 5 feet from the edge of the right-of-way. In addition, water mains must be vertically located a minimum of one foot above sewers and storm drains. EBMUD cannot maintain water mains and services installed under pervious pavement; therefore, an alternative to pervious pavement would be required if installation of EBMUD water mains or services on site is required.

EBMUD's Standard Site Assessment Report indicate the potential for contaminated soils or groundwater to be present within the Housing Element area. Individual project sponsors should be aware that EBMUD will not install piping or services in contaminated soil or groundwater (if groundwater is present at any time during the year at the depth piping is to be installed) that must be handled as a hazardous waste or that may be hazardous to the health and safety of construction and maintenance personnel wearing Level D personal protective equipment. Nor will EBMUD install piping or services in areas where groundwater contaminant concentrations exceed specified limits for discharge to the sanitary sewer system and sewage treatment plants. Individual project sponsors must submit copies to EBMUD of all known information regarding soil and groundwater quality within or adjacent to the project boundary and a legally sufficient, complete and specific written remediation plan establishing the methodology, planning and design of all necessary systems for the removal, treatment, and disposal of contaminated soil and groundwater.

EBMUD will not design piping or services until soil and groundwater quality data and remediation plans have been received and reviewed. In addition, underground work will not start until remediation has been carried out and documentation of its effectiveness has been received and reviewed. If no soil or groundwater quality data exists, or the information supplied by the project sponsor is insufficient, EBMUD may require the project sponsor to perform sampling and analysis to characterize the soil and groundwater that may be encountered during excavation, or EBMUD may perform such sampling and analysis at the project sponsor's expense. If evidence of contamination is discovered during EBMUD work on the project site, work may be suspended until such contamination

is adequately characterized and remediated to EBMUD standards.

WATER RECYCLING

EBMUD's Policy 9.05 requires that customers use non-potable water, including recycled water, for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not detrimental to public health and not injurious to plant, fish and wildlife to offset demand on EBMUD's limited potable water supply. Appropriate recycled water uses include landscape irrigation, commercial and industrial process uses, toilet and urinal flushing in non-residential buildings, and other applications.

EBMUD does not currently have any recycled water service in the Town; however, the Town is located within EBMUD's San Ramon Valley Recycled Water Project service boundaries and future expansion plans will extend recycled water to the Town that could potentially serve a significant portion of the Housing Element area. EBMUD will assess and consider the feasibility of providing recycled water to individual projects within the Housing Element area for appropriate uses including landscape irrigation, commercial and industrial process uses, toilet and urinal flushing.

EBMUD requests that each individual project submits an estimate of expected water demand for potential recycled water uses to determine the feasibility of providing recycled water to the project. As EBMUD advances plans and implements its recycled water supply expansion to the Town, EBMUD requests the Town and its developers continue to coordinate closely with EBMUD during the planning of the various Housing Element components to further explore the options and requirements relating to recycled water use.

WATER CONSERVATION

Individual projects within Housing Element may present an opportunity to incorporate water conservation measures. EBMUD requests that the Town include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). Individual project sponsors should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

David Crompton, Chief of Planning
November 4, 2021
Page 4

If you have any questions concerning this response, please contact Timothy R. McGowan,
Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:WTJ:grd
sb21_315 2023-2031 Danville Housing Element

If the project meets the screening criteria established in the Town's adopted Vehicle Miles Traveled (VMT) policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in align with the Town's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the PEIR, which should include the following:

- VMT analysis pursuant to the Town's guidelines. Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e. baseline) town-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the Town.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential safety issues for all road users should be identified and fully mitigated. Per the [Interim Safety Guidance](#), a safety analysis may be performed by Caltrans to determine significant traffic safety impacts to the State Transportation Network (STN.)
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

Additionally, Caltrans requests the Town to determine the Town of Danville 2023-2031 Housing Element Update is consistent with California Government Code Section 65088-65089.10 Congestion Management.

The Town is requested to gain a determination of conformity from the Contra Costa Transportation Authority to determine that the Town of Danville 2023-2031 Housing Element Update is consistent with, and conforms to, the Regional Transportation Plan Consistency Requirements of the County's Congestion Management Plan (CMP).

