

APPENDIX G -

Initial Study / Negative Declaration of Environmental Significance

INTRODUCTION

An Initial Study is an informational document used in the local planning and decision-making process. The purpose of this Initial Study is to provide the Town of Danville with an understanding of the potential environmental impacts of adopting the Danville 2007 - 2014 Housing Element. The Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 2100 et. seq.; the State CEQA Guidelines, California Code of Regulations Section 15000 et. seq., and the Town of Danville CEQA Procedural Guidelines.

Section 15021 of the CEQA Guidelines requires governmental bodies in California to "...give major consideration to preventing environmental damage...in regulating public or private activities." The Town of Danville is the designated Lead Agency for approval of the proposed project (i.e., the adoption the Danville 2007 - 2014 Housing Element). Once a proposed agency has determined that CEQA would apply to a proposed action, the first step in the environmental process is to determine if a proposed project would have one or more significant impacts on the environment. If the impacts are determined to be less than significant, a Negative Declaration of Environmental Significance (Negative Declaration) may be prepared.

CEQA requires that a proposed Negative Declaration be circulated for public review and comment (State CEQA Guidelines, Section 15074). After members of the public have reviewed the proposed Negative Declaration, the public agency considers the document together with any comments received during the public review process. If the public agency finds, on the basis of the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant impact on the environment, the agency may approve the Negative Declaration.

The proposed Initial Study and Negative Declaration will be available for public review as required under State Law. During this period, public agencies, concerned individuals, and other groups may submit comments on the document's accuracy and completeness. The Town of Danville will consider all comments relevant to the content of the document received during the public comment period in the course of their action on the proposed project.

PROJECT BACKGROUND AND SUMMARY INFORMATION

1. PROJECT TITLE:

Danville 2007 - 2014 Housing Element

2. LEAD AGENCY NAME AND ADDRESS:

Town of Danville
510 La Gonda Way
Danville, CA 94526

3. CONTACT PERSON AND PHONE NUMBER:

Kevin J. Gailey, Chief of Planning
(925) 314-3305

4. PROJECT LOCATION:

The project encompasses all land with the Town of Danville (approximately 11,600 acres) and an additional 325+/- acres in unincorporated Contra Costa County located within the Danville sphere of influence. Danville is located in the San Ramon Valley approximately 30 miles east of San Francisco and 40 miles northeast of San Jose.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

Town of Danville
510 La Gonda Way
Danville, CA 94526

6. EXISTING GENERAL PLAN DESIGNATION:

The Danville 2010 General Plan classifies land using 18 land use designations, including eight residential designations, six commercial designations, and four public and/or open space designations.

7. PROPOSED GENERAL PLAN DESIGNATION:

Changes to the Town's classification system (including the density and intensity ranges associated with each category) that are proposed by way of the work program set forth in the Danville 2007 - 2014 Housing Element (i.e., upward recalibration of the density ranges of existing residential land use designations and the creation of a new multiple family land use designation - preliminarily proposed for a density range of 25 to 35 units per acre) will be considered through the subsequent, scheduled update to the Danville 2010 General Plan - which will be subject to a separate CEQA review.

8. EXISTING ZONING:

A variety of zoning districts are currently used throughout the Town.

9. PROPOSED ZONING:

Following adoption of the Danville 2007 - 2014 Housing Element, the Town may amend its Zoning Ordinance in response to implementation measures called for by the Update. These amendments will be subject to separate, subsequent environmental review.

10. SURROUNDING LAND USES AND SETTING:

North: Danville is bordered on the north by the unincorporated communities of Alamo and Blackhawk. Predominant land uses in these communities are low-density single family residential, rural residential, open space, and commercial districts.

South: The Town is bounded on the south by the city of San Ramon and unincorporated Contra Costa County. Predominant uses to the south include residential development at varying densities, retail commercial uses, and office parks in San Ramon; and open space and single-family residential development in the County. Some of the unincorporated area to the south is in agricultural use. A large area to the southeast (Dougherty Valley) is currently being developed with a range of housing types.

East: Unincorporated Contra Costa County lies to the east. The predominant uses are agriculture, open space, and rural residential development.

West: Land to the west of the Town lies within the city of San Ramon and unincorporated Contra Costa County. Some land to the west has been acquired by the East Bay Regional Park District and is part of Las Trampas Ridge Regional Park. Terrain is generally hilly and rugged, with areas of dense woodland.

11. OTHER PUBLIC AGENCIES WHOSE REVIEW OR APPROVAL MAY BE REQUIRED:

East Bay Municipal Utility District
Contra Costa County Central Sanitary District
San Ramon Valley Fire Protection District
San Ramon Valley Unified School District

12. PROJECT DESCRIPTION

The Town is required by State Government Code Section 65580-65589.8 to update its Housing Element. The Housing Element must be consistent with the Town's currently approved General Plan, satisfy all State regulations and California Housing and Community Development (HCD) Department guidelines and include, among other items, the following components:

- A review and assessment of the Town's experience in implementing the currently approved Housing Element.
- An assessment of current and future housing needs and an inventory of resources and constraints relative to meeting those needs.
- A statement of Town goals and policies with respect to development of housing within the Town and associated sphere of influence area.

The proposed Housing Element Update carries forward several of the implementation strategies and programs contained in the 1999 - 2006 Housing Element while outlining additional strategies and programs to be taken

that collectively will serve to frame the Town's Housing Program. Where appropriate, it lists specific actions to be taken after the Housing Element Update is adopted. The programs listed that will be the most significant pieces of the implementation plan for the Housing Element Update are identified below:

- Development of infill development strategy and program (Policy 1.1)
- Promotion of housing in, or near, the Downtown Area (Policy 1.2)
- Facilitation of the development of second dwelling units (Policy 1.3)
- Work program leading to the designation of additional land for multiple family use to meet identified shortfalls in meeting the Regional Housing Needs Allocation for extremely low, very low, and low income households (Policy 1.7)
- Development of regulations for small lot multiple family sites (Policy 1.8)
- Promotion of density bonuses (Policy 2.1)
- Continued application of Danville's inclusionary housing regulations (Policy 2.3)
- Continued effort to identify and meet the housing needs for special needs populations (Policy 3.1)
- Facilitate and encourage the creation and operation of supportive housing (Policy 3.3)
- Facilitate and encourage the creation and operation of transitional housing (Policy 3.4)
- Actively participate and promote various Urban County programs administered by Contra Costa County [Policies 1.4 (use of CDBG funds), 3.2 (homeless), 4.1 (Weatherization Program), 4.2 (Housing Choice Voucher and Shelter Care Programs) and 4.3 (Rental Rehabilitation Program)]
- Encourage use of Planned Unit Development (P-1) process (Policy 5.2)
- Offer fee deferrals, reductions or waivers to affordable housing projects (Policy 5.3)
- Adopt a condominium conversion ordinance (Policy 7.2)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a potentially significant impact or potentially significant unless mitigated.@ An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature Kevin Galey

Date 6-5-09

Printed Name KEVIN GALEY