



- DATE: April 23, 2013
- ITEM: LEG10-0004, DEV10-0071, DEV10-0072, and TR10-0028 - Magee Ranch/SummerHill Homes
- RECOMMENDATION: Recommend that the Town Council certify the Final Environmental Impact Report and adopt findings and a Statement of Overriding Considerations and approve Preliminary Development Plan - Rezoning request LEG10-0004, Major Subdivision request DEV10-0071, Final Development Plan request DEV10-0072, and Tree Removal request TR10-28, subject to the Findings and Conditions of Approval contained within Resolution No. 2013-05.
- NOTIFICATION: Public notice of the April 23, 2013, meeting was mailed to property owners within 1,000 feet of the project site. 1,209 total notices were mailed. Notice was also mailed to all potentially interested or responsible agencies and districts, and all who previously requested notification regarding the project. A notice advising of the Town's receipt of the subject application was posted on the project site. Posting of the meeting agenda serves as notice to the general public.
- PROPOSAL: The subject proposal includes a Preliminary Development Plan - Rezoning request (LEG10-0004), a Major Subdivision request (DEV10-0071), a Final Development Plan request (DEV10-0072), and a 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).

LOCATION: 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.

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

ACREAGE: 410 +/- Acres

OWNER: Magee Investment Company & Teardrop Partners, L.P.
3189 Danville Boulevard, Suite 240
Alamo, CA 94507-1956

APPLICANT: SummerHill Homes
3000 Executive Parkway, Suite 450
San Ramon, CA 94583

CEQA STATUS: A 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 and the installation of the recommended improvements to the intersection could not be assured to occur by the Town or the applicant. The mitigation measures that were identified have been included as recommended conditions of approval for the project.

GENERAL PLAN: Public and Open Space – Agricultural
Public and Open Space – General Open Space
Residential – Rural Residential
Residential – Single Family – Low Density, 1-3 Units per Acre

ZONING: A-4; Agricultural Preserve District
A-2; General Agricultural District
P-1; Planned Unit Development District

LAND USE: Agricultural – cattle and horse ranching

DESCRIPTION

This application is for a Preliminary Development Plan – Rezoning request (LEG10-0004), a Major Subdivision request (DEV10-0071), a Final Development Plan request (DEV10-0072), and a 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).

The 410 +/- acre site is generally characterized by open grass-covered hills with scattered trees. The site includes ridgeline areas, areas with slopes exceeding 30 percent, wooded ravines, and flatter areas in the northeast portion of the site. The site is surrounded by residential uses and open space, with the older Magee Ranch development to the east (250 +/- units over 590 +/- acres), and the Creek Ledge, Diablo Creek, Cameron Court, Jillian Way, Arends Drive, and Tree Creek neighborhoods to the north. There are existing residential uses located over Short Ridge to the south, and the Hidden Valley neighborhood is located southwest of the site. Institutional uses, including San Ramon Valley Fire Protection District Station 33, the Sunrise Assisted Living Facility, and Green Valley Elementary School are located to the west.

The proposed project would result in 69 single family homes on the approximately 410 acre site. Three homes are proposed along McCauley Road, near the Diablo Road/McCauley Road/Green Valley Road intersection, and the remaining 66 homes would be located in the eastern portion of the property, accessed by a new driveway just east of Jillian Way. Six of the lots in the eastern portion of the site are proposed as larger custom lots, ranging in size from one acre to two and one-half acres. The remaining 60 lots on the eastern portion of the site range in size from approximately 10,000 square feet to over 19,000 square feet in size. Approximately 38 acres of the site would be developed with residential lots, and the remaining 372 +/- acres would be retained as permanent open space. The open space would be privately owned by an existing Geologic Hazard Abatement District (GHAD) which the project is proposing to annex into. However, the developer would be required to

offer in dedication public access easements to the East Bay Regional Parks District over an existing fire trail on the property, providing for a possible pedestrian connection between Sycamore Valley to the south, and Mount Diablo to the north.

BACKGROUND

The project site is located on a portion of a historically larger ranch which has been subdivided several times in the past. Most recently, in 1989, the Town approved the subdivision of an approximately 590 acre portion of the property into approximately 250 single family homes, resulting in the existing Magee Ranch property. A 100 acre portion of the ranch was sold to the Purcell family who developed one single family residence, a detached second dwelling unit, and accessory structures. The remainder of that 100 acre property has very limited development potential, given hillside and ridgeline development restrictions, and scenic easements previously recorded on a portion of the property. The subject remaining 410 acres is the last undeveloped portion of the Magee Ranch.

When initially submitted, the subject application requested a total of 85 lots. A subsequent resubmittal reduced the number of proposed lots to 78. The most recent resubmittal (February 2013), reduced the proposed number of lots to 69. In order to reduce the number of proposed units to 69, five lots that were previously proposed across from Fairway Drive, and five custom lots previously proposed in the western portion of the project site, were eliminated. As currently proposed, the three lots off of McCauley Road are the only lots on the western portion of the project site.

The subject application was submitted to the Town on October 8, 2010. A request for comments was mailed to all surrounding property owners within a 1,000 foot radius of the project site, and responsible or concerned agencies on October 26, 2010. The Planning Commission held a public scoping session to solicit input regarding the scope of the Environmental Impact Report (EIR) being prepared for the project. On February 29, 2013, the Town held a public hearing to allow for public comments on the adequacy of the Draft EIR.

The Town's Design Review Board (DRB) reviewed the architectural, landscape, and site design aspects of the project on June 16, 2011, December 15, 2011, February 28, 2013, and March 28, 2013. At the March 28, 2013 meeting, the DRB recommended that the Planning Commission accept the design related aspects of the project (see Exhibit C).

EVALUATION

Conformance with General Plan and Zoning

The General Plan Land Use Map identifies the land use designations for the project site. The site contains the following four General Plan land use designations: 1) Public and Open Space - General Open Space, 2) Public and Open Space - Agricultural, 3) Residential - Rural Residential, and 4) Residential - Single Family - Low Density (see Exhibit E). The extent of the respective land use designations across the project site are discussed below:

- a. The Public and Open Space - General Open Space land use designation covers approximately 5.9 acres of the project site. No development is permitted under this designation. The General Plan establishes that the Town's P-1; Planned Unit Development District and A-4; Agricultural Preserve District are consistent with this land use designation.
- b. The Public and Open Space - Agricultural land use designation covers approximately 199 acres of the project site. This designation does not have a specific density range; density is established according to the applicable site-specific zoning. The General Plan establishes that the Town's A-2; General Agricultural District is consistent with the Agricultural land use designation. The A-2; General Agricultural District establishes a density of one unit per five acres.
- c. The Residential - Rural Residential land use designation covers approximately 201 acres of the site. The General Plan specifies that the allowable density for lands with this designation as one unit per five acres. The General Plan also specifies that the zoning districts of P-1; Planned Unit Development District and the A-2; General Agricultural District are consistent with this land use designation.
- d. The Residential - Single Family - Low Density land use designation covers an approximately five acre portion of the project site along Diablo Road opposite Fairway Drive. This designation allows a residential development density range of 1-3 units per acre. The General Plan also specifies that the Town's P-1; Planned Unit Development District and the R-40, R-20 and R-15; Single Family Residential Districts are consistent with this land use designation.

While the Public and Open Space - Agricultural land use designation does not specifically list the P-1; Planned Unit Development District as a consistent zoning category, the Magee Ranch property is listed within the General Plan as one of 14 Special Concern areas in both the 2010 and the 2030 General Plan. The Special Concern Area states that:

“The Special Concern Areas require consideration of planning issues that are unique to a particular geographic area within the Town. The Special Concern Areas text

presented below identifies land use policies not shown on the Land Use Map or reflected in other parts of the General Plan.”

The General Plan language for the Magee Ranch Special Concern Area includes the following relevant direction:

- The Plan describes Diablo Road in this area as retaining “the flavor of an ambling country road. The Town strongly supports retention of this character and protection of the views and vistas from the road.”
- “[P]roposals which transfer the allowable number of homes to the least sensitive and obtrusive parts of the site are encouraged.”
- “As on the other large undeveloped hillside sites in Danville, protection of scenic slopes and ridgelines is imperative. Despite the A-2 (General Agricultural) zoning on much of the site, subdivision of this Special Concern Area into five-acre ‘ranchette’ sites similar to those in the Tassajara Lane/Sherburne Hills area is strongly discouraged. Such development would require grading and road construction that could substantially diminish the visual qualities of the area. On the other hand, transferring allowable densities to a limited number of areas within the ranch would enable the bulk of the site to be set aside as permanent open space. This would also provide opportunities to establish park and trail connections and to preserve wildlife corridors between this area and the Sycamore Valley Open Space.”

The Town’s P-1; Planned Unit Development District is the only Town zoning district that allows for clustered development. Based on these provisions, the proposed use of P-1; Planned Unit Development District zoning to allow the clustering of development as part of the project is consistent with the General Plan (see Exhibit G -- FEIR Section 2.4.1, Master Response to Comment, for more discussion).

Williamson Act Contract

Pursuant to the California Land Conservation Act of 1965, approximately one-half of the subject site was previously under Williamson Act Contract. Under the Williamson Act, properties receive preferential property tax treatment and, in exchange, voluntarily agree to use their properties only for agricultural purposes while the property is under contract. The Williamson Act allows the property owner to opt out of the contract by providing a notice of non-renewal. The notice of non-renewal starts a ten year countdown, after which the property is no longer under Contract. A notice of non-renewal for the portions of this property previously under Williamson Act Contract was submitted in 2000, and the property came out of contract in 2010. No portion of the project site is currently under Williamson Act Contract.

A-4; Agricultural Preserve District

The A-4; Agricultural Preserve District parcels within this project were zoned A-2; General Agricultural District prior to entering into the Williamson Act Contract. It has been Contra Costa County's and, upon incorporation in 1982, the Town of Danville's practice to rezone properties to A-4; Agricultural Preserve District concurrently with the approval of a Williamson Act Contract. The A-4; Agricultural Preserve District provides a visual marker on the Town's zoning map disclosing which parcels are under contract. It's has been the Town's position (as well as Contra Costa County's) that once a property is no longer under Williamson Act Contract, the A-4; Agricultural Preserve District is no longer necessary or appropriate. While the zoning does not automatically revert to the A-2; General Agricultural District, the property owner has the right to pursue other zoning categories described as consistent within the General Plan. Requiring that a property remain under the A-4; Agricultural Preserve District after the Williamson Act Contract is cancelled would be a disincentive for entering into a Williamson Act Contract (see Exhibit G, FEIR Section 2.4.1, Master Response to Comments for more discussion).

Measure S

Passed by Danville voters in 2000, Measure S amended the Town's General Plan by adding a new policy regarding the process for changing three of the land use designations in the General Plan. Measure S provides that properties with the General Plan land use designations of "General Open Space," "Parks and Recreation," and "Agricultural" may only have those land use designations changed by either a vote of the people or by a 4/5's vote of the Town Council based on specific findings. The public or Town Council approval requirements of Measure S do not apply to rezonings or other land use decisions that are allowed by a property's existing "General Open Space," "Parks and Recreation," or "Agricultural" designations. In addition, Measure S does not alter any other existing General Plan policies that may be applicable to the properties with one of the three specified land use designations, nor does it eliminate or reduce any development potential that existed under the designated land uses for those properties. In addition, Measure S does not apply to rezonings of property so long as the rezoning is consistent with the General Plan.

As described above, the proposed project involves a rezoning that is consistent with the General plan, and therefore is not subject to Measure S.

Environmental Impact Report

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for this project. The EIR was prepared by the consulting firm of Denise Duffy and Associates (DD&A), working under direct contract to the Town.

An EIR is a tool for decision making and is intended to provide detailed information regarding environmental impacts that may be associated with a project. The EIR for this project studied the potential environmental impacts in the areas of Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geotechnical and Geologic Hazards, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Traffic and Circulation, and Utilities. The EIR concluded that there would be no significant unavoidable environmental impacts associated with this project. While potentially significant environmental impacts were identified in a number of areas, mitigation measures were identified which would reduce the impacts to a less than significant level. Identified mitigation measures are included as recommended conditions of approval for the project.

The Town is recommending that the Planning Commission recommend the Town Council adopt a Statement of Overriding Considerations for Mitigation Measure 4.12-2 related to the signalization of the Mt. Diablo Scenic/Diablo Road intersection. This mitigation measure would require the applicant to make a fair share contribution toward the future construction of a traffic signal at this intersection. This contribution would mitigate the project's impacts on this intersection. However, the intersection is located completely within unincorporated Contra Costa County. Therefore, it will ultimately be the County's decision whether to actually build the signalized intersection. Approval of the Statement of Overriding Consideration would be required for project implementation should the County choose to not construct the signalized intersection.

Traffic/Circulation

The additional vehicular trips that would be associated with the proposed 69 new single family homes has been expressed as a major project concern. The Traffic Impact Analysis which was prepared as part of the EIR studied the potential traffic impacts at intersection in the project vicinity under current conditions, current conditions plus the project, and cumulative conditions with the project. The study found that the Mount Diablo Scenic Boulevard/Diablo Road and Blackhawk Road/Magee Ranch/Hidden Oaks intersections would operate at an unacceptable level of serve under the cumulative scenario. As a result, the applicant would be required to make a fair share payment toward the future signalization of these intersections (see Exhibit G, FEIR Section 2.4.2, Master Response to Comments for more discussion).

Emergency Access

The San Ramon Valley Fire Protection District (SRVFPD) was consulted during preparation of the EIR to solicit their input concerning potential project impacts to fire and emergency protection services. The SRVFPD also provided written comment on the Notice of Preparation (NOP) indicating that the project would be subject to specific conditions of

approval to ensure that fire protection considerations were appropriately addressed through site design. The District also provided direct input on existing response times, whether the responses to the site would be within recommended standards, and whether additional staff and/or equipment would be necessary to serve the project. The SRVFPD did not identify any significant concerns related to existing services or the project (see Exhibit F, FEIR Section 2.4.3, Master Response to Comments for more discussion).

Hydrology and Water Quality

Additional storm water run-off would be created by the new impervious surfaces which would result from the project. In addition, there are downstream sections of Green Valley Creek which currently does not have sufficient capacity. As a result, the application proposes to construct an on-site detention basin which would receive all of the run-off from the development's impervious surfaces, and discharge the water into Green Valley Creek at a rate not to exceed pre-project flow rates. As a result, the project would not worsen downstream drainage impacts.

The project could impact the surface water quality in the area, both during construction and on an ongoing basis by introducing urban pollutants such as oil, grease, fertilizers and pesticides. These potential impacts would be minimized by the preparation and compliance with a Storm Water Pollution Prevention Plan (SWPPP), as well as the incorporation of Integrated Management Practices (IMPs) into the project. IMPs, such as engineered vegetated swales, are designed to remove pollutants from storm water prior to discharge into the natural creek system.

Tree Removal/Mitigation

Over 300 trees were surveyed within the general area where development is proposed. There are hundreds of additional trees on the project site that were not surveyed as they have no potential to be impacted by the proposed project. A total 56 trees are proposed to be removed as part of the project, including 12 trees which are Town-protected trees based on the Town's Tree Preservation Ordinance. Most of the trees to be removed would be required to be removed to accommodate the proposed new access road east of Jillian Way, and to allow for intersection improvements which would require street widening on the south side of Diablo Road at the Diablo Road/McCauley Road/Green Valley Road intersection. The tree removal would be mitigated by the planting of new trees of a size and number to equal the total diameter of the Town-protected trees to be removed, and on a 1 to 1 ratio for all other trees.

Project Issues

Diablo/Green Valley/McCauley Road Intersection Improvements

While the Traffic Impact Analysis concluded that the proposed project would not result in a significant traffic impact at the Diablo/Green Valley/McCauley Road intersection, a recommended condition of approval would require that the applicant improve this intersection as a subdivision frontage improvement. This improvement would result in the extension of the west bound right-turn and through lanes to the east to have a total length of 270 feet (see Exhibit I). This improvement would reduce the exiting average delays at this intersection. In order to accommodate this improvement, the applicant would be required to dedicate additional right-of-way along the south side of the roadway. The construction of this improvement would result in the removal of 18 trees, including eight Town-protected trees.

Trail Improvements

The applicant would dedicate a public access easement and build a trail along the south side of Green Valley Creek through the eastern (main) portion of the proposed project (see Exhibit H). The trail would extend along the proposed entry driveway east of Jillian Way north to Blackhawk Road. At the intersection of the project's main entry drive with Blackhawk Road, the applicant would be required to construct a crosswalk across Blackhawk Road which would allow the trail to connect to the existing trail which runs along the north side of Blackhawk Road. A number of options for pedestrian warning devices are available with various advance markings and signage to clearly warn the motorists of an upcoming pedestrian crossing. A detailed assessment of various options would be conducted prior to project construction to determine the applicability and effectiveness of the new device at this specific location.

The western portion of this trail would also serve as the project's Emergency Vehicle Access, and would terminate at Diablo Road approximately 400 feet west of Avenue Nueva. This trail, which would be constructed as part of the project, would provide an approximately 3,750 linear feet of trail separated from Diablo Road/Blackhawk Road.

In addition, the applicant would be required to dedicate a public trail easement along the south side of Diablo Road, generally covering the alignment of the existing fire trail. The trail easement would extend west to near the intersection of Diablo Road/ Alameda Diablo. This trail would be built by the Town in the future using money that has already been collected by the North East Roadway Improvement Association District (NERIAD).

The project site, west of the area across from Alameda Diablo, becomes too steep topographically for the construction of a trail. While the trail has not been designed in this

area, it is anticipated that the trail would need to cross Diablo Road at this location. There is an existing trail on the north side of Diablo Road from Calle Arroyo west to Green Valley Road. As a result, the last remaining link to provide for a through trail along this corridor would be across the frontage of an approximately 500 foot parcel located between Alameda Diablo and Calle Arroyo. An access easement could be secured across this frontage in the future as the property appears to have development potential.

The applicant would also be required to dedicate a Pedestrian Access easement to the East Bay Regional Parks District from Diablo Road to the Sycamore Valley Open Space (see Exhibit I).

Architecture/Landscaping

The applicant proposes to construct homes on all of the lots within the project, except for the six larger custom lots located at the end of proposed Courts C and F. For the 63 production lots, four floor plans are proposed, ranging in size from 3,102 to 4,116 square feet (see Exhibit M). Plan 1 is single story, and the other three plans are two-story plans. Plans 2, 3 and 4 are designed to accommodate a 500 +/- square foot attached second dwelling unit "casita" as an option. The architectural plans were reviewed by the Town's Design Review Board on four different occasions and were recommended for approval.

A recommended condition of approval would require that homes to be built on the six proposed custom lots be subject to review and approval by the Town under separate Development Plan applications.

The development would include the installation of a significant amount of landscaping throughout the project (see Exhibit M). Landscaping would be installed along both sides of the proposed new entry drive, as well as the median in the entry drive, as well as along the creek trail. This landscaping and irrigation would be maintained by the project's homeowners association. The developer would also install all front yard landscaping for all of the lots. The landscape plans for the project were reviewed and recommended for approval by the Town's Design Review Board.

GHAD/HOA

The applicant is proposing to form, or annex into an existing, Geologic Hazard Abatement District (GHAD) to provide for the maintenance of geologic and related features associated with this project. A GHAD is an independent agency which serves to provide an ongoing resource for managing geologic hazards within the boundaries of the GHAD. The GHAD would also maintain the storm water detention basin which would be built as part of this project.

A Homeowners Association (HOA) would also be formed as part of the project. The HOA would be responsible for maintaining common landscaping and fences, as well as landscape irrigation.

Scenic Easements

The approximately 372 acre portion of the project site that would not be developed would be required to be dedicated as permanent open space. In addition, a scenic easement which would prohibit the development of structures or significant grading would be dedicated to the Town of Danville. The open space area would be maintained by the project's GHAD.

Inclusionary Housing

Consistent with the Town's Inclusionary Housing Ordinance, 10 percent of the units (seven units) within this project would be required to incorporate second dwelling units. If rented, these second units shall be rented at an affordable rate, as set by the California Department of Housing and Community Development, to be affordable to low income households. Three of the proposed floor plans for the project are designed to incorporate an attached 550 +/- square foot second dwelling unit.

ENVIRONMENTAL STATUS

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. The mitigation measures that were identified have been included as recommended conditions of approval for the project.

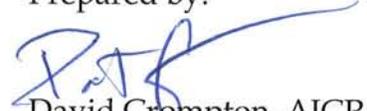
PUBLIC CONTACT

Public notice of the April 23, 2013, meeting was mailed to property owners within 1,000 feet of the site. A total of 1,209 notices were mailed to surrounding property owners. Notice was also mailed to all potentially interested or responsible agencies and districts, and all who previously requested notification. A notice advising of the Town's receipt of the subject application was posted on the project site. Posting of the meeting agenda serves as notice to the general public.