Furthermore, Caltrans requests that the analysis determine any impacts from the Housing Element Update to the freeway mainline, ramps and ramp intersections, the analysis should include all access points to I-680 in the plan and study area; including El Cerro Boulevard, Diablo Road, Sycamore Valley Road. As well, please evaluate the multi-modal impacts to transportation system users.

If the Town of Danville 2023-2031 Housing Element Update is determined to have significant impacts on these facilities, travel modes, or programs, Caltrans suggests the following Regional Transportation Plan (Plan Bay Area 2013) project for Fair Share contributions:

RTP ID	Project Description
21-T06-022	This program includes funding to implement interchange improvements at SR-4, as well as and new auxiliary lanes between Rudgear Road and El Cerro Boulevard and between Bollinger Canyon Rd and Alcosta Boulevard.

Mitigation Strategies

Location efficiency factors, including community design and regional accessibility, influence a project's impact on the environment. Using Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, the proposed project site is identified as a Suburban Community Center where community design is moderate and regional accessibility is variable.

Given the place, type and size of the project, the PEIR should include a robust Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas emissions from future development in this area. The measures listed below have been quantified by California Air Pollution Control Officers Association (CAPCOA) and shown to have different efficiencies reducing regional VMT:

- Project design to encourage mode shift like walking, bicycling and transit access;
- Transit and trip planning resources such as a commute information kiosk;
- Real-time transit information systems;
- Transit access supporting infrastructure (including bus shelter improvements and sidewalk/ crosswalk safety facilities);
- New development vehicle parking reductions;
- Implementation of a neighborhood electric vehicle (EV) network, including designated parking spaces for EVs;
- Designated parking spaces for a car share program;
- Unbundled parking;
- Wayfinding and bicycle route mapping resources;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area;
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement;
- VMT Banking and/or Exchange program; and/or
- Area or cordon pricing.

Using a combination of strategies appropriate to the project and the site can reduce VMT, along with related impacts on the environment and State facilities. TDM programs should be documented with annual monitoring reports by a TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets.

Please reach out to Caltrans for further information about TDM measures and a toolbox for implementing these measures in land use projects. Additionally, Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

Transportation Impact Fees

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the Town and local partners to secure the funding for needed mitigation. Traffic mitigation- or cooperative agreements are examples of such measures.

Please identify in text and graphics existing and proposed improvements for the pedestrian, bicycle, and transit networks. The Town should estimate the cost of needed improvements, expansion, and maintenance for the Plan area, as well as identify viable sources of funding, correlated with the pace of improvements, and a scheduled plan for implementation along with the PEIR.

Lead Agency

As the Lead Agency, the Town of Danville is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

David Crompton, Chief of Planning
November 8, 2021
Page 5

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Nick Hernandez at nick.hernandez@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please email LDIGR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

MARK LEONG
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

Brian Oas
5800 Camino Tassajara
Pleasanton, CA 94588
925-324-2321

November 11, 2021

Town of Danville Planning Division
Chief of Planning
David Crompton

Hello David,

My name is Brian Oas. I live in the rural part of Danville at 5800 Camino Tassajara. I'm writing you to discuss the Town of Danville 2023-2031 Housing Element. On July 13, 2021, the Contra Costa Board of Supervisors had a hearing to consider rezoning for the Tassajara Parks project. The property was zoned A-80 and is now rezoned to P-1. Attached is the re-zoning ordinance for the land in the Tassajara Valley.

There is a plan to build 125 single-family residences on the property next to Tassajara Hills Elementary.

My concern lies with the A-80 property on page 2. It was also rezoned to P-1. Does the town of Danville plan to allow development of this property to meet the 2023-2031 housing element requirements?

The county has already taken the first 28 feet of my property to allow for future expansion of the road, Camino Tassajara. I am concerned that if this development is allowed, I will lose the watershed that I so greatly depend on to fill the aquifers for my well.

I would like my concern to be known and added to the Public Comments and Concerns in the EIR (Environmental Impact Review) that closes on November 12, 2021.

