TOWN OF DANVILLE
PLANNING COMMISSION

"Small Town Atmosphere
Outstanding Quality of Life"

Please note meeting location:
Danville Community Center
420 Front Street, Danville

May 14, 2013
7:30 p.m.

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Any document provided to a majority of the members of the Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and at the Danville Town Offices, 510 La Gonda Way, Danville, CA, during normal business hours.

AGENDA

1. **CALL TO ORDER**

2. **PUBLIC COMMENTS** This is an opportunity for members of the public to address the Commission on any planning subject not on the agenda.

3. **NEW PUBLIC HEARING**

MAGEE INVESTMENT COMPANY & TEARDROP PARTNERS, L.P. (Owner) SUMMERHILL HOMES (Applicant) Preliminary Development Plan – Rezoning request (LEG10-0004), Major Subdivision request (DEV10-0071), Final Development Plan request (DEV10-0072), and Tree Removal request TR10-28 which would collectively serve to: 1) 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) subdivide the 410 +/- acre site to create 69 single family residential lots and parcels (in order to comply with the Town's Inclusionary Housing Ordinance, 10 percent of the lots would include a second dwelling unit "casita"; 3) provide for architectural design and landscape details for the development, and; 4) removal of 12 Town-protected trees (a total of 56 trees would be removed as part of the project).

Identified as the Magee Ranch Property, the project 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.

An Environmental Impact Report (EIR) has been prepared for this project. The EIR found that the proposed project has the potential to result in significant environmental impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geotechnical, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Traffic and Circulation, and Utilities. These potentially significant impacts would be reduced to less than significant with the implementation of project design features or mitigation measures identified in the EIR. A Statement of Overriding Considerations is recommended for Mitigation Measure 4.12-2 related to the signalization of the Mt. Diablo Scenic/Diablo Road intersection since Contra Costa County has ultimate control and authority over improvements at that intersection.

(General Plan: Public and Open Space – Agricultural, Public and Open Space – General Open Space, Residential – Rural Residential, and Residential – Single Family – Low Density, 1-3 Units per Acre) (Zoning: A-4; Agricultural Preserve District, A-2; General Agricultural District, and P-1; Planned Unit Development District) (APN: 202-050-071, 073, 078, 079, 080, 202-100-017, 019, 038, 040, 215-040-002) (Project Planner: David Crompton).

4. COMMITTEE REPORTS

5. CORRESPONDENCE

ADJOURNMENT

CERTIFICATION

I, Marie Sunseri, City Clerk of the Town of Danville, hereby certify that the foregoing Agenda was posted for the noted meeting at the Danville Town Offices, the Danville Public Library and the Danville Web site at www.danville.ca.gov in the Town of Danville 72 hours in advance.

Marie Sunseri, City Clerk

In compliance with the Americans with Disabilities Act, the Town of Danville will provide special assistance for disabled citizens. If you need special assistance to participate in this meeting, please contact the City Clerk (925) 314-3388. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-35.104 ADA Title II]