RECOMMENDATION

Recommend that the Town Council certify the Final Environmental Impact Report and adopt findings and a Statement of Overriding Considerations and approve Preliminary Development Plan - Rezoning request LEG10-0004, Major Subdivision request DEV10-0071, Final Development Plan request DEV10-0072, and Tree Removal request TR10-28, subject to the Findings and Conditions of Approval contained within Resolution No. 2013-05.

Prepared by:



David Crompton, AICP
Principal Planner

EXHIBITS

- Exhibit A: Resolution No. 2013-05
Attachment A: Environmental Impact Report Findings
- Exhibit B: Public Notification Map, Public Notification, and Public Notification List
- Exhibit C: Design Review Board Notes
- Exhibit D: Draft Mitigation Monitoring and Reporting Program
- Exhibit E: General Plan Land Use Map for the Site
- Exhibit F: General Plan Special Concerns Area Language for the Site
- Exhibit G: Final EIR, Master Responses
- Exhibit H: Staff Study - Trail
- Exhibit I: Staff Study - East Bay Regional Park District Trail
- Exhibit J: Design and construct improvements for the intersection of Diablo Road and McCauley Road/Green Valley Road
- Exhibit K: Letters Received regarding the Final EIR as of 4/19/13
- Exhibit L: Planned Unit Development Site - Summary Sheet and Vesting Tentative Map Package
- Exhibit M: Architectural Plans and Landscape Plans

RESOLUTION NO. 2013-05

RECOMMENDING THAT THE DANVILLE TOWN COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT AND ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPT MITIGATION MEASURES AND A MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE PRELIMINARY DEVELOPMENT PLAN - REZONING REQUEST LEG10-0004, MAJOR SUBDIVISION REQUEST DEV10-0071, FINAL DEVELOPMENT PLAN REQUEST DEV10-0072 AND TREE REMOVAL REQUEST TR10-0028 (APN: 202-050-071, 073, 078, 079, 080, 202-100-017, 019, 038, 040, 215-040-002 - SUMMERHILL HOMES)

WHEREAS, SUMMERHILL HOMES (Applicant) and Magee Investment Company & Teardrop Partners, L.P (Owners) have requested approval of a Preliminary Development Plan - Rezoning request (LEG10-0004), Major Subdivision request (DEV10-0071), Final Development Plan request (DEV10-0072), and Tree Removal request TR10-28, on a 410 +/- acre site; and

WHEREAS, 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; and

WHEREAS, the site is also identified as Assessor's Parcel Numbers 202-050-071, 073, 078, 079, and 080; 202-100-017, 019, 038, and 040; and 215-040-002; and

WHEREAS, the Town deemed these applications complete on November 7, 2010, and

WHEREAS, collectively, these approvals would: 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) 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 a second dwelling unit ("casita"); 4) provide for architectural design and landscape details for the development, and; 5) authorize the removal of 12 Town-protected trees (a total of 56 trees would be removed as part of the project); and

WHEREAS, the Town of Danville P-1; Planned Unit Development District Ordinance requires approval of a Preliminary Development Plan - Rezoning request prior to approval of a Major Subdivision and/or Final Development Plan request; and

WHEREAS, the Danville Tree Preservation Ordinance requires approval of a Tree Removal permit prior to the removal of Town-protected trees; and

WHEREAS, the development applications were defined a “project” under the California Environmental Quality Act (CEQA) and the Town of Danville determined that preparation of an Environmental Impact Report (EIR) for the project would be required; and

WHEREAS, the Town of Danville prepared and circulated a Notice of Preparation (NOP) on November 17, 2010, for a 30-day review period ending on December 6, 2010, soliciting guidance from the public and interested agencies on the scope and content of the EIR; and

WHEREAS, the NOP was sent to the California State Clearinghouse and the EIR was assigned the Clearinghouse Number 240112042; and

WHEREAS, the Town of Danville held a publicly noticed scoping session on the EIR on November 30, 2010; and

WHEREAS, the Town of Danville subsequently completed a Draft Environmental Impact Report (Draft EIR) in accordance with CEQA; and

WHEREAS, on November 29, 2012, the Draft EIR was released by the Town of Danville to the public and interested agencies for a 60-day review period, which exceeded the CEQA mandated 45-day review period, for commenting on a Draft EIR; and

WHEREAS, the public review period ended on January 28, 2013, and

WHEREAS, notice was mailed to more than 1,200 addresses advertising the availability of the Draft EIR and a public hearing on the Draft EIR which occurred on January 28, 2013; and

WHEREAS, public comment was received by the Planning Commission at the January 28, 2013 hearing; and

WHEREAS, after preparation of the Draft EIR, on February 28, 2013, the applicant revised its development plans to reduce the number of requested lots in the project from 70 to 69 by removing three custom lots and their associated access points along Diablo Road and increased the open space area from 302 to 372 acres; and

WHEREAS, the applications defined above along with all revisions are collectively referred to as the “Project”; and

WHEREAS, the Town of Danville prepared a Final Environmental Impact Report (Final EIR) and released it to the public and interested agencies on April 12, 2013; and

WHEREAS, on April 23, 2013, the Planning Commission held a public hearing on the EIR and Project and received testimony; and

WHEREAS, a staff report was submitted recommending that the Danville Planning Commission recommend the Town Council certify the Final EIR, approve a Statement of Overriding Considerations, adopt mitigation measures and a Mitigation Monitoring and Reporting Program and approve the development applications; and

WHEREAS, after the conclusion of the public hearings on the EIR and Project, the Planning Commission determined that the Draft EIR and Final EIR (collectively, EIR) has been prepared in compliance with CEQA; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the EIR and the testimony presented at the public hearings prior to making a recommendation on the Project; and

WHEREAS, the Planning Commission finds that the EIR reflects its independent judgment and analysis; and

WHEREAS, the Planning Commission finds that all feasible mitigation measures were considered and recommended for adoption, and to the extent a measure or alternative was not feasible, that there are specific economic, legal, social, technological, and other considerations explaining why a measure or alternative was not feasible to reduce those impacts to a less than significant level; and

WHEREAS, prior to taking action and making this recommendation to the Town Council, the Planning Commission declares that it has heard and been presented with, reviewed, and considered all of the information and data in the administrative record, including the EIR and other documentation relating to the Project; and

WHEREAS, the Planning Commission is also recommending approval of a Statement of Overriding Considerations which evaluates the benefits of the Project against any unavoidable impacts; and

WHEREAS, the required CEQA Findings and Statement of Overriding Considerations are attached to this Resolution as Attachment 1; now, therefore, be it

RESOLVED that the Planning Commission recommends the following to the Town Council:

Section 1. The Town Council finds that the EIR has been prepared in compliance with CEQA, and reflects the independent judgment and analysis of the Town of Danville.

Section 2. The Town Council declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate, through adoption of all feasible mitigation measures, all potential impacts that may result from the Project.

Section 3. The Town Council concurs with the CEQA Findings and Statement of Overriding Considerations in Attachment 1 to this Resolution and incorporated herein by this reference and finds, that if an environmental impact remains significant and unavoidable, the benefits of the Project outweigh any potential significant and unavoidable environmental impact. The Town Council also concur that there are no additional feasible alternatives or mitigation measures within its powers that would substantially lessen or avoid any significant and unavoidable impacts that may result from the Project.

Section 4. The Town Council certify the EIR for the Project and approve the Project.

Section 5. The Town Council authorize that a Notice of Determination shall be filed within five working days of approval of the Project.

And, be it further

RESOLVED, that the Danville Planning Commission recommends that the Town Council approve Preliminary Development Plan - Rezoning request (LEG10-0004), Major Subdivision request (DEV10-0071), Final Development Plan request (DEV10-0072), and Tree Removal request TR10-0028 per the conditions contained herein, and makes the following findings in support of these actions:

FINDINGS

PRELIMINARY DEVELOPMENT PLAN - REZONING

1. The rezoning of the site to P-1; Planned Unit Development District is consistent with the Town of Danville 2010 General Plan. The General Plan contains policies that encourage clustering of development on flatter portions of properties to preserve open space and natural features. 2010 General Plan Policies 1.07, 2.05, and 18.02 contain such provisions, with Policies 1.07 and 18.02 specifically identifying PUD or P-1 zoning as implementation measures. All three of these policies are carried forward in the Danville 2030 General Plan, with Policy 18.02 being renumbered 20.02.

2. The project site is identified as a Special Concern Area in the General Plan. The text for the Special Concern Area of the Magee Ranch property (on page 58 of the 2010 General Plan) includes the following relevant direction:
 - The Plan describes Diablo Road in this area as retaining “the flavor of an ambling country road. The Town strongly supports retention of this character and protection of the views and vistas from the road.”
 - “[P]roposals which transfer the allowable number of homes to the least sensitive and obtrusive parts of the site are encouraged.”
 - “As on the other large undeveloped hillside sites in Danville, protection of scenic slopes and ridgelines is imperative. Despite the A-2 (General Agricultural) zoning on much of the site, subdivision of this Special Concern Area into five-acre ‘ranchette’ sites similar to those in the Tassajara Lane/Sherburne Hills area is strongly discouraged. Such development would require grading and road construction that could substantially diminish the visual qualities of the area. On the other hand, transferring allowable densities to a limited number of areas within the ranch would enable the bulk of the site to be set aside as permanent open space. This would also provide opportunities to establish park and trail connections and to preserve wildlife corridors between this area and the Sycamore Valley Open Space.

P-1 zoning is the only zoning designation that permits this clustering of potential development, without creation of 5-acre “ranchettes,” which the Special Concern Area language specifically discourages on the property.

3. The Town further finds that the rezoning for residential development is within the maximum permitted density under the existing General Plan land use designations on the property, which include Single Family-Low Density, Rural Residential, Agricultural and General Open Space.
4. The uses authorized or proposed in the land use district are compatible within the district and to uses authorized in adjacent districts. The proposed infill housing is an efficient development pattern consistent with surrounding residential subdivisions and will add to existing infrastructure that services the adjacent single family residential uses.

FINAL DEVELOPMENT PLAN – MAJOR SUBDIVISION

1. The proposed subdivision is in substantial conformance with the goals and policies of the 2010 General Plan, including the requirements of Measure S. The Town’s 2010 General Plan recognizes the site as an important site that merits

specific direction for its development. As such, the site is designated as one of 14 Special Concern Areas within the General Plan. The Special Concern Area language includes the following provisions, which are addressed through the proposed project:

- The Plan describes Diablo Road in this area as retaining “the flavor of an ambling country road. The Town strongly supports retention of this character and protection of the views and vistas from the road.” The revised project removes all lots with direct driveway access to Diablo Road and, with the exception of the main driveway into the project, reduces the visibility of the project from Diablo Road.
 - The Plan provides that “[P]roposals which transfer the allowable number of homes to the least sensitive and obtrusive parts of the site are encouraged.” The project would transfer all but three lots to the area of the site which is the least environmentally sensitive. The clustering of homes would comply with this directive.
 - The Plan provides that “As on the other large undeveloped hillside sites in Danville, protection of scenic slopes and ridgelines is imperative. Despite the A-2 (General Agricultural) zoning on much of the site, subdivision of this Special Concern Area into five-acre “ranchette” sites similar to those in the Tassajara Lane/Sherburne Hills area is strongly discouraged. Such development would require grading and road construction that could substantially diminish the visual qualities of the area. On the other hand, transferring allowable densities to a limited number of areas within the ranch would enable the bulk of the site to be set aside as permanent open space. This would also provide opportunities to establish park and trail connections and to preserve wildlife corridors between this area and the Sycamore Valley Open Space.” The project, through the use of P-1 zoning to cluster the permitted development, would avoid creation of “ranchette” sites, would limit grading and road construction and substantially preserve the visual quality of the area. The clustering of the project would also permanently preserve 372 acres, or approximately 91% of the site as open space, which would include trail connections to the Sycamore Valley Open Space and preserve wildlife corridors through the site.
2. The design of the proposed subdivision is in conformance with the P-1; Planned Unit Development District since the subject P-1; Planned Unit Development District is customized to the subject Development Plan. The P-1; Planned Unit Development District is an appropriate zoning designation for infill projects and lands designated as Special Concern Areas in the General Plan. Additional detailed findings regarding P-1 zoning consistency can be found under Preliminary Development Plan – Rezoning above.

3. The design of the subdivision and the type of associated improvements will not likely cause serious public health problems, because water and sanitary facilities services will be available to the new parcels.
4. The site of the subdivision is physically suitable for the proposed density of development. The proposed development of 69 lots on the 410 +/- acre site falls within the allowable maximum density range of up to 78 units, consistent with the site's Danville 2010 General Plan land use designations of Residential - Single Family - Low Density, Rural Residential, Agricultural and General Open Space.

With respect to density on the portions of the site designated as "Agricultural" in the 2010 General Plan, the General Plan provides the following:

"Because properties with this designation are bound by Williamson Act contract to remain in agricultural uses, a density range is not applicable. In the event that Williamson Act contracts are not renewed, continued agricultural use is encouraged and the underlying zoning density (one unit per 20 acres or one unit per five acres) would apply upon the contract expiration."

The portions of the site designated as Agricultural are no longer bound by Williamson Act contract. In such situations, the Town's practice (and that of Contra Costa County, prior to the Town's incorporation in 1982) was to zone lands to A-4 (20 acre minimum) upon execution of a Williamson Act contract, regardless of the size or prior zoning of the property. The purpose of this A-4 zoning designation is to show that the property is under a Williamson Act contract. For example, the Town rezoned the "Borel" property (APN 218-090-031) from P-1 to A-4 upon execution of a Williamson Act contract, despite the entire parcel being only 17 acres. Under the A-4 zoning designation one home per 20 acres is allowed.

Upon expiration of a Williamson Act contract, the General Plan dictates that the Town apply the "underlying" zoning, which has been the zoning in effect prior to entering into the contract. This reflects the intent to place the property in the position it held prior to entering into the contract, neither increasing nor decreasing the property's development potential. This practice was previously applied by the Town with respect to Assessors Parcels 202-100-017, -018, and -019 on the subject property. In February 1986, the Town approved a Williamson Act contract for these parcels and at the same time adopted an ordinance rezoning them from A-2 to A-4. In March 1988, after discovery that the contract had never been properly executed, the property owner requested, and the Town approved, an ordinance rezoning the property back to the prior designation of A-2.

The property owner in this case did not apply to rezone the property after the Williamson Act contract expired. However, in determining potential density for purposes of this application, the Town used the underlying zoning of A-2 (with the corresponding maximum development density of one unit per five acres) as provided for in the General Plan and consistent with prior applications, including the Elworthy Ranch project approved by the Town in 2008 under the approval granted for Preliminary Development Plan - Rezoning request PUD 2005-02.

5. The design of the proposed subdivision and improvements are not likely to cause substantial environmental damage or subsequently injure fish or wildlife or their habitat. The Environmental Impact Report prepared for the project found that, with implementation of recommended mitigation measures, the project would have no significant negative impacts on the wildlife on site, including California Red Legged Frogs, wetlands, trees and plant life.
6. The design of the proposed subdivision and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. There are currently no existing public easements for access through or use of the subdivision. Through project conditions of approval, the subdivision will offer new easements for public access.
7. The project will not cause on-site flooding or add to existing downstream flooding as detailed in the Hydraulic Report prepared for the project by ENGEO, Inc. and as concurred with by the Contra Costa County Flood Control and Water Conservation District.

TREE REMOVAL PERMIT

The project as proposed would preserve 262 trees out of the 300 surveyed trees and many other trees located throughout the site, and remove 56 trees. Of the 56 trees to be removed, 12 are designated as protected trees under the Town's Tree Preservation Ordinance.

The findings below address only the 12 trees designated as protected under the Town's Tree Preservation Ordinance. The EIR for the project analyzes the potential environmental impacts of removing all trees, whether or not they are designated as protected.

1. Necessity. The primary reason for removal of the 56 trees, including 12 Town-

protected trees, is that preservation of those trees would be inconsistent with the proposed residential development of the property, including the creation of a new roadway to access the main project area, including a new creek crossing, to be located east of Jillian Way, and the widening of the Diablo Road/Green Valley Road/McCauley Road intersection to the south to improve the function of that intersection.

2. Erosion/surface water flow. Removal of the 12 Town-protected trees and 56 total trees would not cause significant soil erosion or cause a significant diversion or increase in the flow of surface water.

3. Visual effects. With respect to other trees in the area, the project site contains a significant number of additional trees, including Town-protected Oak trees, that would not be removed for the project. In addition, the project proponent will be required to replace all Town-protected trees to be removed with approved species "of a cumulative number and diameter necessary to equal the diameter of the tree(s) which are approved for removal" in accordance with the Town's Tree Preservation Ordinance. Tree replacement will be conducted in accordance with the Town's requirements, including planting a mixture of small and large box trees to meet the cumulative diameter number of the removed trees. The project proponent will also be required to replace all non-ordinance-size trees (i.e., trees less than 10 inches in diameter for single-trunk trees or less than 20 inches in diameter for multi-trunk trees) at a replacement-to-removal ratio of 1:1.

Removal of the 56 trees, including 12 Town-protected trees, would not significantly affect off-site shade or adversely affect privacy between properties due to the site's topography, the other trees that would remain, and the locations of the trees in relation to other properties.

CONDITIONS OF APPROVAL

Conditions of approval with an asterisk (*) in the left-hand column are standard project conditions of approval.

Conditions of approval typed in *italicized text* are mitigation measures derived from the Environmental Impact Report prepared for the project.

Unless otherwise specified, the following conditions shall be complied with prior to recordation of the final map for the project or the issuance of grading permits or building permits (as determined appropriate by the Planning Division). Each item is subject to review and approval by the Planning Division unless otherwise specified.

A. GENERAL

1. This approval is for 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) approve the subdivision of the 410 +/- acre site to create 69 single family residential lots and associated parcels; 3) authorize 10% of the lots created to include a second dwelling unit ("casita"); 4) provide for architectural design and landscape details for the development, and; 5) authorize the removal of 12 Town-protected trees (a total of 56 trees would be removed as part of the project); and

Development shall be substantially as shown on the project drawings as follows, except as may be modified by conditions contained herein;

- a. Planned Unit Development Site Summary Sheet labeled "Subdivision 9291 - Magee Ranches," as prepared by Ruggeri-Jensen-Azar, consisting of one sheet, dated February 8, 2013.
- b. Vesting Tentative Map labeled "Subdivision 9291 - Magee Ranches," including Site Plans, Grading Plans, Utility Plans, and Storm Water Treatment Plans, as prepared by Ruggeri-Jensen-Azar, consisting of 13 sheets, dated February 8, 2013.
- c. Architectural Plans labeled "Magee Ranches," consisting of floor plans, elevations, roof plans, and details as prepared by Dahlin Group Architecture and Planning consisting of 14 sheets and dated February 8, 2013.
- d. Conceptual Landscape Site Plan labeled "Magee Ranches," as prepared by Ripley Landscape Architecture Land Planning, consisting of five sheets, dated February 8, 2013.
- e. Draft Environmental Impact Report as prepared by Denise Duffy & Associates dated November 2012, and Final Environmental Impact Report as prepared by Denise Duffy & Associates dated April 2013.

- f. Preliminary Stormwater Management Plan as prepared by Ruggeri-Jensen-Azar, dated April 19, 2013.
- g. Design and construct improvements for the intersection of Diablo Road and McCauley Road/Green Valley Road as shown on the plan labeled "Magee Ranches - Conceptual Diablo Road at McCauley/Green Valley Road Improvements," by Ruggeri-Jensen-Azar, dated March 6, 2012.

- * 2. All Town and other related fees that the property may be subject to shall be paid by the applicant. These fees shall be based on the current fee schedule in effect at the time the relevant permits are secured, and shall be paid as listed below:

The following fees are due at final map approval for the above-mentioned project:

- 1. Map Check Fee (71 parcels).....\$ 6,358.00
- 2. Improvement Plan Check Fee.....3% of cost estimate
- 3. Engineering Inspection Fee5% of cost estimate
- 4. Grading Plan Check, Permit & Inspection.....TBD
- 5. Base Map Revision Fee (71 parcels)\$ 6,248.00
- 6. Excavation Mitigation Fee (Green Valley Creek)..... \$ 87,950.00
- 7. Park Land in Lieu Fee (69 Lots)\$ 651,015.00

The following fees are due at building permit issuance for the above-mentioned project:

- 1. Child Care Facilities Fee\$ 335/lot
- 2. Storm Water Pollution Program Fee.....\$ 51/lot
- 3. Finish Grading Inspection Fee\$ 76/lot
- 4. SCC Regional Fee.....\$ 1,233/lot
- 5. Residential TIP Fee\$ 2,000/lot
- 6. Tri-Valley Transportation Fee.....\$ 2,279/lot

- 3. Prior to the recordation of the final map, the applicant shall reimburse the Town for notifying surrounding residents of the public hearing. The fee shall be \$5,122.00 (\$105 + 1,209 notices X \$0.83 per notice X 5 mailings).