Sincerely,

Brian Oas





**NOTICE OF A PUBLIC HEARING BEFORE THE
CONTRA COSTA COUNTY BOARD OF SUPERVISORS
ON PLANNING MATTERS**

TASSAJARA AREA

NOTICE IS HEREBY GIVEN that the Contra Costa County Board of Supervisors will hold a public hearing on Tuesday, **July 13, 2021, at 9:00 a.m.**, to consider the Tassajara Parks Project, as described below. The subject property is located in the Tassajara Valley area of the County.

To slow the spread of COVID-19, in lieu of a public gathering, the Board of Supervisors meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Board meetings are televised live on Comcast Cable 27, ATT/U-Verse Channel 99, and WAVE Channel 32, and can be seen live online at www.contracosta.ca.gov.

Members of the public may call in to address the Board of Supervisors during the public hearing by dialing 888-251-2949, followed by the access code 1672589#.

Members of the public may also submit written testimony on the proposed project before or during the public hearing to the Clerk of the Board of Supervisors via email at clerkoftheboard@cob.cccounty.us.

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, and TH LAND LLC: County Files CDGP07-00007, CDRZ09-03212, CDS10-09280, CDDP10-03008. The applicant proposes to construct the Tassajara Parks project. The applicant requests approval of an amendment to the County General Plan to modify the boundary of the Urban Limit Line by way of placing a 30-acre area within the Urban Limit Line; map amendments to the Land Use Element of the General Plan to change the land use designation of the project site from Agricultural Lands (AL) to Single-Family Residential High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS); a rezone of the project site from an Exclusive Agricultural (A-80) district to a project-specific Planned Unit (P-1) district; a vesting tentative map to subdivide the project site into 125 single-family residential lots and various open space and special use parcels; exceptions to the following provisions of Title-9 (Subdivisions): 1) frontage improvements and pavement widening, 2) street lights within one mile of an existing school, 3) frontage improvements on the side or sides of the roadway adjacent to a subdivision, 4) sidewalks within one mile of an existing school, 5) placement of overhead utility distribution facilities underground, and 6) collect and convey drainage standards; a Preliminary and Final Development Plan to allow: 1) development of 125 single-family residential lots, 2) roadway and infrastructure improvements, 3) grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards, and 4) offsite circulation improvements at the Tassajara Hills Elementary School parking lot; a Tree Permit to remove up to 19 code-protected trees; and a Development Agreement between Contra Costa County and FT Land LLC.

Date: 06-29-2021

Monica Nino, Clerk of the Board of Supervisors and County Administrator

By June McHuen, Deputy Clerk

David Crompton

From: Rob Culin <rob.culin@gmail.com>
Sent: Tuesday, November 2, 2021 5:41 PM
To: David Crompton
Cc: David Fong
Subject: Housing Element EIR - Public Comment

*****CAUTION*** THIS EMAIL WAS NOT SENT FROM DANVILLE STAFF**

This email originated from outside of the Town of Danville and was not sent from a Town Staff member! Do not click on links or open attachments unless you recognize the sender and know the content is safe.

David,

I attended the online review of the EIR process on Oct 26 and have subsequently reviewed the document they presented.

While I suspect this is your plan, I want to strongly support and encourage the integration of this EIR for Housing with a broader assessment of Danville plans to reduce Greenhouse Gas Emissions.

You are very well aware of the need and urgency to reduce GHG emissions globally, starting in Danville, so I will not belabor this.

In previous planning cycles, I see that Danville developed a detailed analysis of current emission sources and an extensive Climate Action Plan – back in 2008 & 2013. Unfortunately, I can't find that any analysis or planning has been done on GHG emissions since that time. CA state government has recently set state-level targets mandating a 40% reduction of GHG emissions from 1990-2030, and to be carbon neutral by 2045. This is going to require significant plans and action at the local level.

As part of Danville's to-be-updated General Plan, there is a significant need to revisit the GHG emissions sources and update the Climate Action Plan to reach these targets. The EIR for Housing which is underway, is a good opportunity to begin to plan to reduce GHG emissions. Transportation is by far the primary source of emissions in Danville, therefore the location and setting of future housing development will positively or negatively impact GHG emissions. I hope you can make sure to heavily weight the impact of additional transportation miles & the impact on GHG emissions in the EIR and housing element plans.

I look forward to learning more about plans to update the General Plan and Climate Action Plan.

Regards,
Rob Culin