- * 4. Prior to the issuance of grading or building permits, the applicant shall submit written documentation that all requirements of the San Ramon Valley Fire Protection District and the San Ramon Valley Unified School District have been, or will be, met to the satisfaction of these respective agencies.

- * 5. The applicant shall submit to the Town of Danville fees required to file a Notice of Determination for this project as required by AB 3185. The fee shall be \$2,995.50. In addition, the applicant shall pay a \$50.00 administrative fee. Both checks shall be made payable to the Contra Costa County Clerk and shall be submitted to the Town within five days of project approval.

6. *If during the course of project construction, archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 20 feet of the find until a qualified professional archaeologist can evaluate it. Work shall not recommence until the project archaeologist has submitted documentation to the Town indicating that discovered resources have been adequately salvaged and no further resources have been identified within the area of disturbance.*

7. *Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, no further excavation or disturbance shall be conducted on the site or any nearby area reasonably suspected to overlie adjacent remains. The Contra Costa County Coroner shall be notified and make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-enter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.*

8. *If during the course of project construction, paleontological resources are accidentally discovered during construction, work shall be halted within 20 feet of the find until a qualified professional paleontologist can evaluate it. Work shall not recommence until the project paleontologist has submitted documentation to the Town indicating that discovered resources have been adequately salvaged and no further resources have been identified within the area of disturbance.*

- * 9. Prior to any construction work on the site, including grading, the applicant shall install a minimum 3'x3' sign at the project entry which specifies the allowable construction work days and hours, and lists the name and contact person for the overall project manager and all contractors and sub-contractors working on the job.
- * 10. The applicant shall provide security fencing as determined necessary and, to the satisfaction of the City Engineer and/or the Chief Building Official, around the construction site during construction of the project.
- * 11. If the applicant intends to construct the project in phases, then the first submittal for building permits shall be accompanied by an overall phasing plan. This plan shall address: off-site improvements to be installed in conjunction with each phase; erosion control for undeveloped portions of the site; timing of delivery of emergency vehicle access connections; and phasing of project grading. No structure shall be occupied until construction activity in the adjoining area is complete and the area is safe, accessible, provided with all reasonably expected services and amenities, and appropriately separated from remaining additional construction activity. The phasing plan shall be subject to the review and approval of the City Engineer and Chief of Planning.
- * 12. The applicant shall submit a written Compliance Report, signed by the applicant, detailing how the conditions of approval for this project have been complied with as part of the initial submittal for the final map, plan check, and/or building permit review process (whichever occurs first). This report shall list each condition of approval followed by a description of what the applicant has provided as evidence of compliance with that condition. The report is subject to review and approval by the City Engineer and/or Chief of Planning and/or Chief Building Official, and may be rejected by the Town if it is not comprehensive with respect to the applicable conditions of approval.
- * 13. Planning Division sign-off is required prior to final Building Inspection sign-off.
- 14. *The project proponent shall implement the following measures to control diesel exhaust emissions associated with grading and new construction. A plan indicating how compliance will be achieved shall be submitted to the Town of Danville prior to construction.*

- a. *During the grading phase, the developer or contractor shall provide a plan for approval by the Town or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2010; This plan should address all equipment that will be on site for more than 2 working days.*
 - b. *During the building construction phase, establish on-site electric power to reduce the use of diesel-powered generators and where feasible, on-site generators with internal combustion engines shall utilize alternative fuels such as bio-diesel blended fuels.*
 - c. *If acceptable to the Town and neighbors, arrange for service to provide on-site meals for construction workers to avoid travel to off-site locations;*
 - d. *Stage construction equipment at least 200 feet from existing or new habitable residences.*
 - e. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes in accordance with the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations. Clear signage shall be provided for truck operators and construction workers at all access points.*
 - f. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
 - g. *Encourage use of alternative fuels for construction equipment.*
 - h. *Recycle construction waste generated on site to the greatest extent feasible that doesn't create new air quality impacts.*
 - i. *Require an on-site disturbance coordinator to ensure that the construction period mitigation measures are enforced. This coordinator shall respond to complaints regarding construction activities and construction caused nuisances. The phone number of this disturbance coordinator shall be clearly posted at the construction site and provided to nearby residences. A log documenting any complaints and the timely remedy or outcome of such complaints shall be kept.*
15. *Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to less-than-significant. The contractor shall implement the following best management practices:*

- a. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
 - b. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
 - c. *All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
 - d. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
 - e. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
 - f. *Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*
16. *In order to minimize potential human health hazards associated with the historical use of hazardous materials on portions of the project site, the project proponent shall retain a trained professional to prepare a Site Management Plan to maintain the safety of construction workers and assure proper management of any contaminated soils on the site in accordance with federal, state and local regulatory requirements. This plan shall be subject to review and approval by Contra Costa County Health Services, and evidence of approval provided to the Town of Danville, prior to the issuance of any grading permit, demonstrating that all necessary remedial actions have been completed pursuant to the approved Site Management Plan. At a minimum, the Site Management Plan shall include 1) the collection and chemical analysis of soil samples from the former UST location and 2) excavation and soils characterization to confirm that sufficient soils removal has occurred for OCPs and elevated 4, 4-DDE at location SB-3, and 3) proper removal and disposal of all hazardous materials on the site, including contaminated soils, chemical containers observed in the storage shed, and herbicides spray bottles at an approved disposal facility.*
17. *The diesel generator enclosure and surrounding area at the western edge of the Magee West site shall be periodically monitored for evidence of a diesel release. An annual report on the status of the enclosure shall be submitted to the Town of Danville.*
18. *The applicant shall pay a school impact fee pursuant to the criteria set forth within California Government Code Section 65995. Prior to the issuance of*

building permits, the applicant shall pay required school mitigation fees, subject to the review and approval of the Town of Danville and San Ramon Valley Unified School District. The fees set forth in Government Code Section 65996 constitute the exclusive means of both "considering" and "mitigating" school facilities impacts of projects [Government Code Section 65996(a)]. They are "deemed to provide full and complete school facilities mitigation" [Government Code Section 65996(b)].

19. Prior to the issuance of grading permits, the applicant shall retain a specialist to assess rodent control impacts anticipated to be associated with grading activity and installation of subdivision improvements. As deemed necessary, following the Planning Division's review of the specialist's assessment, the applicant shall develop and implement a rodent control plan to reduce impacts to surrounding properties to the extent reasonably possible for the time periods of heavy construction activity. The report shall include a schedule for regular rodent inspections and mitigation in conjunction with the developer and the Town based on the development schedule for the project. This report shall be subject to review and approval by the Planning Division.
20. The applicant shall be responsible for washing the exterior of abutting residences, and cleaning pools, patios, etc. at the completion of mass grading activities. The residences to receive cleaning, the extent of the cleaning efforts to be performed and the timing (and frequency) of such cleaning shall be subject to review and approval by the Planning Division.

B. SITE PLANNING

1. *All buildings shall be designed so that reflective surfaces are limited and exterior lighting is down-lit and illuminates the intended area only. Building applications for new structures shall include an exterior lighting plan subject to approval by the Town of Danville that includes the following requirements: 1) exterior lighting shall be directional; 2) the source of directional lighting shall not be directly visible; and 3) vegetative screening shall be installed, where appropriate.*
- * 2. The location of any pad mounted electrical transformers shall be subject to review and approval by the Planning Division prior to installation. To the extent feasible, such transformers shall not be located between any street and the front of any building.

* 3. Any on-site wells and septic systems shall be destroyed in accordance with Contra Costa County Health Services Department - Environmental Health Division regulations. Environmental Health Division permit and inspections for this work shall be obtained. Wells used for irrigation or cattle may be retained subject to approval of the Contra Costa County Health Services Department - Environmental Health Division.

4. Zoning standards and land uses for the development shall be as follows:

Primary Frontyard Setbacks:	20' Minimum
Secondary Front Yard Setbacks:	15' Minimum
Rearyard Setbacks:	20' Minimum
Sideyard Setbacks:	5' Minimum
Sideyard Building to Building Separation:	15' Minimum

All other development standards, allowed uses and conditional uses shall be as listed under the Town's R-15; Single Family Residential District Ordinance.

5. As part of the subject P-1; Planned Unit Development District, the remaining approximately 372 acre undeveloped portion of the site shall be preserved as permanent open space, and shall be designated as such on the final map for the project. In addition, the applicant shall dedicate to the Town of Danville a Scenic Easement covering the undeveloped portions of the project site. The scenic easement shall preclude any future development on these portions of the project site. The public trail easement area to be located along Diablo Road shall be excluded from the scenic easement.

6. In conformance with the *Townwide Trails Master Plan* dated January 1989 and the Town's adopted *Parks, Recreation, and Arts Strategic Plan* dated February 2006, the applicant shall dedicate a public trail easement to the Town covering the trail from the main entry at Blackhawk Road near Jillian Way, south along Street "A", west along the north side of Street "B" (south side of Green Valley Creek), then northwest over the proposed emergency vehicle access (EVA) roadway, and finally west over the existing agricultural/fire trail along the south side of Diablo Road. The easement shall terminate at the point where a pedestrian bridge crossing over Green Valley Creek is possible near the Alameda Diablo/Diablo Road intersection. The easement shall be not less than 20 feet wide with larger areas where landslide repairs may be needed, where topographic

constraints dictate a wider construction envelope, and/or where the future pedestrian bridge will be located. Prior to recordation of the final map, the applicant shall provide a conceptual design of the future public trail and pedestrian bridge to the Town to aid in determining the required easement width.

7. The applicant shall construct a public trail from Blackhawk Road near Street "A" to a point where the EVA connects to Diablo Road, as part of the subdivision improvements. The trail design standard shall be that of a "Paved Trail" as described in the *Townwide Trails Master Plan* dated January 1989 and the Town's adopted *Parks, Recreation, and Arts Strategic Plan* dated February 2006. The trail shall be separate and distinct from any internal sidewalks within the subdivision. Signage, trash/recycling receptacles, doggy-bag dispensers, entry gates, and benches shall be provided as required by the Town according to current design standards. Maintenance of the trail improvements shall be provided by the project Homeowner's Association and/or the GHAD. The Town will have the responsibility for the future construction of the extension of the public trail from the EVA west along the south side of Diablo Road, as part of a future Capital Improvement Project. The exact design/alignment of the trail and construction timing will be determined by the Town at a future date.
8. The applicant shall dedicate a pedestrian access easement to the East Bay Regional Park District (EBRPD) which links Diablo Road with Sycamore Valley to the south. The easement shall be a minimum width of 25' wide and shall generally follow the existing fire trail as shown on plans referenced under condition of approval A.1.a. above. The exact alignment of the trail shall be subject to review and approval by the Town and the EBRPD prior to recordation of the final map.
9. The existing Green Valley Creek culverts along the developments frontage with Diablo Road require the following improvement measures to assure a properly functioning drainage course:
 - a. At Clydesdale Drive there exists a double 10'-wide by 6'-high reinforced concrete box culvert. The applicant shall remove the ranch-constructed cattle gate (corrugated sheet metal) that currently obstructs flows through one of the two adjacent culverts, and shall remove accumulated sediment and debris from within the culvert.

- b. At Alameda Diablo there exists a 12'-diameter corrugated steel structural plate culvert. The applicant shall repair the deteriorated invert of the culvert as determined appropriate by the Town.
- c. At the creek crossing located approximately 150 yards west of Avenida Nueva there exists a 12'-wide by 10'-high reinforced concrete box culvert. The applicant shall remove the ranch-constructed cattle gate (corrugated sheet metal) that currently obstructs flows.

The above stated improvements shall be performed to the satisfaction of the Engineering Division and shall be done prior to acceptance of the subdivision improvements.

C. LANDSCAPING

- * 1. Final landscape and irrigation plans shall be submitted for review and approval by the Planning Division and the Design Review Board. The plan shall include common names of all plant materials and shall indicate the size that various plant materials will achieve within a five-year period of time.
- * 2. All plant material shall be served by an automatic underground irrigation system and maintained in a healthy growing condition.
- * 3. All trees shall be a minimum of 15-gallon container size. All trees shall be properly staked. All remaining shrubs used in the project, which are not used as ground cover, shall be a minimum of five gallons in size. A minimum of 25% of the true shrubs planted in the project shall be 10 or 15-gallon container size shrubs.
- * 4. All landscaped areas not covered by shrubs and trees shall be planted with live ground cover or covered with mulch. All proposed ground cover shall be placed so that it fills in within two years.
- * 5. If site construction activity occurs in the direct vicinity of the on-site and off-site protected trees which are not approved for removal, a security deposit in the amount of the assessed value of the tree(s) (calculated pursuant to the Town's Tree Protection Ordinance) shall be posted with the Town prior to the issuance of a grading permit to maximize the

probability that the affected trees will be retained in good health. The applicant shall be required to secure an appraisal of the condition and value of all such potentially affected trees. The appraisal shall be done in accordance with the current edition of the "Guide for Establishing Values of Trees and Other Plants," by the Council of Tree and Landscape Appraisers under the auspices of the International Society of Arboriculture. The appraisal shall be performed by a Certified Arborist, and shall be subject to review and approval by the Chief of Planning. A tree preservation agreement shall be prepared and shall be submitted for review and approval by the Planning Division that outlines the intended and allowed use of funds posted as a tree preservation security deposit. That portion of the security deposit still held by the Town two full growing seasons after project completion shall be returned upon verification that the trees covered by the deposit are as healthy as can be provided for under the terms of the approved tree preservation agreement.

- * 6. A minimum of two street trees per lot (three for corner lots) shall be incorporated into the final landscape and irrigation plan for the project.
- 7. The proposed open wire fencing shall include a rigid and durable top bar to prevent the fence from sagging. All applicant-installed fencing shall be subject to review and approval by the Planning Division and the Design Review Board as part of a Final Fencing Location, Design and Construction Details submittal.
- 8. The project's homeowner's association shall be responsible for the maintenance of any landscaping within the public right-of-way along Blackhawk Road at the main project entry.

D. ARCHITECTURE

- 1. Final architectural elevations, details and revisions shall be submitted for review and approval by the Design Review Board prior to issuance of building permits for the project. Six full size sets of construction drawings for the project shall be submitted to the Planning Division for design review concurrent or prior to, the applicant initiating the Building Division plan check process.
- 2. Residences to be constructed on the six custom lots approved as part of this project (Lots 61-66) shall be subject to review and approval by the

Planning Division and the Design Review Board under separate Scenic Hillside Development Plan applications. Development of these lots shall be consistent with the development standards contained within the Town's Major Ridgeline and Scenic Hillside Development Ordinance.

3. All ducts, meters, air conditioning and/or any other mechanical equipment whether on the structure or on the ground shall be effectively screened from view with landscaping or materials architecturally compatible with the main structures.
- * 4. The street numbers for each building in the project shall be posted so as to be easily seen from the street at all times, day and night by emergency service personnel.
- * 5. Samples of final materials and the proposed color palette shall be submitted for review and approval by the Design Review Board prior to the issuance of building permits for the project.
6. If project entry signage for the development is desired, a Sign Review permit shall be submitted to the Town for consideration under a separate application.
- * 7. The location, design and number of gang mailbox structures serving the project shall be subject to review and approval by the Design Review Board and the local Postmaster.

E. BIOLOGICAL

1. *The project proponent shall implement the following measures during construction activities in or along East Branch Green Valley Creek to avoid take of individual CRLF:*
 - a. *Prior to the start of construction, the project proponent shall retain a qualified biologist to train all construction personnel regarding habitat sensitivity, identification of special status species, and required practices.*
 - b. *Prior to the start of construction, the project proponent shall retain a qualified biologist to conduct pre-construction surveys to ensure that CRLF are absent from the construction area. If CRLF are present, a qualified biologist possessing all necessary permits shall relocate them or they shall be allowed to move out of the construction area on their own.*

replacement-to-loss acreage ratio. The final mitigation amounts will be based on actual impacts to be determined during the design phase. Habitat replacement via creation of and/or enhancements to existing waters shall occur onsite. Onsite lands proposed to be preserved as open space are within the same watershed as the offsite detention basin known to support breeding CRLF and are expected to fully accommodate creation of and/or enhancements to aquatic habitats that would be of substantially higher value to CRLF than the impacted waters. Compensation for impacts to jurisdictional waters to benefit the CRLF will include all of the aforementioned components discussed under "Compensation: riparian restoration," along with improving the wetland character of the onsite stock pond and enhancing the associated riparian habitat between the stock pond and the detention basin. (Refer also to mitigation measures 4.4-13 and 4.4-14 below for impacts to jurisdictional waters.)

4. The project proposes to preserve approximately 372 acres of the project site as open space. Areas to be preserved would be placed under a conservation easement or deed restriction to prohibit construction and preserve conservation value. The project proposes to create a geologic hazard abatement district (GHAD) to provide suitable funding for management and long-term maintenance of the site. Upland habitats shall be managed via a long-term management plan to maintain the quality of the habitat for the movement and dispersal of CRLF. Prior to construction, the project proponent shall retain a qualified biologist to prepare an open space management plan for the explicit purpose of managing and monitoring the proposed open space area. This plan shall be submitted to the Town of Danville for review and approval prior to issuance of grading permits. At a minimum this plan shall include the following components:
 - a. Identify the location of the restoration efforts for replacing jurisdictional waters and riparian habitats. The replacement ratio for both habitats will be at a minimum of a 1:1 ratio.
 - b. Identify the approaches to be used, including the extent that the onsite stock pond be expanded, reconfiguring of the pond bottom and increase in depth, and providing evidence that sufficient water budget exist for any proposed enhancement.
 - c. Identify a suitable planting regime for restoring wetland and riparian habitats.
 - d. Identify success criteria for monitoring both the wetland and riparian habitats that are consistent with similar habitats regionally.
 - e. Monitor restored wetland habitats for at least five years and restored riparian habitats for 10 years.

- f. Define and identify the GHAD maintenance and management activities to manage the open space habitats to meet the stated goals of support habitat characteristics suitable for the CRLF. This would include suitable fencing so as to control access, limited cattle grazing or other procedures to manage grass height and forage production at levels that benefit the CRLF, and removal of trash.*
 - g. Define the financial mechanism for the GHAD to manage the open space into perpetuity.*
- 5. Prior to the start of construction, the project proponent shall retain a qualified biologist to train construction personnel regarding habitat sensitivity, identification of special status species, and required practices.*
- 6. Prior to the start of construction within the East Branch Green Valley Creek riparian area, the project proponent shall retain a qualified biologist to conduct pre-construction surveys to ensure that western pond turtles are absent from the construction area. If western pond turtles are present, a qualified biologist possessing all necessary permits shall be retained to relocate them.*
- 7. If western pond turtles are found to be absent from the construction zone, immediately following the pre-construction surveys the project proponent shall clear the construction zone and install/maintain silt fencing around the construction zone to prevent western pond turtles from entering these areas.*
- 8. During construction within the East Branch Green Valley Creek riparian area, the project proponent shall retain a biological monitor to be present onsite during times of construction to ensure that turtles are not harmed, injured, or killed.*
- 9. To the maximum extent practicable, the project proponent shall remove trees during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal and associated disturbances during the breeding season (February 1 through August 31), the project proponent shall retain a qualified biologist to conduct a pre-construction survey for tree-nesting raptors and other tree- or ground-nesting migratory birds in all trees or other areas of potential nesting habitat within the construction footprint and 250 feet of the footprint, if such disturbance would occur during the breeding season. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If nesting raptors or migratory birds are detected on the site during the survey, a suitable construction-free buffer shall be established around all active nests. The*

precise dimension of the buffer (a minimum of 150 feet up to a maximum of 250 feet) shall be determined at that time and may vary depending on location and species. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. Pre-construction surveys during the non-breeding season are not necessary, as the birds are expected to abandon their roosts during construction activities.

10. *In order to avoid impacts to active burrowing owl nests, the project proponent shall retain a qualified biologist to conduct pre-construction surveys for burrowing owls within the construction footprint and within 250 feet of the footprint no more than 30 days prior to the onset of ground disturbance. These surveys shall be conducted in a manner consistent with the CDFG's burrowing owl survey methods (CDFG 2012b). If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be used to ensure that the owls are not harmed or injured during construction. Once it has been determined that owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If burrowing owls are detected within the construction footprint or immediately adjacent lands (i.e., within 250 feet of the footprint) during the breeding season (February 1 through August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area should be enclosed with temporary fencing, and construction equipment and workers may not enter the enclosed setback areas. Buffers must remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.*
11. *Pre-construction surveys conducted for burrowing owls shall also be used to determine the presence or absence of badgers in the development footprint. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, the project contractor shall establish a construction-free buffer around the den of up to 300 feet or a distance specified by the resource agencies (i.e., CDFG). Because badgers are known to use multiple burrows in a breeding burrow complex, the project contractor shall retain a biological monitor during construction activities to ensure the buffer is adequate to avoid direct impacts to individuals or nest abandonment. The monitor shall be present onsite until it is determined that young are of an independent age and construction activities would not harm individual badgers.*

Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.

12. *The project proponent shall replace wetland and riparian habitat at a 1:1 replacement-to-loss ratio. It is expected that all compensation measures can be accommodated within the 372 acres of the site proposed as open space. Prior to issuance of a grading permit, the project proponent shall retain a qualified biologist to prepare an onsite habitat mitigation and monitoring plan (HMMP) that includes both an aquatic habitat restoration plan and a riparian habitat restoration plan. The HMMP would specifically address the wetland and riparian habitats and is separate from the Open Space Management Plan identified in Mitigation 4.4-4, although there may be some overlap. The HMMP shall include the following components, at a minimum:*
 - a. *Define the location of all restoration/creation activities;*
 - b. *Provide evidence of a suitable water budget to support any created wetland and riparian habitats;*
 - c. *Identify the species, amount, and location of plants to be installed;*
 - d. *Identify the time of year for planting and method for supplemental watering during the establishment period;*
 - e. *Identify the monitoring period, which should be not less than 5 years for wetland restoration and not less than 10 years for riparian restoration, defines success criteria that will be required for the wetland restoration to be deemed a success;*
 - f. *Identify adaptive management procedures that include (but are not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by native wildlife, and similar;*
 - g. *Define management and maintenance activities (weeding of invasives, providing for supplemental water, repair of water delivery systems) of the proposed GHAD; and*
 - h. *Provide for assurance in funding the monitoring and ensuring that the created wetland and riparian habitats fall within lands to be preserved and managed into perpetuity. Confirm that the proposed GHAD will meet these responsibilities.*

13. *The project proponent shall comply with all state and federal regulations related to construction work that will impact aquatic habitats occurring on the site. Prior to construction, the project proponent shall obtain a Section 404 Clean Water Act permit from the USACE, Section 401 Water Quality Certification from the RWQCB, and/or Section 1600 Streambed Alteration Agreement from the CDFG, and submit proof of such documentation to the Town of Danville.*
14. *Prior to issuance of a grading permit, a tree preservation plan shall be prepared for all trees to be retained that identifies all protection and mitigation measures to be taken and includes the tree preservation guidelines by HortScience in their tree report(s). These measures shall remain in place for the duration of construction activities at the project site.*
15. *Upon completion of construction, the project proponent shall replace all ordinance-size trees to be removed with approved species "of a cumulative number and diameter necessary to equal the diameter of the tree(s) which are approved for removal" in accordance with the Town's tree ordinance. Tree removal shall be conducted in accordance with the Town's requirements, including planting a mixture of small and large box trees to meet the cumulative diameter number of the removed trees. The project proponent shall replace all non-ordinance-size trees (i.e., trees less than 10 inches in diameter for single-trunk trees or less than 20 inches in diameter for multi-trunk trees) at a replacement-to-removal ratio of 1:1. To the maximum extent practicable, all native trees that are removed shall be replaced with like species. All non-native trees that are removed shall be replaced with species that are known to occur naturally within similar habitats in the region.*
16. *Prior to construction, the project proponent retain a qualified arborist to develop a monitoring plan for replacement trees (outside the riparian habitat) and submit it to the Town of Danville during the permit process. The basic components of the monitoring plan shall include final success criteria, specific performance criteria, monitoring methods, data analysis, monitoring schedule, contingency/remedial measures, and reporting requirements.*
17. *If the Town determines that the improvements to the Diablo Road/Green Valley Road intersection are required, the project shall implement Mitigation Measures 4.4-14 through 4.4-16 above, as applicable.*

F. GRADING

- * 1. Any grading on adjacent properties will require prior written approval of those property owners affected.
- * 2. At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site, to the homeowner associations of nearby residential projects and to the Town of Danville Development Services Department, a notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to initiate corrective action in their area of responsibility. The names of individuals responsible for dust, noise and litter control shall be expressly identified in the notice.
- * 3. Development shall be completed in compliance with a detailed soils report and the construction grading plans prepared for this project. The engineering recommendations outlined in the project specific soils report shall be incorporated into the design of this project. The report shall include specific recommendations for foundation design of the proposed buildings and shall be subject to review and approval by the Town's Engineering and Planning Divisions.
- * 4. Where soils or geologic conditions encountered in grading operations are different from that anticipated in the soil report, a revised soils report shall be submitted for review and approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from settlement and seismic activity.
- 5. *In order to avoid water quality impacts, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods. The SWPPP shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Municipal Stormwater permit (No. CAS612008). The project proponent shall obtain a NPDES General Construction Permit and prepare the SWPPP in accordance with all legal requirements, prior to the issuance of a grading permit. Additional requirements for erosion control are detailed in mitigation measure 4.6-1 in 4.6 Geotechnical and Geologic Hazards.*

- * 6. All new development shall be consistent with modern design for resistance to seismic forces. All new development shall be in accordance with the Uniform Building Code and Town of Danville Ordinances.
- * 7. All cut and fill areas shall be appropriately designed to minimize the effects of ground shaking and settlement.
- * 8. Stockpiles of debris, soil, sand or other materials that can be blown by the wind shall be covered.
- * 9. If toxic or contaminated soil is encountered during construction, all construction activity in that area shall cease until the appropriate action is determined and implemented. The concentrations, extent of the contamination and mitigation shall be determined by the Contra Costa County Health Department. Suitable disposal and/or treatment of any contaminated soil shall meet all federal, state and local regulations. If deemed appropriate by the Health Department, the applicant shall make provisions for immediate containment of the materials.
- 10. Runoff from any contaminated soil shall not be allowed to enter any drainage facility, inlet or creek.
- 11. *In order to minimize potential impacts from landslides, final project design plans shall incorporate the recommendations in the preliminary geotechnical report (Appendix E in the Draft EIR), which includes the following corrective measures:*
 - a. *Landslide avoidance;*
 - b. *Construction of catchment areas between landslides and proposed improvements;*
 - c. *Partial landslide debris removal and buttressing with engineered fill; and*
 - d. *Complete landslide debris removal and replacement as engineered fill*

The table below sets forth the required mitigation measures by landslide area (shown in Figure 4.6-2 of the Draft EIR).

Landslide	Mitigation
1	<i>Partial landslide removal and buttressing with engineered fill</i>
2	<i>Construction of catchment areas between landslides and proposed improvements</i>
3	<i>Partial landslide removal and buttressing with engineered fill</i>
4	<i>Construction of catchment areas between landslides and proposed improvements</i>
5	<i>Complete landslide removal and replacement as engineered fill</i>
6	<i>Complete landslide removal and replacement as engineered fill</i>
7	<i>Complete landslide removal and replacement as engineered fill</i>
8-16	<i>Landslide avoidance</i>

Corrective grading for custom lot areas outside the proposed grading envelopes shall be evaluated when more detailed plans are available. Detailed 40-scale corrective grading plans for the entire project will be prepared when project grading plans have been finalized. Final plans showing the identified recommendations shall be submitted to the Town of Danville for review and approval prior to issuance of a building permit.

12. *In order to minimize potential impacts from expansive soils, final project design shall incorporate the recommendations in the preliminary geotechnical report (see Appendix E of the Draft EIR) that include special measures for mitigating adverse impacts from expansive soils, as follows:*
 - a. *Conditioning the expansive soils to higher moisture content during site preparation and grading.*
 - b. *Supporting the houses on structural slab foundations designed to withstand potential movements of expansive soils.*
 - c. *Presoaking the near-surface expansive soils prior to concrete placement for the slab foundations.*

- d. *Conditioning the expansive subgrade soils in exterior concrete flatwork area to higher moisture content prior to the placement of baserock or concrete (if the flatwork is supported directly on the subgrade).*
- e. *Providing surface drainage away from the house foundations and draining the rainwater collected on the roof through pipes connecting to the adjacent storm drains.*

The final project plans incorporating all the finalized geotechnical recommendations shall be submitted to the Town of Danville for review and approval prior to issuance of a building permit.

- 13. *Prior to any grading or other construction activities, the applicant shall develop a construction mitigation plan in close coordination with the Town of Danville to minimize noise disturbance. The following conditions shall be incorporated into the building contractor specifications.*
 - a. *Muffle and maintain all equipment used on site. All internal combustion engine driven equipment shall be fitted with mufflers, which are in good condition. Good mufflers shall result in non-impact tools generating a maximum noise level of 80 dB when measured at a distance of 50 feet.*
 - b. *Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.*
 - c. *Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.*
 - d. *Prohibit unnecessary idling of internal combustion engines.*
 - e. *Prohibit audible construction workers' radios on adjoining properties.*
 - f. *Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday.*
 - g. *Do not allow machinery to be cleaned or serviced past 6:00 p.m. or prior to 7:00 a.m. Monday through Friday.*
 - h. *Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to Monday through Friday between 7:00 a.m. and 6:00 p.m.*

- i. *Do not allow any outdoor construction or construction-related activities at the project site on weekends and holidays. Indoor construction activities may be allowed based on review/approval of the Town.*
- j. *Allowable construction hours shall be posted clearly on a sign at each construction site.*
- k. *Designate a Disturbance Coordinator for each of the clustered development sites for the duration of the Phase 1 (site work) and for each home site during the Phase 2 (home building) construction. Because each home would be constructed individually and would have its own building permit, a Disturbance Coordinator should be designated during the construction of each home. The requirement for a Disturbance Coordinator for each home site should be incorporated in the CCRs of the development, such that responsibility of the Property Owners' Association and/or home builder to designate this Disturbance Coordinator for each lot for the duration of construction until full site buildout. The Disturbance Coordinator shall conduct the following: receive and act on complaints about construction disturbances during infrastructure installation, landslide repair, road building, residential construction, and other construction activities; determine the cause(s) and implement remedial measures as necessary to alleviate significant problems; clearly post his/her name and phone number(s) on a sign at each clustered development and home building site; and, notify area residents of construction activities, schedules, and impacts.*

- 14. Concurrent with the submittal of the final grading plans, the applicant shall submit a plan detailing all retaining walls greater than three feet in height in the project. Details shall include wall height, design, construction materials, and method of provision for drainage behind the walls. The plans shall also depict which retaining walls will be maintained by the homeowners association. Final wall design shall be subject to approval by the Planning Division prior to issuance of grading permits.

G. STREETS

- * 1. The applicant shall obtain an encroachment permit from the Engineering Division or the Contra Costa County Public Works Department prior to commencing any construction activities within any public right-of-way or easement.

- * 2. Street signing shall be installed by the applicant as may be required by the City Engineer. Traffic signs and parking restriction signs, which may be required to be installed, shall be subject to review and approval by the Transportation Division and the Police Department.
- * 3. All mud or dirt carried off the construction site onto adjacent streets shall be swept each day. Water flushing of site debris or sediment or concrete washing is expressly prohibited.
- * 4. Any damage to street improvements now existing or done during construction on or adjacent to the subject property shall be repaired to the satisfaction of the City Engineer, at full expense to the applicant. This shall include slurry seal, overlay or street reconstruction if deemed warranted by the City Engineer.
- * 5. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specifications of the Development Services Department and Chapters XII and XXXI of the Town Code. At the time project improvement plans are submitted, the applicant shall supply to the City Engineer an up-to-date title report for the subject property.
- * 6. Handicapped ramps shall be provided and located as required by the City Engineer.
- * 7. Public streets shall be improved to the standards in #G.5. above. Private streets shall be improved to public street structural standards. Private street improvements, and their dimensions, shall be as shown on the project plans identified in #A.1. above and shall conform to Standard Plan 104 a & b.
- * 8. The Project shall be required to stripe curbs and install any necessary parking or circulation signage, as determined by the Transportation Division.
- * 9. Prior to the approval of the Improvement Plans, Danville Transportation Division shall review and approve the location, type and design of the speed control device, as well as, the locations and number of signage and striping.

10. *Per the Town of Danville, signalize the intersection of Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road. Because the impact occurs under cumulative conditions and not under existing plus project conditions, the project is not the sole cause of the impact. For this reason, the project applicant shall make a fair share contribution toward signalization at this intersection. With signalization, the intersection would operate at LOS B or better under all scenarios. Signalization of this intersection is identified as a project within the Town's Capital Improvement Program, with funds collected for its installation as part of the North East Roadway Improvement Association District.*
11. For the traffic operational improvements at the Hidden Oaks/Magee Ranch intersection, the applicant shall provide the development's fair share contribution towards the future construction cost of the identified improvements. These improvements would not be implemented until the traffic signal warrants at this intersection have been met and there is concurrence by both Contra Costa County and the Town of Danville to install the traffic signal.

The cost of the signal and roadway improvements shall be determined through the preparation of a conceptual design based on Danville, County and Caltrans standards. The applicant shall incur the costs associated with the conceptual design, which is subject to the review and approval of the Town of Danville and Contra Costa County.

The applicant's fair share contribution towards future construction of the signal and roadway improvements shall be not less than (1) the difference between the estimated total project cost and the prior funding amount, nor more than the ratio of 'project traffic' to 'existing + project traffic' volumes during the AM Peak Hour multiplied by the estimated total cost of the signal and roadway improvements.

12. *The intersection of Mt. Diablo Scenic Boulevard/Diablo Road should be considered for signalization. The project is not the sole cause of the impact. For this reason, the mitigation for this impact shall be the project applicant's fair share contribution towards the installation of a traffic signal. With signalization, the intersection would operate at LOS C or better under all scenarios.*
13. For the traffic operational improvements at the Mt. Diablo Scenic Boulevard/Diablo Road intersection, the applicant shall provide the development's fair share contribution towards the future construction cost of the identified improvements. These improvements could only be

implemented by Contra Costa County, as the intersection lies within the County's jurisdiction.

The cost of the traffic operational improvements shall be determined through the preparation of a conceptual design based on Contra Costa County and Caltrans standards. The applicant shall incur the costs associated with the conceptual design. The applicant shall deposit a fair share contribution towards future construction of the traffic operational improvements, which shall be calculated based on the ratio of 'project traffic' to 'existing + project traffic' volumes during the AM Peak Hour multiplied by the estimated total cost of the traffic operational improvements. Said fair share contribution shall be collected by the Town and transferred to Contra Costa County. The deposit shall then be kept in the County Roads Trust Fund until such time that improvements are warranted at the intersection.

14. *The project proponent shall modify the roadway striping along McCauley Road between the intersection and approximately 350 feet south of the Diablo Road/Green Valley Road. The modified roadway striping shall substantially conform to the following: a) reconfigure the existing 17-foot southbound through lane to a 10-foot shoulder and a 12-foot through lane; b) replace the existing 3-foot double-double yellow centerlines with a single double yellow center-line; c) maintain the existing 10-foot northbound left turn lane while shifting it two feet toward the easterly curb line; d) reduce the existing 16-foot northbound through/right turn lane to 13 feet; and e) transition existing downstream (to the south) centerline/left turn lane on McCauley Road accordingly to accommodate the new configuration, as illustrated in the body of the Final EIR.*
15. *The project proponent shall install a new pedestrian crossing, with in-pavement lighting or other equivalent pedestrian safety improvement, at the project main entrance on Blackhawk Road. The crossing shall physically connect the project's pedestrian traffic to the existing paved pathway located along the north side of Blackhawk Road.*
16. The applicant shall retain the services of a qualified/licensed engineer to prepare the design of the pedestrian safety improvement, subject to the review and approval of the Town of Danville and Contra Costa County. If Contra Costa County elects not to maintain the selected pedestrian safety improvement, then said maintenance shall be provided by the project Homeowner's Association.

17. The applicant shall design and construct improvements for the intersection of Diablo Road and McCauley Road/Green Valley Road in conformance with the document titled "Magee Ranches - Conceptual Diablo Road at McCauley/Green Valley Road Improvements" by Ruggeri-Jensen-Azar dated March 6, 2012 (referenced under Condition of Approval A.1.g above). All costs for said improvement shall be the responsibility of the applicant and will not be subject to any impact fee credits. The aesthetic qualities of the proposed retaining wall along the south side of Diablo Road, east of the intersection are subject to review and approval by the Town's Design Review Board. The constructed retaining wall shall be coated with an anti-graffiti material. This intersection improvement shall be completed prior to final occupancy of the project. The timing of the construction work shall be subject to review and approval by the Town.
18. The applicant shall apply for a Large Road Encroachment Permit from Contra Costa County Public Works for the construction of the intersection of Street "A" with Blackhawk Road. The applicant shall contact the Engineering Services Division of the County Public Works Department (925-313-2000) to process a Road Acceptance Agreement along with the review of plans associated with the encroachment permit. The application shall include the applicant's proposal to close off Jillian Way to create a single point of ingress/egress to Blackhawk Road.
19. No construction work requiring closure or detour from any portion of Diablo Road or Blackhawk Road shall be performed during the morning or evening commute hours, or on weekends or holidays. Commute hours shall be assumed to be between the hours of 6:00 a.m. and 10:00 a.m. and between 3:00 p.m. and 7:00 p.m.
20. According to the Final Map for Subdivision 7985 (recorded on June 3, 1999 in Book 392 of Map at Pages 47-48), temporary right-of-way was granted to the Town across a portion of Lot 6 in order to provide the residents of Jillian Way access to Blackhawk Road. A note on the map indicates that the Town will abandon this right-of-way and give fee title back to Lot 6 when alternative access is provided through the adjoining property to the east. Since the applicant's development project seeks to grant alternative access to the Jillian Way residents and seeks to close-off the access through Lot 6 to Blackhawk Road, the applicant shall provide the Town with a legal description and plat map to effectuate the abandonment.

H. INFRASTRUCTURE

- * 1. Domestic water supply shall be from an existing public water system. Water supply service shall be from the East Bay Municipal Utility District water system in accordance with the requirements of the District.
- * 2. All wastewater shall be disposed into an existing sewer system. Sewer disposal service shall be from the Central Contra Costa Sanitary District sewer system in accordance with the requirements of the District.
- * 3. Drainage facilities and easements shall be provided to the satisfaction of the City Engineer and/or the Chief Engineer of the Contra Costa County Flood Control & Water Conservation District.
- 4. *In order to reduce wind and water erosion on the project site, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods (see mitigation measure 4.8-1.).*

The project shall prepare an erosion control plan in accordance with the Town's Erosion Control Ordinance. The project proponent shall implement the following measures, where appropriate, to control erosion: 1) keep construction machinery off of established vegetation as much as possible, especially the vegetation on the upwind side of the construction site; 2) establish specific access routes at the planning phase of the project, and limits of grading prior to development, which should be strictly observed; 3) utilize mechanical measures (i.e., walls from sand bags and/or wooden slat or fabric fences) to reduce sand movement; 4) immediate re-vegetation (plus the use of temporary stabilizing sprays), to keep sand movement to a minimum; and 5) for larger-scale construction, fabric or wooden slat fences should be placed around the construction location to reduce sand movement. This erosion control plan shall be submitted to the Town of Danville for review and approval prior to issuance of a grading permit.
- * 5. Roof drainage from structures shall be collected via a closed pipe and conveyed to an approved storm drainage facility in the street curb. No concentrated drainage shall be permitted to surface flow across sidewalks.
- * 6. Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or public street.
- * 7. If a storm drain must cross a lot, or be in an easement between lots, the

easement shall be equal to or at least double the depth of the storm drain.

- * 8. The applicant shall furnish proof to the City Engineer of the acquisition of all necessary rights of entry, permits and/or easements for the construction of off-site temporary or permanent road and drainage improvements.
- * 9. All new utilities required to serve the development shall be installed underground in accordance with the Town policies and existing ordinances. All utilities shall be located and provided within public utility easements, sited to meet utility company standards or in public streets.
- * 10. All utility distribution facilities, including but not limited to electric, communication and cable television lines, within a residential or commercial subdivision shall be underground, except as follows:
 - a. Equipment appurtenant to under ground facilities, such as surface mounted transformers, pedestal mounted terminal boxes and meter boxes, and concealed ducts;
 - b. Metal poles supporting street lights.
- * 11. All street, drainage or grading improvement plans shall be prepared by a licensed civil engineer.
- 12. *Prior to final map recordation, the applicant shall enter into a Low Pressure Service Agreement with East Bay Municipal Utility District for each residential parcel located entirely or partially above the 650 elevation contour. All appropriate water supply infrastructure, including pumping and storage facilities, shall be provided in accordance with the Low Pressure Service Agreement. For new residential parcels that are partially located above the 650 foot contour residential building envelopes may be delineated below the 650' contour to avoid the need for additional site-specific infrastructure, subject to approval by the Town of Danville. New building envelopes, if identified, shall be coordinated directly with East Bay Municipal Utility District. These facilities shall be incorporated into the final design-level infrastructure drawing for the project. The applicant shall sign and execute a Low Pressure Service Agreement prior to final map recordation. All infrastructure improvements shall be incorporated into design-level drawings.*
- 13. *Prior to the recordation of the final map for each phase of development, the applicant shall submit detailed design-level infrastructure drawings to the East*

Bay Municipal Utility District and the Town of Danville for review and approval. All new water supply infrastructure shall be designed in accordance with all applicable East Bay Municipal Utility District specifications. All water supply infrastructure plans shall be reviewed and approved prior to final map recordation.

14. *The East Bay Municipal Utility District maintains a right-of-way (R/W 1581) through the project site, which provides access to the Green Valley Reservoir. In order to avoid potential effects to East Bay Municipal Utility District's existing operations, the final map shall clearly delineate all known easements, including East Bay Municipal Utility District's right-of-way (R/W 1581). Any and all activities proposed within the right-of-way shall be coordinated with East Bay Municipal Utility District. This easement shall be reflected in all final design-level improvement plans and appropriate notes shall also be included, subject to the review and approval of the East Bay Municipal Utility District and the Town of Danville.*

15. *In order to ensure that energy demand is reduced to avoid the wasteful or inefficient use of energy, the project proponent shall submit detailed design-level plans to the Town of Danville identifying that energy conservation measures have been incorporated into design and operation of the project, prior to the issuance of any building permit. The proponent shall implement the following or comparable energy conservation measures, including, but not limited to:*
 - a. *Final-design that takes advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. Project shall meet and/or exceed the requirements of Title 20 and Title 24.*
 - b. *Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.*
 - c. *Install light-colored cool pavements, and strategically placed shade trees.*
 - d. *Install energy efficient heating and cooling systems, appliances and equipment, and control systems. Including:*
 - *smart meters and programmable thermostats.*
 - *Heating, Ventilation, and Air Condition (HVAC) ducts sealing.*
 - e. *Install light emitting diodes (LEDs) for outdoor lighting.*
 - f. *Provide outdoor electrical outlets.*

The project applicant may proposed substitute measures provide they achieve

comparable energy use reductions as the measures proposed above. If alternative measures are proposed, the applicant shall provide detailed evidence demonstrating the measures efficacy at reducing energy demand.

16. The final map for the applicant shall abandon all abutters rights to the project site along Diablo Road and Blackhawk Road except for the approved main entry drive and the Emergency Vehicle Access road.

I. MISCELLANEOUS

- * 1. The project shall be constructed as approved. Minor modifications in the design, but not the use, may be approved by Staff. Any other change will require Planning Commission approval through the revised final Development Plan review process.
- * 2. Conditions of this approval may require the applicant to install public improvements on land over which neither the applicant, nor the Town, has easement rights to allow for the installation of the improvements. The applicant shall be responsible for acquisition of said easement rights through private negotiations. If the applicant is unsuccessful in negotiations, the applicant shall apply to the Town for use of eminent domain powers in accordance with Town Resolution No. 78-85. All easement rights shall be secured prior to Town Council final approval of any subdivision map. All costs associated with such acquisition shall be borne by the applicant.
- * 3. Pursuant to Government Code section 66474.9, the applicant (including the applicant or any agent thereof) shall defend, indemnify and hold harmless the Town of Danville and its agents, officers and employees from any claim, action or proceeding against the Town or its agents, officers or employees to attack, set aside, void, or annul, the Town's approval concerning this application, which action is brought within the time period provided for in Section 66499.37. The Town will promptly notify the applicant of any such claim, action or proceeding and cooperate fully in the defense.
- * 4. The project homeowners' association, through project-specific covenants, conditions and restrictions (CC&Rs), shall be responsible for maintenance of all common landscape areas and common fencing. Draft project CC&Rs shall be submitted to the Town of Danville for review and approval a minimum of 45 days prior to recordation of the final map.

5. A Geologic Hazard Abatement District (GHAD) shall be established or annexed into. The GHAD shall finance the prevention, mitigation, abatement, or control or any current or future geologic hazard that threatens improvements on the property. Said GHAD shall be established according to Public Resources Code §26500 et seq. The approximately 372 acres of permanent open space created as part of this project shall be owned and maintained by the GHAD. The GHAD should be responsible for maintenance and upkeep of the future public trail to be constructed by the Town between the western EVA terminus and the western terminus of the trail near the Diablo Road/ Alameda Diablo intersection since said trail will be used for access to potential geologic hazards that may require mitigation in the future.
- * 6. Use of a private gated entrance is expressly prohibited.
- * 7. As a part of the issuance of a demolition permit and/or building permit for the project, the developer shall submit a recycling plan for building and construction materials and the disposal of green waste generated from land clearing on the site. Prior to obtaining framing inspection approval for the project, the applicant/owner shall provide the Planning Division with written documentation (e.g. receipts or records) indicating that waste materials created from the demolition of existing buildings and the construction of new buildings were/are being recycled according to their recycling plan or in an equivalent manner.
- * 8. The project shall conform to the Regional Water Quality Control Board post-construction C.3 regulations which shall be designed and engineered to integrate into the project's overall site, architectural, landscaping and improvement plans. These requirements are contained in the project's Stormwater Control Plan and are to be implemented as follows:
 - Prior to issuance of permits for building, site improvements, or landscaping, the permit application shall be consistent with the applicant's approved Stormwater Control Plan and shall include drawings and specifications necessary to implement all measures in the approved plan. The permit application shall include a completed Construction Plan C.3 Checklist as described in the Town's *Stormwater C.3 Guidebook*.
 - As may be required by the City Engineer and the Chief of Planning,

drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment (Best Management Practices) BMPs, permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants.

- Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs.
 - Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for the Town's review and approval, a Stormwater BMP Operation and Maintenance Plan in accordance with the Town of Danville guidelines. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in Appendix F of the Town's *Stormwater C.3 Guidebook*.
9. The project shall conform to the Town's Inclusionary Housing for Affordable Residential Housing Ordinance. The developer shall provide at least seven below market rate for-rent second units, as defined by the Ordinance. If rented, these second units shall be rented at an affordable rate, as set by the California Department of Housing and Community Development, to be affordable to low income households. The development and tenant occupancy of below market rate units shall be subject to an affordable housing agreement, which shall be subject to review and approval by the Town Council prior to recordation of the final map for the project. In addition, a deed restriction shall be recorded with the Contra Costa County Recorder in accordance with the Town's Second Dwelling Unit Ordinance precluding concurrent use of the second units and the respective primary residence as rental units. This condition does not preclude future property owners in this subdivision from building additional second dwelling units in compliance with the Town's Second Dwelling Unit Ordinance and State Law.

APPROVED by the Danville Planning Commission at a regular meeting on April 23, 2013, by the following vote:

- AYES:**
- NOES:**
- ABSTAINED:**
- ABSENT:**

APPROVED AS TO FORM:

Chairman

City Attorney

Chief of Planning

ATTACHMENT A

MAGEE RANCHES

CEQA FINDINGS

AND

STATEMENT OF

OVERRIDING CONSIDERATIONS

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SECTION I STATEMENT OF FINDINGS

1.0 INTRODUCTION

Section 1.1 provides a description of the required CEQA findings for to a project. Section 1.2 provides a description of the public review process that has lead decision makers to their conclusions regarding the Magee Ranches Project (Project). Section 2.0 presents the purpose and background of the Project, including a project description, to provide the context upon which these Findings are based. Section 3.0 presents the substantiation for certification of the EIR. The Findings in Section 4.0 relate to those impacts that have been determined to be less than significant. Section 5.0 contains Findings for impacts have been identified as potentially significant impacts. Section 6.0 contains the Findings for cumulative impacts and Section 7.0 contains Findings regarding monitoring of mitigation measures. Section 8.0 contains Findings regarding the alternatives to the Project. Section 9.0 contains Findings for growth-inducing impacts. The Statement of Overriding Considerations in contained in Section II.

1.1 California Environmental Quality Act

The California Environmental Quality Act ("CEQA") (Public Resources Code §21000-21177) and the State CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000-15387) require that specific findings be made if a lead agency decides to approve a project which will have significant impacts. §21081 of the California Public Resources Code states:

[N]o public agency shall approve or carry out a project for which an Environmental Impact Report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

- (a) The public agency makes one, or more, of the following findings with respect to each significant effect:
 - (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
 - (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
 - (3) Specific economic, legal, social, technological, or other considerations. Including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.
- (b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment.

The Environmental Impact Report ("EIR") for the Project (State Clearinghouse No. 2010112042) identifies significant or potentially significant environmental impacts which, prior to mitigation, may occur as a result of implementation of the Project. Thus, in accordance with the provisions of CEQA, the Town of Danville, as the "lead agency" hereby adopts these Findings.

1.2 Environmental Review Process

In conformance with CEQA, the Town of Danville conducted an environmental review process on the Project. The environmental review process included the following:

◆ **Scoping Process:**

The Town of Danville prepared a Notice of Preparation (NOP) for the Project in accordance with §15082 of the CEQA Guidelines. The NOP was distributed for public review on November 17, 2010. Environmental issues raised by comments received in response to the NOP during its 30-day public review period were considered for inclusion in the Draft EIR. Public and agency comments received on the NOP were reviewed and incorporated into the Draft EIR.

Pursuant to §15060(C) of the CEQA Guidelines, and §21083.8 of the CEQA Statute, the Town of Danville proceeded with preparation of an EIR. The Draft EIR addressed environmental impacts in the following categories:

- ◆ Aesthetics
- ◆ Agricultural and Forest Resources
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Cultural Resources
- ◆ Geotechnical and Geological Hazards
- ◆ Greenhouse Gas Emissions
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Noise
- ◆ Public Services
- ◆ Traffic and Circulation
- ◆ Utilities and Service Systems

◆ **Preparation of a Draft EIR by the Town of Danville:**

The Draft EIR was distributed to Responsible Agencies, other affected agencies, and interested parties. The Notice of Completion (NOC) of the Draft EIR was distributed as required by CEQA, including publication of notice in the *San Ramon Valley Times* on November 29, 2012. An extended 60-day review period occurred and ended on January 28, 2013. During the public review period, the Draft EIR, including appendices, was made available and circulated for public review.

◆ **Public Hearing on the EIR:**

A public hearing was held by the Town of Danville Planning Commission on January 28, 2013 to receive public comment on the Draft EIR. The Town responded to all questions submitted verbally or in writing in the Final EIR.

◆ **Preparation of the Final EIR:**

Pursuant to Public Resources Code §21092.5, the Town prepared the Final EIR in response to comments on the Draft EIR. The Final EIR contains the following: refinements and clarifications to the Draft EIR; written comments received on the Draft EIR; responses to those comments; and testimony presented to the Planning Commission and responses thereto. The Final EIR was issued on April 12, 2013.

2.0 PURPOSE AND BACKGROUND

2.1 Description of the Project

The Project evaluated in the Draft EIR consists of development of a 410 acre property referred to as Magee Ranches (Magee West and Magee East) in the Town of Danville. Magee West extends east of McCauley road just south of the

intersection of Diablo/McCauley Road and South of Diablo/Blackhawk Road east of the Diablo McCauley intersection. Magee East lies south of Diablo/Blackhawk Road, roughly between Jillian Way and Creekledge Court.

The Project evaluated in the Draft EIR proposes to subdivide the property into 70 single family lots, with six lots on Magee West and 64 lots on Magee East. The Project proposes to locate the lots on approximately 108 acres of the flatter portions of the site, avoiding the steeper slopes and ridges. The remaining \pm 302 acres of the site would be preserved as permanent open space. A minimum of 10% of the homes would include second dwelling units in accordance with the Town's Inclusionary Housing Ordinance.

On February 8, 2013, after the Draft EIR was submitted for public review and comment, the applicant submitted Project revisions ("revised plan") to the Town of Danville to address concerns expressed by the public relating to access and visual changes along Diablo road. The revised plan includes the following changes:

1. Reducing the number of lots from 70 to 69 by removing three custom lots and their associated access points along Diablo Road. the revised plan includes three lots on Magee West and 66 lots on Magee East.
2. Creating two new custom lots on Magee East and reducing the developed area. The first new lot was created by splitting Lot 61 at the end of Court C as shown in the Draft EIR into two lots (Lots 61 and 62 on the revised plan). The second new lot was created by reducing the overall size of Lots 62, 63, and 64 at the end of Court F as shown in the Draft EIR and adding an additional lot within this reduced area (Lots 63-66 on the revised plan).
3. Increasing the open space area on the site from 302 to 372 acres.

The revised plan reflects minor changes to the Project analyzed in the Draft EIR and decreases some environmental impacts evaluated in the Draft EIR. Specifically, the revised plan would reduce the unit count to 69, eliminate the three custom lots and associated access points along Diablo road, and reduce the lot sizes of the custom lots and associated access points along Diablo Road, and reduce the lot sizes of the custom lots on Magee East. These changes would: (1) increase the amount of open space and habitat preservation area by 70 acres, (2) eliminate potential noise impacts to the originally proposed residences along Diablo Road (as discussed in Section 4.10 of the Draft EIR), and (3) decrease the potential impacts related to landslides and soils for those areas along Diablo Road (as discussed in Section 4.6 of the Draft EIR).

Based on a revised visual simulation, the Final EIR concluded that the addition of the two lots on Magee East does not change the analysis or conclusions in the Draft EIR relating to the visual impacts of the Project. Although this portion of the proposed development would remain visible, it would be largely screened by existing and proposed landscaping (refer to the analysis on page 4.1-23 of the Draft EIR). The removal of the three custom home lots along Diablo Road will allow this area to remain in its natural state so the visual character of this area will not change.

It has been determined that the revised plans do not increase the number or severity of any environmental impacts analyzed in the EIR, nor will it change the overall conclusions in the EIR, primarily because the changes increase the open space area within the Project site. The revised plans are included in the reference and definition of "Project" used in this document.

The overall objectives of the Project are to:

- ◆ Develop a residential project that is consistent with the Town of Danville Agricultural, General Open Space, Rural Residential, and Single Family-Low Density General Plan Land use designations for the site as well as the General Plan's Magee Ranch Special Concern Area language,
- ◆ Provide 69 residential lots, including 66 home sites at the east end of the site south of Blackhawk Road and 3 homes home sites near the southeast corner of the Diablo Road/McCauley road intersection,

- ◆ Design the project to cluster development on the lower portions of the site to minimize visual impacts and limit disturbance on the property,
- ◆ Provide for a minimum of 10% of the 69 lots to include a second dwelling unit (“casita”) to satisfy the Town’s affordable housing requirements,
- ◆ Preserve approximately 372 acres of the project site as permanent open space, and
- ◆ Preserve significant features of scenic hillsides and major ridgeline areas.

The objectives have been updated from those stated in the Draft EIR to reflect the latest revision to the Project.

2.2 Purpose of the EIR

Pursuant to CEQA, Public Resources Code sections 21000 et seq., and the CEQA Guidelines, California Code of Regulations, Title 14, §15000 et seq., the Town agency prepared the EIR to analyze the Project’s potential environmental effects. The Draft EIR was circulated for public review for an extended 60-day period beginning November 29, 2012 and ending on January 28, 2013 (CEQA only requires a 45-day review period). Responses to comments were prepared and are contained in the Final EIR.

2.3 Description of the Record

For purposes of CEQA and these Findings, the record before the Town includes, without limitation, the following:

- 1) The NOP;
- 2) The Draft EIR and all appendices to the Draft EIR;
- 3) The Final EIR and all appendices to the Final EIR;
- 4) All notices, staff reports, and presentation materials related to the Project;
- 5) All studies and reports conducted for the Project which are contained in, or referenced by, staff reports, the Draft EIR, or the Final EIR;
- 6) All public reports and documents related to the Project prepared for the Town and other agencies;
- 7) All documentary and oral evidence received and reviewed at public hearings and workshops and all transcripts and minutes of those hearings related to the Project, the Draft EIR, and the Final EIR;
- 8) For documentary and informational purposes, all locally-adopted land-use plans and ordinances, including, without limitation, specific plans and ordinances, master plans together with environmental review documents, findings, mitigation monitoring programs and other documentation relevant to planned growth in the area;
- 9) Any proposed decisions or findings or statements submitted to the decisions makers by staff or others;
- 10) Documentation of the final decisions, including the EIR, as well as all documents relied on in the Town’s CEQA Findings and statement of overriding considerations; and
- 11) Any additional items not included above, if they are required by law.

2.4 Discretionary Actions

The discretionary action for the Project involves the following approval by the Danville Town Council:

- 1) Certification of the EIR for the Project
- 2) Approval of:
 - Preliminary Development Plan and Final Development Plan to rezone approximately 410 areas from A-4, A-2 and P-1, to a new P-1 (LEG 10-0004, DEV 10-0071, DEV 10-0072) (“rezoning”);
 - Vesting Tentative Map to create 70 single family lots (SD 9291) (“VTM”); and
 - Tree Removal Permit (TR-10-0028) (“Tree Permit”).

These Findings are made by the Planning Commission pursuant to §15091 of the CEQA Guidelines. The Planning Commission is also recommending the adoption of a Statement of Overriding Considerations pursuant to §15093 of the CEQA Guidelines.

3.0 GENERAL FINDINGS

3.1 Terminology of Findings

CEQA Guidelines §15091 requires that, for each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three allowable conclusions. The first is that “[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the [Final] EIR.” The second potential finding is that “[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.” The third permissible conclusion is that “[s]pecific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.”

For purposes of these Findings, the term “mitigation measures” shall constitute the “changes or alterations” discussed above. The term “avoid or substantially lessen” will refer to the effectiveness of one or more of the mitigation measures or alternatives to reduce an otherwise significant environmental effect to a less-than-significant level.

In the process of adopting any mitigation, the Town would also make decisions on whether each mitigation measure proposed in the Draft EIR is feasible or infeasible. Pursuant to the CEQA Guidelines, “feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” (CEQA Guidelines, §15364.) When the Town finds a measure is not feasible, evidence for its decision will be provided.

3.2 Certification of Environmental Impact Report and Adoption of Findings

On April 23, 2013, the Planning Commission of the Town of Danville recommended certification of the EIR to the Town Council and approval of the Project (Resolution No. _____). Based upon the substantial evidence in the record, the Planning Commission finds and declares as stated herein.

3.3 The Town of Danville is the "lead agency" for the Project evaluated in the EIR. The Planning Commission finds that the EIR has been prepared in compliance with CEQA Statute and the State CEQA Guidelines.

3.4 The EIR evaluates all potentially significant impacts that can result from the Project. The EIR considered the significant and unavoidable environmental effects, if any, as well as cumulative impacts in each of these environ-

mental topic areas in Chapter 4 of the Draft EIR. Additionally, the Draft EIR considered the following issues in Chapters 5 and 6: growth inducement, cumulative impacts, significant unavoidable impacts, irreversible environmental changes and alternatives. The cumulative impacts of the Project and other past, present, and reasonably foreseeable future projects were considered in the EIR as required by CEQA (Public Resources Code §21083) and the State CEQA Guidelines (Cal. Code of Regulations, Title 14, §15130). The cumulative analysis at the end of each section in Chapter 4 of the Draft EIR includes an analysis of future environmental conditions in the Town of Danville and surrounding areas to the extent required in order to determine the significance of the Project's incremental contribution to cumulative impacts.

- 3.5 The Planning Commission finds that the EIR provides objective information to assist the Town's decision-makers and the public-at-large in their consideration of the environmental consequences of the Project. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR. The Final EIR was prepared after the public review period and responds to comments made during the public review period (November 29, 2012 through January 28, 2013), as well as those made at, or prior to the noticed public meetings and/or public hearings on the issues relevant to the EIR. The Final EIR also includes a summary of the oral and written comments made prior to the Planning Commission public hearing and responses to those comments.
- 3.6 The Planning Commission finds that the Town evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the Town prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith, and reasoned responses to the comments received by the Town. The Town has reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR, consistent with Public Resources Code §21092.1 and CEQA Guidelines §15088.5. Specifically, changes resulting from comments made on the Draft EIR do not result in the following:
1. A significant new environmental impact that would result from the Project or recommended mitigation measure;
 2. A substantial increase in the severity of an environmental impact that is not reduced to a level of less than significant by adopted mitigation measures;
 3. A feasible Project alternative or mitigation measure not adopted that is considerably different from others analyzed in the Draft EIR that would clearly lessen the significant environmental impacts of the Project; or
 4. Information that indicates that the public was deprived of a meaningful opportunity to review and comment on the Draft EIR.

The Planning Commission has based their recommendation on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the EIR.

- 3.6 These Findings are based upon substantial evidence in the entire record before the Town as described in Section 2.4.
- 3.7 The references to the Draft EIR and Final EIR set forth in these findings are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.
- 3.8 These Findings reflect the Planning Commission's recommendations regarding the significance of impacts of the Project.

3.9 The Planning Commission certifies that it has independently reviewed and analyzed the EIR.

3.10 CEQA defines the term "project" as the whole of an action or "activity which is being approved and which may be subject to several discretionary approvals by governmental agencies." Accordingly, the Planning Commission is recommending certification of the EIR and approval of these Findings for the entirety of the actions described in these Findings and in the EIR as comprising the Project.

It is contemplated that there may be a variety of discretionary actions undertaken by other federal, state and local agencies (who might be referred to as "responsible agencies" under CEQA), concerning the Project, including without limitation:

- ◆ California Department of Fish and Wildlife (CDFG)
- ◆ California Regional Water Quality Control Board (RWQCB)
- ◆ San Francisco Bay Regional Water Quality Control Board (SFBRWQCB)
- ◆ U.S. Army Corps of Engineers (ACOE)
- ◆ U.S. Fish and Wildlife Service (USFWS)

Other agencies, organizations, and/or special interest groups not formally identified as a responsible agency, but otherwise anticipated to be participants in the local review process for the Project include:

- ◆ East Bay Municipal Utilities District (EBMUD)
- ◆ Contra Costa County Flood Control and Water Conservation District (CCCFWCD)
- ◆ Contra Costa Local Agency Formation Commission (LAFCo)
- ◆ East Bay Regional Parks District (EBRPD)
- ◆ Contra Costa County

Because the Town of Danville is the lead agency for the Project, the EIR which the Town has prepared is intended to be the basis for compliance with CEQA for each of the possible discretionary actions by other agencies to carry out the Project.

3.11 Having received, reviewed, and considered the above described information, as well as all other information and documents in the record, the Planning Commission hereby finds as stated in these Findings.

3.12 Pursuant to Public Resources Code §21081.6 and California Code of Regulations, Title 14, §15091, the Town of Danville is the custodian of the documents and other material that constitute the record of proceedings upon which the Town's decision is based, and such documents and other material are located at: Town of Danville Development Services Department, 510 La Gonda Way, Danville, California, 94526.

4.0 FINDINGS REGARDING LESS-THAN-SIGNIFICANT ENVIRONMENTAL IMPACTS

The EIR finds that there are less-than-significant environmental impacts in the following subject areas:

- ◆ Agricultural Resources
- ◆ Land Use & Planning

The Town is not required to adopt mitigation measures for impacts that are less than significant.

Finding: The Planning Commission finds that the Project will not have significant environmental impact on agricultural resources or land use & planning and thus, no mitigation measures are required.

5.0 FINDINGS REGARDING POTENTIALLY SIGNIFICANT IMPACTS

The EIR identified potentially significant impacts in the areas identified below. The EIR recommended mitigation measures to reduce all potentially significant impacts to a level of insignificance. The mitigation measures have been updated (to the extent necessary) in these Findings to reflect the latest revisions to the Project discussed in Section 2.1 of these Findings.

5.1 Aesthetics

Impact 4.1-1 The project would create new sources of light that would adversely affect nighttime views in the area

Mitigation Measure 4.1-1 All buildings shall be designed so that reflective surfaces are limited and exterior lighting is down-lit and illuminates the intended area only. Building applications for new structures shall include an exterior lighting plan subject to approval by the Town of Danville that includes the following requirements: 1) exterior lighting shall be directional; 2) the source of directional lighting shall not be directly visible; and 3) vegetative screening shall be installed, where appropriate

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.1-1. The Planning Commission finds that with the adoption of the Measure, the impacts on aesthetics as described above will be mitigated to a less than significant level.

5.2 Air Quality

Impact 4.3-1 Construction activities, including clearing, excavation and grading operations, would generate diesel exhaust emissions (NO_x) that exceed BAAQMD thresholds.

Mitigation Measure 4.3-1 The project proponent shall implement following measures to control diesel exhaust emissions associated with grading and new construction. A plan indicating how compliance will be achieved shall be submitted to the Town of Danville prior to construction.

- a. During the grading phase, the developer or contractor shall provide a plan for approval by the Town or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2010; This plan should address all equipment that will be on site for more than 2 working days,
- b. During the building construction phase, establish on-site electric power to reduce the use of diesel-powered generators;
- c. Arrange for service to provide on-site meals for construction workers to avoid travel to off-site locations;
- d. Stage construction equipment at least 200 feet from existing or new habitable residences;
- e. Properly tune and maintain equipment for low emissions. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes in accordance with the

California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations. Clear signage shall be provided for truck operators and construction workers at all access points.

- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Require an on-site disturbance coordinator to ensure that the construction period mitigation measures are enforced. This coordinator shall respond to complaints regarding construction activities and construction caused nuisances. The phone number of this disturbance coordinator shall be clearly posted at the construction site and provided to nearby residences. A log documenting any complaints and the timely remedy or outcome of such complaints shall be kept.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.3-1. The Planning Commission finds that with the adoption of the Measure, the impacts on air quality as described above will be mitigated to a less than significant level.

Impact 4.3-2

If uncontrolled, dust generated by grading and construction activities represents a significant air quality impact.

Mitigation Measure 4.3-2

- 4.3-2 Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to less-than-significant. The contractor shall implement the following Best Management Practices that are required of all projects:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.3-2. The Planning Commission finds that with the adoption of the Measure, the impacts on air quality as described above will be mitigated to a less than significant level.

5.3 Biological Resources

Impact 4.4-1

Construction of the proposed subdivision could result in potential impacts to California red-legged frog.

Mitigation Measure 4.4-1

The project proponent shall implement the following measures during construction activities in or along East Branch Green Valley Creek to avoid take of individual CRLF:

- a. Prior to the start of construction, the project proponent shall retain a qualified biologist to train all construction personnel regarding habitat sensitivity, identification of special status species, and required practices.
- b. Prior to the start of construction, the project proponent shall retain a qualified biologist to conduct pre-construction surveys to ensure that CRLF are absent from the construction area. If CRLF are present, a qualified biologist possessing all necessary permits shall relocate them or they shall be allowed to move out of the construction area on their own.
- c. Immediately following the pre-construction surveys and a determination that CRLF are not present in the construction zone, the construction zone shall be cleared and silt fencing erected and maintained around construction zones to prevent CRLF from moving into these areas.

The project proponent shall retain a qualified biological monitor to be present onsite during times of construction within the riparian habitat of East Branch Green Valley Creek to ensure no CRLF are harmed, injured, or killed during project buildout.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-1. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-2

Construction of the proposed subdivision could result in potential impacts to California red-legged frog.

Mitigation Measure 4.4-2

The project would impact approximately 0.3 acres of moderate-quality riparian habitat resulting from construction of the vehicular bridges across East Branch Green Valley Creek. The project shall replace the lost value of this impact by restoring the impacted riparian habitat at a minimum 1:1 replacement-to-loss ratio. (Final mitigation amounts will be based on actual impacts to be determined during the design phase.) This shall be accomplished by restoring riparian habitat at the four following locations:

- a. The existing wet crossing and asphalt near the panhandle (i.e., where the new bridge is to be constructed) shall be removed. The silt and sediment buildup behind and adjacent to the wet crossing and asphalt shall also be removed and the creek bed shall be lowered to restore the natural flow of this portion of the creek.
- b. The existing crossing from San Andreas Drive shall be removed and the creek restored in this area.
- c. The two existing cattle grates on Magee West near the existing culverts shall be removed. One of these is causing sediment build up and adversely impacting the creek. The natural flow of this channel shall be restored back to its original condition prior to the original

- d. installation of the grates. The riparian corridor along the East Branch of Green Valley Creek will be enhanced with suitable planting and placement of riparian vegetation along the proposed trail on Magee East. Approximately 2 acres along East Branch Green Valley Creek between the creek and the trail is available to accommodate the minimum 0.3 acres of riparian enhancement plantings. The enhancement area shall be planted with native species appropriate for the corridor.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-2. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-3 Construction of the proposed subdivision could result in potential impacts to California red-legged frog.

Mitigation Measure 4.4-3 The project would impact approximately 0.5 acres of jurisdictional waters that are of a degraded quality and marginal value for the CRLF. The project shall replace the lost functions and value of this impact to aquatic habitats at a minimum of 1:1 replacement-to-loss acreage ratio. The final mitigation amounts will be based on actual impacts to be determined during the design phase. Habitat replacement via creation of and/or enhancements to existing waters shall occur onsite. Onsite lands proposed to be preserved as open space are within the same watershed as the offsite detention basin known to support breeding CRLF and are expected to fully accommodate creation of and/or enhancements to aquatic habitats that would be of substantially higher value to CRLF than the impacted waters. Compensation for impacts to jurisdictional waters to benefit the CRLF will include all of the aforementioned components along with improving the wetland character of the onsite stock pond and enhancing the associated riparian habitat between the stock pond and the detention basin. (Refer also to mitigation measures 4.4-13 and 4.4-14 below for impacts to jurisdictional waters.)

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-3. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-4 Construction of the proposed subdivision could result in potential impacts to California red-legged frog.

Mitigation Measure 4.4-4 The project proposes to preserve approximately 372 acres of the site as open space. Areas to be preserved would be placed under a conservation easement or deed restriction to prohibit construction and preserve conservation value. The project proposes to create a geologic hazard abatement district (GHAD) to provide suitable funding for management and long-term maintenance of the site. Upland habitats shall be managed via a long-term management plan to maintain the quality of the habitat for the movement and dispersal of CRLF. Prior to construction, the project proponent shall retain a qualified biologist to prepare an open space management plan for the explicit purpose of managing and monitoring the proposed open space area. This plan shall be submitted to the Town of Danville for review and approval prior to issuance of grading permits. At a minimum this plan shall include the following components:

- a. Identify the location of the restoration efforts for replacing jurisdictional

- waters and riparian habitats. The replacement ratio for both habitats will be at a minimum of a 1:1 ratio.
- b. Identify the approaches to be used, including the extent that the onsite stock pond be expanded, reconfiguring of the pond bottom and increase in depth, and providing evidence that sufficient water budget exist for any proposed enhancement.
 - c. Identify a suitable planting regime for restoring wetland and riparian habitats.
 - d. Identify success criteria for monitoring both the wetland and riparian habitats that are consistent with similar habitats regionally.
 - e. Monitor restored wetland habitats for at least five years and restored riparian habitats for 10 years.
 - f. Define and identify the GHAD maintenance and management activities to manage the open space habitats to meet the stated goals of support habitat characteristics suitable for the CRLF. This would include suitable fencing so as to control access, limited cattle grazing or other procedures to manage grass height and forage production at levels that benefit the CRLF, and removal of trash.
 - g. Define the financial mechanism for the GHAD to manage the open space into perpetuity.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-4. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-5 Construction of the proposed subdivision could result in potential impacts to western pond turtle.

Mitigation Measure 4.4-5 Implementation of the avoidance, minimization, and compensation measures for the CRLF (see discussion above) would address impacts to western pond turtles. The project proponent shall also implement the following measures.

Prior to the start of construction, the project proponent shall retain a qualified biologist to train construction personnel regarding habitat sensitivity, identification of special status species, and required practices.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-5. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-6 Construction of the proposed subdivision could result in potential impacts to western pond turtle.

Mitigation Measure 4.4-6 Prior to the start of construction within the East Branch Green Valley Creek riparian area, the project proponent shall retain a qualified biologist to conduct pre-construction surveys to ensure that western pond turtles are absent from the construction area. If western pond turtles are present, a qualified biologist possessing all necessary permits shall be retained to relocate them.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-6. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-7 Construction of the proposed subdivision could result in potential impacts to western pond turtle.

Mitigation Measure 4.4-7 If western pond turtles are found to be absent from the construction zone, immediately following the pre-construction surveys the project proponent shall clear the construction zone and install/maintain silt fencing around the construction zone to prevent western pond turtles from entering these areas.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-7. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-8 Construction of the proposed subdivision could result in potential impacts to western pond turtle.

Mitigation Measure 4.4-8 During construction within the East Branch Green Valley Creek riparian area, the project proponent shall retain a biological monitor to be present onsite during times of construction to ensure that turtles are not harmed, injured, or killed.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-8. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-9 Construction of the proposed subdivision could result in potential impacts to nesting raptors and migratory birds.

Mitigation Measure 4.4-9 To the maximum extent practicable, the project proponent shall remove trees during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal and associated disturbances during the breeding season (February 1 through August 31), the project proponent shall retain a qualified biologist to conduct a pre-construction survey for tree-nesting raptors and other tree- or ground-nesting migratory birds in all trees or other areas of potential nesting habitat within the construction footprint and 250 feet of the footprint, if such disturbance would occur during the breeding season. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If nesting raptors or migratory birds are detected on the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (a minimum of 150 feet up to a maximum of 250 feet) shall be determined at that time and may vary depending on location and species. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. Pre-construction surveys during the non-breeding season are not necessary, as the birds are expected to abandon their roosts during construction activities.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-9. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-10 Construction of the proposed subdivision could result in potential impacts to burrowing owls

Mitigation Measure 4.4-10 In order to avoid impacts to active burrowing owl nests, the project proponent shall retain a qualified biologist to conduct pre-construction surveys for burrowing owls within the construction footprint and within 250 feet of the footprint no more than 30 days prior to the onset of ground disturbance. These surveys shall be conducted in a manner consistent with the CDFG's burrowing owl survey methods (CDFG 2012b). If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be used to ensure that the owls are not harmed or injured during construction. Once it has been determined that owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If burrowing owls are detected within the construction footprint or immediately adjacent lands (i.e., within 250 feet of the footprint) during the breeding season (February 1 through August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area should be enclosed with temporary fencing, and construction equipment and workers may not enter the enclosed setback areas. Buffers must remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-10. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-11 Construction of the proposed subdivision could result in potential impacts to American badgers.

Mitigation Measure 4.4-11 Pre-construction surveys conducted for burrowing owls shall also be used to determine the presence or absence of badgers in the development footprint. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, the project contractor shall establish a construction-free buffer around the den of up to 300 feet or a distance specified by the resource agencies (i.e., CDFG). Because badgers are known to use multiple burrows in a breeding burrow complex, the project contractor shall retain a biological monitor during construction activities to ensure the buffer is adequate to avoid direct impacts to individuals or nest abandonment. The monitor shall be present onsite until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-11. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-12 Development of the proposed subdivision would impact wetlands (0.5 acres) and riparian habitat (0.3 acres).

Mitigation Measure 4.4-12 The project proponent shall replace wetland and riparian habitat at a 1:1 replacement-to-loss ratio. It is expected that all compensation measures can be accommodated within the 372 acres of the site proposed as open space. Prior to issuance of a grading permit, the project proponent shall retain a qualified biologist to prepare an onsite habitat mitigation and monitoring plan (HMMP) that includes both an aquatic habitat restoration plan and a riparian habitat restoration plan. The HMMP would specifically address the wetland and riparian habitats and is separate from the Open Space Management Plan identified in Mitigation 4.4-4, although there may be some overlap. The HMMP shall include the following components, at a minimum:

- a. Define the location of all restoration/creation activities;
- b. Provide evidence of a suitable water budget to support any created wetland and riparian habitats;
- c. Identify the species, amount, and location of plants to be installed;
- d. Identify the time of year for planting and method for supplemental watering during the establishment period;
- e. Identify the monitoring period, which should be not less than 5 years for wetland restoration and not less than 10 years for riparian restoration, defines success criteria that will be required for the wetland restoration to be deemed a success;
- f. Identify adaptive management procedures that include (but are not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by native wildlife, and similar;
- g. Define management and maintenance activities (weeding of invasives, providing for supplemental water, repair of water delivery systems) of the proposed GHAD; and
- h. Provide for assurance in funding the monitoring and ensuring that the created wetland and riparian habitats fall within lands to be preserved and managed into perpetuity. Confirm that the proposed GHAD will meet these responsibilities.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-12. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-13 Development of the proposed subdivision would impact wetlands (0.5 acres) and riparian habitat (0.3 acres).

Mitigation Measure 4.4-13 The project proponent shall comply with all state and federal regulations related to construction work that will impact aquatic habitats occurring on the site. Prior to construction, the project proponent shall obtain a Section 404 Clean Water Act permit from the USACE, Section 401 Water Quality Certification from the RWQCB, and/or Section 1600 Streambed Alteration Agreement from the CDFG, and submit proof of such documentation to the Town of Danville.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-13. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-14 The project would result in the removal of 38 trees on the site, which represents a potentially significant impact.

Mitigation Measure 4.4-14 Prior to issuance of a grading permit, a tree preservation plan shall be prepared for all trees to be retained that identifies all protection and mitigation measures to be taken and includes the tree preservation guidelines by HortScience in their tree report(s). These measures shall remain in place for the duration of construction activities at the project site.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-14. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-15 The project would result in the removal of 38 trees on the site, which represents a potentially significant impact.

Mitigation Measure 4.4-15 Upon completion of construction, the project proponent shall replace all ordinance-size trees to be removed with approved species “of a cumulative number and diameter necessary to equal the diameter of the tree(s) which are approved for removal” in accordance with the Town’s tree ordinance. Tree removal shall be conducted in accordance with the Town’s requirements, including planting a mixture of small and large box trees to meet the cumulative diameter number of the removed trees. The project proponent shall replace all non-ordinance-size trees (i.e., trees less than 10 inches in diameter for single-trunk trees or less than 20 inches in diameter for multi-trunk trees) at a replacement-to-removal ratio of 1:1. To the maximum extent practicable, all native trees that are removed shall be replaced with like species. All non-native trees that are removed shall be replaced with species that are known to occur naturally within similar habitats in the region.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-15. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-16 The project would result in the removal of 38 trees on the site, which represents a potentially significant impact.

Mitigation Measure 4.4-16 Prior to construction, the project proponent retain a qualified arborist to develop a monitoring plan for replacement trees (outside the riparian habitat) and submit it to the Town of Danville during the permit process. The basic components of the monitoring plan shall include final success criteria, specific performance criteria, monitoring methods, data analysis, monitoring schedule, contingency/remedial measures, and reporting requirements.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-16. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

Impact 4.4-17 The improvements to the Diablo Road/Green Valley Road intersection would require the removal of 18 trees within the Town right-of-way, which represents a significant impact.

Mitigation Measure 4.4-17 If the Town determines that the improvements to the Diablo Road/Green Valley Road intersection are required, the project shall implement Mitigation Measures 4.4-14 through 4.4-16 as applicable..

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.4-17. The Planning Commission finds that with the adoption of the Measure, the impacts on biological resources as described above will be mitigated to a less than significant level.

5.4 Cultural Resources

Impact 4.5-1 Construction of the project may result in the discovery and disturbance of unknown archaeological resources and/or human remains.

Mitigation Measure 4.5-1 If during the course of project construction, archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 20 feet of the find until a qualified professional archaeologist can evaluate it. Work shall not recommence until the project archaeologist has submitted documentation to the Town indicating that discovered resources have been adequately salvaged and no further resources have been identified within the area of disturbance.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.5-1. The Planning Commission finds that with the adoption of the Measure, the impacts on cultural resources as described above will be mitigated to a less than significant level.

Impact 4.5-2 Construction of the project may result in the discovery and disturbance of unknown archaeological resources and/or human remains.

Mitigation Measure 4.5-2 Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, no further excavation or disturbance shall be conducted on the site or any nearby area reasonably suspected to overlie adjacent remains. The Contra Costa County Coroner shall be notified and make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.5-2. The Planning Commission finds that with the adoption of the Measure, the impacts on cultural resources as described above will be mitigated to a less than significant level.

Impact 4.5-3 Construction of the project may result in the discovery and disturbance of unknown paleontological resources.

Mitigation Measure 4.5-3 If during the course of project construction, paleontological resources are accidentally discovered during construction, work shall be halted within 20 feet of the find until a qualified professional paleontologist can evaluate it. Work shall not recommence until the project paleontologist has submitted documentation to the Town indicating that discovered resources have been adequately salvaged and no further resources have been identified within the area of disturbance.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.5-3. The Planning Commission finds that with the adoption of the Measure, the impacts on cultural resources as described above will be mitigated to a less than significant level.

5.5 Geotechnical

Impact 4.6-1 Construction of the project could result in temporary soil erosion and loss of topsoil

Mitigation Measure 4.6-1 In order to reduce wind and water erosion on the project site, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods (see mitigation measure 4.8-1 in 4.8 Hydrology and Water Quality).

The project shall prepare an erosion control plan in accordance with the Town's Erosion Control Ordinance. The project proponent shall implement the following measures, where appropriate, to control erosion: 1) keep construction machinery off of established vegetation as much as possible, especially the vegetation on the upwind side of the construction site; 2) establish specific access routes at the planning phase of the project, and limits of grading prior to development, which should be strictly observed; 3) utilize mechanical measures (i.e., walls from sand bags and/or wooden slat or fabric fences) to reduce sand movement; 4) immediate re-vegetation (plus the use of temporary stabilizing sprays), to keep sand movement to a minimum; and 5) for larger-scale construction, fabric or wooden slat fences should be placed around the construction location to reduce sand movement. This erosion control plan shall be submitted to the Town of Danville for review and approval prior to issuance of a grading permit.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.6-1. The Planning Commission finds that with the adoption of the Measure, the impacts on geotechnical as described above will be mitigated to a less than significant level.

Impact 4.6-2 The project would be exposed to potential adverse effects from the seven existing landslides on the project site located near the areas of proposed development.

Mitigation Measure 4.6-2 In order to minimize potential impacts from landslides, final project design plans shall incorporate the recommendations in the preliminary geotechnical report (Draft EIR, Appendix E), which includes the following corrective measures:

- a. Landslide avoidance
- b. Construction of catchment areas between landslides and proposed improvements
- c. Partial landslide debris removal and buttressing with engineered fill
- d. Complete landslide debris removal and replacement as engineered fill

The table below sets forth the required mitigation measures by landslide area (shown in Draft EIR, Figure 4.6-2).

Landslide	Mitigation
1	Partial landslide removal and buttressing with engineered fill
2	Construction of catchment areas between landslides and proposed improvements
3	Partial landslide removal and buttressing with engineered fill
4	Construction of catchment areas between landslides and proposed improvements
5	Complete landslide removal and replacement as engineered fill
6	Complete landslide removal and replacement as engineered fill
7	Complete landslide removal and replacement as engineered fill
8-16	Landslide avoidance

Corrective grading for custom lot areas outside the proposed grading envelopes shall be evaluated when more detailed plans are available. Detailed 40-scale corrective grading plans for the entire project shall be prepared when project grading plans have been finalized. Final plans showing the identified recommendations shall be submitted to the Town of Danville for review and approval prior to issuance of a building permit.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.6-2. The Planning Commission finds that with the adoption of the Measure, the impacts on geotechnical as described above will be mitigated to a less than significant level.

Impact 4.6-3

The project site contains expansive soils that could damage proposed residential development, infrastructure, and associated structures

Mitigation Measure 4.6-3

In order to minimize potential impacts from expansive soils, final project design shall incorporate the recommendations in the preliminary geotechnical report (see Draft EIR, Appendix E) that include special measures for mitigating adverse impacts from expansive soils, as follows:

- a. Conditioning the expansive soils to higher moisture content during site preparation and grading.
- b. Supporting the houses on structural slab foundations designed to withstand potential movements of expansive soils.
- c. Presoaking the near-surface expansive soils prior to concrete placement for the slab foundations.
- d. Conditioning the expansive subgrade soils in exterior concrete flat-work area to higher moisture content prior to the placement of bas-

erock or concrete (if the flatwork is supported directly on the sub-grade).

- e. Providing surface drainage away from the house foundations and draining the rainwater collected on the roof through pipes connecting to the adjacent storm drains.

The final project plans incorporating all the finalized geotechnical recommendations shall be submitted to the Town of Danville for review and approval prior to issuance of a building permit.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.6-3. The Planning Commission finds that with the adoption of the Measure, the impacts on geotechnical as described above will be mitigated to a less than significant level.

5.6 Hazards & Hazardous Materials

Impact 4.7-1

Development of the proposed project, including excavation and other land disturbance, could result in the release of hazardous materials that may be present on portions of the project site, exposing construction personnel and the environment to potential health and safety risks.

Mitigation Measure 4.7-1

In order to minimize potential human health hazards associated with the historical use of hazardous materials on portions of the project site, the project proponent shall retain a trained professional to prepare a Site Management Plan to maintain the safety of construction workers and assure proper management of any contaminated soils on the site in accordance with federal, state and local regulatory requirements. This plan shall be subject to review and approval by Contra Costa County Health Services, and evidence of approval provided to the Town of Danville, prior to the issuance of any grading permit, demonstrating that all necessary remedial actions have been completed pursuant to the approved Site Management Plan. At a minimum, the Site Management Plan shall include 1) the collection and chemical analysis of soil samples from the former UST location and 2) excavation and soils characterization to confirm that sufficient soils removal has occurred for OCPs and elevated 4, 4-DDE at location SB-3, and 3) proper removal and disposal of all hazardous materials on the site, including contaminated soils, chemical containers observed in the storage shed, and herbicides spray bottles at an approved disposal facility.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.7-1. The Planning Commission finds that with the adoption of the Measure, the impacts on hazards and hazardous materials as described above will be mitigated to a less than significant level.

Impact 4.7-2

Development of the proposed project, including excavation and other land disturbance, could result in the release of hazardous materials that may be present on portions of the project site, exposing construction personnel and the environment to potential health and safety risks.

Mitigation Measure 4.7-2

The diesel generator enclosure and surrounding area at the western edge of the Magee West site shall be periodically monitored for evidence of a diesel release. An annual report on the status of the enclosure shall be submitted to the Town of Danville.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.7-2. The Planning Commission finds that with the adoption of the Measure, the impacts on hazards and hazardous materials as described above will be mitigated to a less than significant level.

5.7 Hydrology & Water Quality

Impact 4.8-1 Construction and operation of the project could impact surface water quality.

Mitigation Measure 4.8-1 In order to avoid water quality impacts, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods. The SWPPP shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Municipal Stormwater permit (No. CAS612008). The project proponent shall obtain a NPDES General Construction Permit and prepare the SWPPP in accordance with all legal requirements, prior to the issuance of a grading permit. Additional requirements for erosion control are detailed in mitigation measure 4.6-1 in 4.6 Geotechnical and Geologic Hazards.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.8-1. The Planning Commission finds that with the adoption of the Measure, the impacts on hydrology and water quality as described above will be mitigated to a less than significant level.

5.8 Noise

Impact 4.10-1 The noise environment would exceed the City's noise level goal for normally acceptable exterior noise (55 dBA) L_{dn} at residential building sites for custom lots 69 and 70 near Diablo Road, which represents a potentially significant noise impact.

Mitigation Measure 4.10-1 In order to avoid noise impacts at proposed residential lots located near Diablo Road, the project proponent shall prepare site-specific acoustical analyses where proposed homes are located in noise environments that exceed 55 dBA L_{dn} (i.e., custom lots 69 and 70). Exterior and interior noise levels at these residences shall be maintained in accordance with the standards presented in the General Plan and Municipal Code.¹ The specific determination of necessary treatments, such as forced-air mechanical ventilation or sound-rated windows shall be conducted on a unit-by-unit basis for affected lots based on the results of the site-specific acoustical studies. Evidence shall be provided to the Town of Danville, prior to the issuance of the building permit for the affected lots, demonstrating that all acoustical recommendations have been incorporated into final design.

Site planning may be adequate to minimize noise in outdoor activity areas, i.e., locating the outdoor activity areas behind homes or in courtyards. If site planning cannot bring noise levels to acceptable levels, then solid noise barriers shall be incorporated into final design plans to interrupt the sound transmission path between roadway traffic and private outdoor use areas of lots 69 and 70, which may be exposed to an L_{dn} greater than 55 dBA. The type and height of such barriers shall be determined through the site-specific acoustical analyses described above to reduce the L_{dn} at the

¹ The Town of Danville requires project-specific acoustical analyses to achieve interior noise levels of 45 dBA L_{dn} or lower in residential units exposed to exterior noise levels greater than 60 dBA L_{dn} .

primary outdoor areas of these lots to an L_{dn} of 55 dBA or less. Barriers should be airtight over the surface and at the base, with a minimum surface weight of 3.0 pounds per square foot. Evidence shall be provided to the Town of Danville, prior to the issuance of the building permit for the affected lots, demonstrating that noise barriers have been incorporated into final design.

Finding: The Planning Commission finds that Impact 4.10-1 no longer exists since the lots along Diablo Road (Lots 69 and 70) have been eliminated from the Project. The Planning Commission determines that Mitigation Measure 4.10-1 is not necessary and therefore, rejects the Measure.

Impact 4.10-2 Construction of the project would result in significant short-term noise impacts on nearby sensitive receptors.

Mitigation Measure 4.10-2 Prior to any grading or other construction activities, the applicant shall develop a construction mitigation plan in close coordination with the Town of Danville staff to assure that construction activities are scheduled to minimize noise disturbance. The following conditions shall be incorporated into the building contractor specifications.

- a. Muffle and maintain all equipment used on site. All internal combustion engine driven equipment shall be fitted with mufflers, which are in good condition. Good mufflers shall result in non-impact tools generating a maximum noise level of 80 dB when measured at a distance of 50 feet.
- b. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- c. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
- d. Prohibit unnecessary idling of internal combustion engines.
- e. Prohibit audible construction workers’ radios on adjoining properties.
- f. Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday.
- g. Do not allow machinery to be cleaned or serviced past 6:00 p.m. or prior to 7:00 a.m. Monday through Friday.
- h. Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to Monday through Friday between 7:00 a.m. and 6:00 p.m.
- i. Do not allow any outdoor construction or construction-related activities at the project site on weekends and holidays. Indoor construction activities may be allowed based on review/approval of the Town.
- j. Allowable construction hours shall be posted clearly on a sign at each construction site.
- k. Designate a Disturbance Coordinator for each of the clustered development sites for the duration of the Phase 1 (site work) and for each home site during the Phase 2 (home building) construction. Because each home would be constructed individually and would have its own building permit, a Disturbance Coordinator should be designated during the construction of each home. The requirement for a Disturbance

Coordinator for each home site should be incorporated in the CCRs of the development, such that responsibility of the Property Owners' Association and/or home builder to designate this Disturbance Coordinator for each lot for the duration of construction until full site buildout. The Disturbance Coordinator shall conduct the following: receive and act on complaints about construction disturbances during infrastructure installation, landslide repair, road building, residential construction, and other construction activities; determine the cause(s) and implement remedial measures as necessary to alleviate significant problems; clearly post his/her name and phone number(s) on a sign at each clustered development and home building site; and, notify area residents of construction activities, schedules, and impacts.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.10-2. The Planning Commission finds that with the adoption of the Measure, the impacts on noise as described above will be mitigated to a less than significant level.

5.9 Public Services

Impact 4.11-1 The project would result in an incremental increase in the student population in the SRVUSD.

Mitigation Measure 4.11-1 The applicant shall pay a school impact fee pursuant to the criteria set forth within California Government Code Section 65995. Prior to the issuance of building permits, the applicant shall pay required school mitigation fees, subject to the review and approval of the Town of Danville and San Ramon Valley Unified School District. The fees set forth in Government Code Section 65996 constitute the exclusive means of both "considering" and "mitigating" school facilities impacts of projects [Government Code Section 65996(a)]. They are "deemed to provide full and complete school facilities mitigation" [Government Code Section 65996(b)].

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.11-1. The Planning Commission finds that with the adoption of the Measure, the impacts on public services as described above will be mitigated to a less than significant level.

5.10 Traffic & Circulation

Impact 4.12-1 The project trips added to the intersection of Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road during the cumulative plus project AM peak hour would increase the v/c ratio by 0.13, which constitutes a significant impact based on the thresholds of significance.

Mitigation Measure 4.12-1 Per the Town of Danville, signalize the intersection of Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road. Because the impact occurs under cumulative conditions and not under existing plus project conditions, the project is not the sole cause of the impact. For this reason, the project applicant shall make a fair share contribution toward signalization at this intersection. With signalization, the intersection would operate at LOS B or better under all scenarios.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.12-1. The Planning Commission finds that with the adoption of the Measure, the impacts on traffic and circulation as described above will be mitigated to a less than significant level.

Impact 4.12-2 The project trips added to the intersection of Mt. Diablo Scenic Boulevard and Diablo Road during the cumulative plus project AM and school PM peak hour would increase the v/c ratio by more than 0.05, which constitutes a significant impact based on the thresholds of significance.

Mitigation Measure 4.12-2 The intersection of Mt. Diablo Scenic Boulevard/Diablo Road should be considered for signalization. The project is not the sole cause of the impact. For this reason, the mitigation for this impact shall be the project applicant's fair share contribution towards. With signalization, the intersection would operate at LOS C or better under all scenarios.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.12-2. The Planning Commission finds that with the adoption of the Measure, the impacts on traffic and circulation as described above will be mitigated to a less than significant level.

The Planning Commission further finds that implementation of MM 4.12-2 is within the responsibility and jurisdiction of Contra Costa County and not the Town. If the County does not implement this Measure, this cumulative traffic impact will be significant and unavoidable. For this reason, the Planning Commission finds that benefits of the Project outweigh this potential significant and unavoidable impact for the reasons set forth in the Statement of Overriding Considerations in Section II.

Impact 4.12-3 Access to Driveway D (southbound left) during the AM and school PM peak periods has the potential to cause unsafe conditions and vehicle queuing.

Mitigation Measure 4.12-3 The project proponent shall modify the roadway striping along McCauley Road between the intersection and approximately 350 feet south of the Diablo Road/Green Valley Road. The modified roadway striping shall substantially conform to the following: a) reconfigure the existing 17-foot southbound through lane to a 10-foot shoulder and a 12-foot through lane; b) replace the existing 3-foot double-double yellow centerlines with a single double yellow center-line; c) maintain the existing 10-foot northbound left turn lane while shifting it two feet toward the easterly curb line; d) reduce the existing 16-foot northbound through/right turn lane to 13 feet; and e) transition existing downstream (to the south) centerline/left turn lane on McCauley Road accordingly to accommodate the new configuration, as illustrated in body of EIR.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.12-3. The Planning Commission finds that with the adoption of the Measure, the impacts on traffic and circulation as described above will be mitigated to a less than significant level.

Impact 4.12-4 The project main entrance (Driveway A) has the potential to provide an unsafe condition for pedestrian crossings of Blackhawk Road.

Mitigation Measure 4.12-4 The project proponent shall install a new pedestrian crossing, with in-pavement lighting or other equivalent pedestrian safety improvement, at the project main entrance on Blackhawk Road. The crossing shall physically connect the project's pedestrian traffic to the existing paved pathway located along the north side of Blackhawk Road.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.12-4. The Planning Commission finds that with the adoption of the Measure, the impacts on traffic and circulation as described above will be mitigated to a less than significant level.

5.11 Utilities

Impact 4.13-1

Development of the proposed project would require the construction of new water infrastructure in order to serve the project. EBMUD has identified that specific improvements may be necessary to serve new uses located above the 650 foot elevation contour. These improvements are necessary to mitigate potential water supply infrastructure impacts.

Mitigation Measure 4.13-1

Prior to final map recordation, the applicant shall enter into a Low Pressure Service Agreement with East Bay Municipal Utility District for each residential parcel located entirely or partially above the 650 elevation contour. All appropriate water supply infrastructure, including pumping and storage facilities, shall be provided in accordance with the Low Pressure Service Agreement. For new residential parcels that are partially located above the 650 foot contour residential building envelopes may be delineated below the 650' contour to avoid the need for additional site-specific infrastructure, subject to approval by the Town of Danville. New building envelopes, if identified, shall be coordinated directly with East Bay Municipal Utility District. These facilities shall be incorporated into the final design-level infrastructure drawing for the project. The applicant shall sign and execute a Low Pressure Service Agreement prior to final map recordation. All infrastructure improvements shall be incorporated into design-level drawings.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.13-1. The Planning Commission finds that with the adoption of the Measure, the impacts on utilities as described above will be mitigated to a less than significant level.

Impact 4.13-2

Development of the proposed project would require the construction of new water infrastructure in order to serve the project. EBMUD has identified that specific improvements may be necessary to serve new uses located above the 650 foot elevation contour. These improvements are necessary to mitigate potential water supply infrastructure impacts.

Mitigation Measure 4.13-2

Prior to the recordation of the final map for each phase of development, the applicant shall submit detailed design-level infrastructure drawings to the East Bay Municipal Utility District and the Town of Danville for review and approval. All new water supply infrastructure shall be designed in accordance with all applicable East Bay Municipal Utility District specifications. All water supply infrastructure plans shall be reviewed and approved prior to final map recordation.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.13-2. The Planning Commission finds that with the adoption of the Measure, the impacts on utilities as described above will be mitigated to a less than significant level.

Impact 4.13-3

Development of the proposed project would require the construction of new water infrastructure in order to serve the project. EBMUD has identified that specific improvements may be necessary to serve new uses located above the 650 foot elevation

contour. These improvements are necessary to mitigate potential water supply infrastructure impacts.

Mitigation Measure 4.13-3

The East Bay Municipal Utility District maintains a right-of-way (R/W 1581) through the project site, which provides access to the Green Valley Reservoir. In order to avoid potential effects to East Bay Municipal Utility District's existing operations, the final map shall clearly delineate all known easements, including East Bay Municipal Utility District's right-of-way (R/W 1581). Any and all activities proposed within the right-of-way shall be coordinated with East Bay Municipal Utility District. This easement shall be reflected in all final design-level improvement plans and appropriate notes shall also be included, subject to the review and approval of the East Bay Municipal Utility District and the Town of Danville.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.13-3. The Planning Commission finds that with the adoption of the Measure, the impacts on utilities as described above will be mitigated to a less than significant level.

Impact 4.13-4

Development of the proposed project would increase demands for electricity and natural gas consumption.

Mitigation Measure 4.13-4

In order to ensure that energy demand is reduced to avoid the wasteful or inefficient use of energy, the project proponent shall submit detailed design-level plans to the Town of Danville identifying that energy conservation measures have been incorporated into design and operation of the project, prior to the issuance of any building permit. The proponent shall implement the following or comparable energy conservation measures including, but not limited to, the following:

- a. Final-design that takes advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. Project shall meet and/or exceed the requirements of Title 20 and Title 24.
- b. Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.
- c. Install light-colored cool pavements, and strategically placed shade trees.
- d. Install energy efficient heating and cooling systems, appliances and equipment, and control systems. Including:
 - o smart meters and programmable thermostats.
 - o Heating, Ventilation, and Air Condition (HVAC) ducts sealing.
- e. Install light emitting diodes (LEDs) for outdoor lighting.
- f. Provide outdoor electrical outlets.

The project applicant may proposed substitute measures provide they achieve comparable energy use reductions as the measures proposed above. If alternative measures are proposed, the applicant shall provide detailed evidence demonstrating the measures efficacy at reducing energy demand.

Finding: The Planning Commission recommends the adoption of Mitigation Measure 4.13-4. The Planning Commission finds that with the adoption of the Measure, the impacts on utilities as described above will be mitigated to a less than significant level.

6.0 FINDINGS RELATED TO CUMULATIVE IMPACTS

CEQA Guidelines require consideration of the potential cumulative impacts that could result from a proposed project in conjunction with other projects in the vicinity. Such impacts can occur when two or more individual effects create a

considerable environmental impact or compound other environmental consequences. An explanation of the cumulative impact analysis is in Section 5.2 of the Draft EIR.

Two cumulative impacts were found for the Project, in the area of traffic (Impact 4.12-1 and 4.12-2). These cumulative impacts can be mitigated to a level of insignificance as discussed above. If for some reason the County fails to implement Measure 4.12-2 (improvements to Mt. Diablo Scenic/Diablo Road) then this impact will be significant and unavoidable. There is no evidence in the record to indicate the County will not implement the Measure. However, a Statement of Overriding Considerations is included in Section II in response to that unlikely scenario.

7.0 FINDINGS REGARDING MONITORING OF MITIGATION MEASURES

In order to ensure that the mitigation measures identified herein are implemented, the Planning Commission recommends the adoption of the Mitigation Monitoring and Reporting Program include with the Project approvals.

8.0 FINDINGS REGARDING ALTERNATIVES

CEQA Guidelines §15126.6 requires a discussion of a reasonable range of alternatives to the project or to the location of the project. However, an EIR need not consider an alternative whose implementation is remote or speculative. An EIR is required to describe and comparatively evaluate a range of reasonable alternatives to a project, or location of the project, that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. Thus, the range of alternatives evaluated in the Draft EIR was dictated by CEQA and by the range of significant impacts identified in the Draft EIR, and evaluated alternatives were limited to those that theoretically could have reduced or eliminated identified environmental impacts.

As discussed in the Draft EIR, all impacts would be less than significant with the implementation of the recommended Mitigation Measures. So, theoretically, there is no requirement to consider alternatives. However, alternatives were in fact discussed in Section 6 of the Draft EIR.

The Draft EIR also considered and rejected two alternatives from further consideration. One alternative was the applicant's originally submitted development plan for 85 lots and the second alternative was for an alternative location. The 85 lot alternative was rejected since the number of lots proposed exceeded the 78 allowable number of units under the General Plan. The alternative site was rejected since there is no other site that can accommodate the Project and implement the criteria specified in the General Plan that identifies this site as an Area of Special Concern.

The Draft EIR discussed the following alternatives in detail:

1. No Project/No Build
2. No Project/Build without Subdivision
3. More Clustered Alternative/Minimum 5,000 SF Lots
4. Non-Clustered Alternative
5. Modified Design Alternative/Minimum ±20,000 SF Lots

Each of these alternatives was evaluated under the same environmental categories as presented for the Project and as identified in Chapter 4 of the Draft EIR. Based on the comparison of the relative merits of each alternative compared to the Project, each of the alternatives was found to be deficient in meeting the Project's goals and objectives.

The Final EIR at pages 250 – 251 in response to a comment, also explains why a detailed analysis of an alternative that would include 20 acre non-clustered lots on the A-4 portions of the site with clustered development on the rural residential and single family low density areas was not included in the Draft EIR. That alternative was rejected as infeasible since 1) it would be inconsistent with the Town's interpretation of potential development on the A-4 portion of the site,

2) would be inconsistent with the clustering policies in the General Plan, and 3) a similar scenario was already analyzed within the Non-Clustered Alternative and Modified Design Alternative/Minimum /±20,000 SF Lots in the Draft EIR.

The overall objectives of the Project are to:

- ◆ Develop a residential project that is consistent with the Town of Danville Agricultural, General Open Space, Rural Residential, and Single Family-Low Density General Plan Land use designations for the site as well as the General Plan’s Magee Ranch Special Concern Area language,
- ◆ Provide 69 residential lots, including 66 home sites at the east end of site south of Blackhawk Road, and 3 homes sites near the southeast corner of the Diablo Road/McCauley road intersection,
- ◆ Design the project to cluster development on the lower portions of the site to minimize visual impacts and limit disturbance on the property,
- ◆ Provide for a minimum of 10% of the 69 lots to include a second dwelling unit (“casita”) to satisfy the Town’s affordable housing requirements,
- ◆ Preserve approximately 372 acres of the project site as permanent open space, and
- ◆ Preserve significant features of scenic hillsides and major ridgeline areas.

8.1 No Project/No Build Alternative

8.1.1 Description of Alternative 1

CEQA requires the discussion of the No Project Alternative “to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.” For the purposes of this analysis the No Project Alternative represents the “no development” scenario in which the site is left in its current generally undeveloped condition (per CEQA Guidelines Section 15126.6(e)(3)) and existing ranching uses continuing to operate. This alternative would eliminate the preservation of over 372 acres of the site in permanent open space proposed by the project.

8.1.2 Rejection of Alternative

The No Project Alternative would avoid all of the environmental impacts of the proposed project. The No Project Alternative would result in the continuation of the existing operation of ranching uses on the site. The No Project Alternative would fail to meet the project objectives to build a residential community on the site consistent with the existing zoning and General Plan and preserve over 372 acres in permanent open space. The Alternative would not provide public access through a trail system.

8.2 Project/Build Without Subdivision

8.2.1 Description of Alternative

The No Project/Build Alternative consists of eliminating the proposed subdivision and developing the project site with one residential lot per existing parcel. Since the site currently contains seven buildable parcels, this alternative would result in the construction of a total of seven residential homes on the site. This alternative would require the provision of infrastructure to each individual parcel, including roads, water, power, and sanitary sewer. It is assumed that each lot would require its own water well and septic system, although it may be technically possible to connect these parcels to the public system via lengthy lateral

extensions. This alternative would eliminate the preservation of over 372 acres of the site in permanent open space proposed by the Project.

8.2.2 Rejection of Alternative

This alternative would lessen the environmental impacts of the Project by decreasing total unit count from 69 lots to 7 lots. This alternative would not be consistent with the Project's objectives to develop a 69 lot residential community on the site and preserve over 372 acres in permanent open space.

8.3 More Clustered Alternative/Minimum 5,000 S.F. Lots

8.3.1 Description of Alternative

This alternative consists of the development of the site with 78 lots sized a minimum of 5,000 square feet, within a smaller development footprint than the proposed project. This alternative would eliminate development on approximately ten acres, primarily within the south portion of Magee East, by eliminating the southernmost portion of Court F. This area of development was eliminated to provide a logical boundary for the smaller footprint scenario, primarily from an engineering perspective. This alternative comprises six lots on Magee West and 72 lots on Magee East. A total of three of these would be custom lots. This alternative is intended to reduce overall site disturbance compared with the Project.

8.3.2 Rejection of Alternative

The 5,000 SF lot alternative would lessen some impacts of the Project associated with site disturbance since the development footprint would be reduced. These areas include aesthetics, cultural resources, and geology. This alternative would increase impacts associated with the increase in lot/unit count in the areas of public services and utilities. For many areas, the impact is relatively unchanged due to the similar magnitude of development. This alternative is not entirely consistent with the Project objectives to provide larger lot sizes for the majority of proposed lots. Moreover, the Project, as approved, includes fewer housing units.

8.4 Non-Clustered Alternative

8.4.1 Description of Alternative

This alternative consists of the development of the project site with 78 lots, with most lots sized a minimum of five acres. This alternative comprises 67 five-acre lots on the portions of the site covered by the Town's Residential – Rural Residential or Public and Open Space – Agricultural General Plan land use designations. The five acre portion of the site covered with the Town's Residential – Single Family – Low Density General Plan land use designation (opposite Fairway Drive) contains 11 lots with a minimum size of 13,000 square feet. This alternative would eliminate the preservation of over 372 acres of the site in permanent open space proposed by the Project.

This alternative would not cluster development on the flatter portions of the site but rather develop the majority of the project site with five-acre "ranchettes." This alternative consists of 24 lots on Magee West and 54 lots on Magee East. The lot configuration under this alternative would not allow for preservation of large portions of the project site in open space. This alternative is being evaluated at the request of the community at the EIR scoping meeting as well as because it is the type of development that could occur on the site using

zoning that is consistent with the Town's 2010 General Plan land use designations for the project site other than the P-1; Planned Unit Development District. This alternative would not conform to the Town's General Plan policies that recommend development be concentrated on the flatter less visible portions of the site.

8.4.2 Rejection of Alternative

This alternative would generally increase all of the environmental impacts of the Project by introducing non-clustered development on the entire site. This would result in substantially greater, significant aesthetic impacts due to viewshed alteration. It would result in greater land disturbance impacts by requiring additional grading, an extensive roadway system, and additional project infrastructure to provide service and access to each lot. The overall impacts of this alternative would be substantially greater than the Project. This alternative would not meet the Project objectives to cluster development on the flatter portions of the site and minimize grading and infrastructure requirements. Moreover, the Project, as approved, includes fewer housing units. This alternative would be inconsistent with the Magee Ranch Special Concern Area identified in the General Plan, which "strongly discourages" subdivision of the property into 5-acre ranchettes and encourages clustering of development.

8.5 Modified Design Alternative/±20,000 SF Lots

8.5.1 Description of Alternative

This alternative consists of developing the site with minimum approximately 20,000 square foot lot sizes that are generally consistent with the densities of the surrounding neighborhoods. This alternative would subdivide the property into a total of 66 lots; with 20 lots on Magee West and 46 on Magee East. Ten of these would be custom lots. This alternative proposes 11 approximately 19,000 minimum square foot lots within Magee West opposite Fairway Drive, as allowed under the current General Plan and zoning designations. It also includes three custom lots along Diablo Road within Magee West.

8.5.2 Rejection of Alternative

This alternative would increase impacts associated with the addition of 14 lots onto Magee West in the Diablo Road/Fairway Drive area. The overall reduction in lots, from 69 to 64, may reduce some of the project's impacts on resources and services. However, this reduction is so small to be considered negligible. This alternative would generally not meet the objectives of the Project to develop 69 residential lots on the site, clustered primarily on the Magee East portion of the property.

9.0 GROWTH INDUCING IMPACTS

Chapter 5, Section 5 of the Draft EIR presents the growth-inducing impacts that can be anticipated from the Project. CEQA Guidelines §15126(d) requires that an EIR address the growth-inducing impacts. Not all growth inducement is necessarily negative. Negative impacts associated with growth inducement occur only where the projected growth would cause adverse environmental impacts.

Finding: Planning Commission finds that the Project will not result in significant growth inducing impacts because the Project does not allow for development that creates population or other growth beyond what is currently permitted un-

der the Town's 2010 General Plan and 2030 General Plan. The Project would not establish policies nor add infrastructure which would induce further growth in the vicinity.

SECTION II STATEMENT OF OVERRIDING CONSIDERATIONS

1.0 Introduction

In determining whether to approve a project that creates significant and unavoidable impacts, CEQA Guidelines §15093 requires a public agency to balance the benefits of the project against its unavoidable environmental risks. The EIR identified mitigation measures that can reduce all potential environmental impacts to less than significant level. The Mitigation Measure to reduce the Project's cumulative contribution to traffic at the intersection of Mt. Diablo Scenic/Diablo (Measure 4.12-2), is within the responsibility and jurisdiction of Contra Costa County and not the Town. If the County does not implement this Measure, this cumulative traffic impact will be significant and unavoidable. There is no evidence in the record from Contra Costa County will not implement this Measure. Rather, the letter from the County commenting on the Draft EIR (Comment Letter 4 in Final EIR) is supportive of the measure as it has been revised. For this reason, a Statement of Overriding Considerations is presented. In accordance with Public Resources Code §21081(b) and CEQA Guidelines §15093, the Planning Commission has, in determining whether or not to recommend approval of the Project, balanced the economic, social, technological, environmental, and other benefits of the Project against this potential unavoidable environmental effect, and has found that the benefits of the Project outweigh this possibility, for the reasons set forth below. This Statement of Overriding Considerations is based on the Planning Commission's review of the EIR and other information in the administrative record. The Planning Commission finds that each of the following benefits is an overriding consideration, independent of the other benefits, that warrants approval of the Project notwithstanding the possibility of a significant unavoidable impact.

2.0 Overriding Considerations

Substantial evidence is included in the record of these proceedings and in documents relating to the Project demonstrating the benefits which the Town would derive from the implementation of the Project. The Planning Commission has balanced the economic and social benefit of the Project against the possible unavoidable environmental impact that can occur if the County fails to implement Mitigation Measure 4.12-2, and concludes that the economic and social benefits that will be derived from the Project outweigh that potential environmental impact. Upon balancing the environmental risks and countervailing benefits, the Planning Commission concludes that the benefits derive from the Project outweigh that potential environmental risk.

The specific benefits are as follows:

- The Project is consistent with the goals and policies in the Town's General Plan, Zoning Ordinance and other planning documents and provides a density of 69 units which is below the allowable density range of 78 units. .
- The Project is consistent with the direction in the General Plan relating to contemplated development in the Planning Area/Special Concern Area for this property by clustering development to the least sensitive and obstructive areas of the site.
- The Project will provide 372 acres (out of 410 acres) in permanent open space.
- The Project as conditioned will be required to make improvements to the intersection of Diablo Road/Green Valley Road even though the Project does not create significant traffic impacts at this intersection. These improvements will improve traffic flow at the intersection.
- As documented in the fiscal analysis contained in Attachment E of the Final EIR, the Project will not negatively impact the Town's General Fund. Rather, the analysis concluded that the Project will result in a positive net impact to the Town's General Fund, which includes the additional cost of police services, by \$92,000 annually. In addition, the Project will result in a positive net fiscal impact on the San Ramon Valley Fire Protection District's General Fund. The fiscal surplus is estimated at \$131,000 each year after completion of the Project.

- The Project will provide 69 housing units to the area, in addition to 7 affordable units. These new units will increase the housing alternatives available to home buyers and generate economic activity in the area.
- The General Plan establishes the goal of providing affordable housing opportunities. The Project will help meet these affordable housing needs by constructing seven casitas as affordable housing.
- The Project will provide a pedestrian/bicycle trail adjacent to Diablo Road and hiking trails that will allow opportunities to establish park and trail connections to Sycamore Valley Open Space.
- The Project will provide an alternative access route to be used in emergencies along a segment of Diablo Road.

The Planning Commission finds that the above described benefits which will be derived from the Project, when weighed against the absence of the Project, override the significant and unavoidable environmental impact that may result.

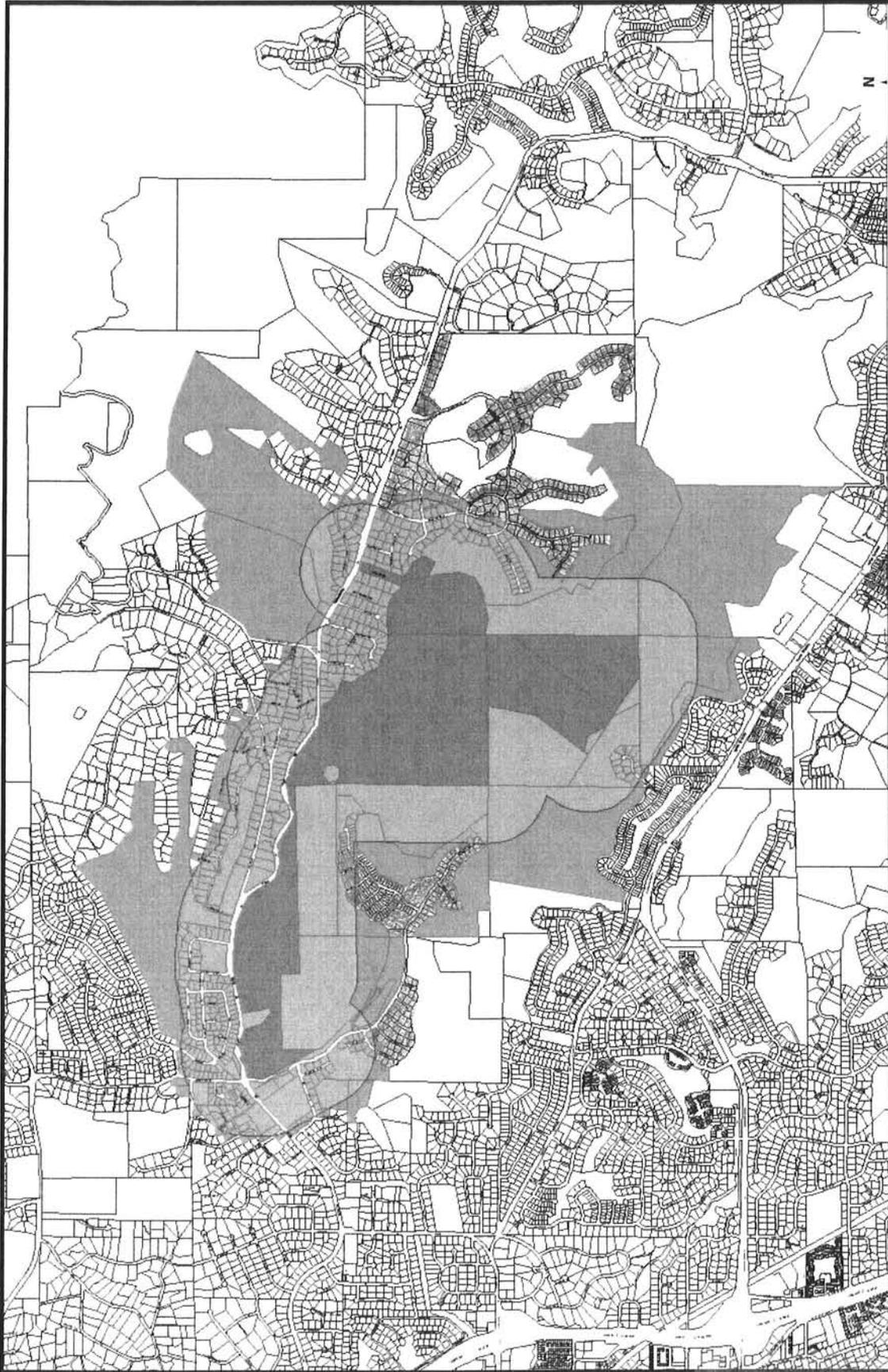
3.0 Summary

Based on the foregoing Findings and the information contained in the Record, the Planning Commission has made one or more of the following findings with respect to each of the significant environmental effects of the Project:

- 1) Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.
- 2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency. This Finding relates to Traffic Impact 4.12-2.
- 3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

Based on the foregoing findings and the information contained in the record, it is determined that:

- 1) All significant effects on the environment due to the approval of the Project have been eliminated or substantially lessened where feasible.
- 2) Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations and the Planning Commission recommends that the Project should be approved.



1000+ FOOT NOTIFICATION MAP FOR SUMMERHILL/MAGEE RANCH



NOTICE TO
SURROUNDING
PROPERTY OWNERS
MAILED 4/12/13
BAS

"Small Town Atmosphere
Outstanding Quality of Life"

NOTICE OF A PUBLIC HEARING AND FINAL ENVIRONMENTAL IMPACT REPORT

You are hereby notified that the Danville Planning Commission will hold a public hearing to consider a Final Environmental Impact Report and Preliminary Development Plan - Rezoning request (LEG10-0004), Major Subdivision request (DEV10-0071), Final Development Plan request (DEV10-0072), and Tree Removal request (TR10-28) application on **Tuesday, April 23, 2013**, at 7:30 p.m. at the Town's Community Center at 420 Front Street, Danville. The project is described as follows:

Project Description: 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 (in order to comply with the Town's Inclusionary Housing Ordinance, 10 percent of the lots would include a second dwelling unit; 3) provide for architectural design and landscape details for the development, and; 4) allow the removal of 12 Town-protected trees.

Location: 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.

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

Owner: Magee Investment Company & Teardrop Partners, L.P.

Applicant: SummerHill Homes

Case Number: LEG10-0004, DEV10-0071, DEV10-0072, and TR10-28

General Plan: Residential - Single Family - Low Density (1-3 units per acre)

Existing Zoning: R-20; Single Family Residential District

NOTICE IS FURTHER GIVEN THAT an Environmental Impact Report (EIR) has been prepared for this project. Copies of the Final Environmental Impact Report, including responses to all comments received during the public review period, are available for review at the Town offices at 510 La Gonda Way, Danville, and at the Danville public

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

library located at 400 Front Street, Danville. You may also access the Draft EIR, Draft EIR Appendices, and the Final Environmental Impact Report on the Town's website at:

http://www.ci.danville.ca.us/Planning/Development_Applications/Magee_Ranch_Project/

Copies of the proposed project plans are available for review at the Town offices at 510 La Gonda Way, Danville, and on the Town's website referenced above. All interested persons are encouraged to attend and be heard. Please contact David Crompton, Project Planner, at the Danville Town Offices or phone (925) 314-3349 if you have any questions regarding this matter. You may also fax or email your comments to (925) 838-0630 or dcrompton@danville.ca.gov.

If you challenge the Town's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior, to the public hearing.

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]

	A	B	C	D	E	F
1	APN	NAME	ADDRESS	CITY	STE	ZIP
2	195200013	1904 LA CADENA LLC	255 THIRD ST #102	OAKLAND CA		94607
3	202402010	ABESS CHRIS M TRE	58 VICENZA CT	DANVILLE CA		94526
4	195142003	ACEVES FRANK X JR & MAUREEN A	259 FAIRWAY DR	DANVILLE CA		94526
5	195270039	ADAMS DAVID B	PO BOX 942	DIABLO CA		94528
6		ADAMS SETH - SAVE MT DIABLO	1901 OLYMPIC BLVD. STE. 320	WALNUT CREEK CA		94596
7	215232009	AIRD CLARA A TRE	271 ARENCY CT	DANVILLE CA		94506
8	215301002	AITCHISON DAVID T & GRACE TRE	13 CROWNRIIDGE TER	DANVILLE CA		94506
9		AKEY DEAN	200 FAIRWAY DR	DANVILLE CA		94506
10	195141002	AKEY DEAN R & LOUISE W TRE	PO BOX 1133	DANVILLE CA		94526
11	215380027	ALAMILLO JAVIER & ANGELINA TRE	111 WINDOVER DR	DANVILLE CA		94506
12		Alberts Katherine	2683 Mossy Oak Dr.	Danville, CA		94506
13	202395008	ALEXANDER PHILLIP & ANUSH	67 MILANO CT	DANVILLE CA		94526
14	196320011	ALLENDE KRISTEENA A	425 JEANNIE CT	DANVILLE CA		94526
15	195121021	ALTIERI KATHLEEN D TRE	567 LOVELL GULCH RD	WOODLAND PARK CO		80863
16	195180017	AMBROSE PAUL R & NGOC ANH	PO BOX 744	DIABLO CA		94528
17	195133015	AMES MANAGEMENT COMPANY LLC	32 SUNNY COVE CIR	ALAMEDA CA		94502
18	215192003	AMES RALPH & BARBARA TRE	210 STILL CREEK RD	DANVILLE CA		94506
19	195132014	AMES ROMLEY DOW & SHIRLEY TRE	32 SUNNY COVE CIR	ALAMEDA CA		94502
20		Anderson Bill	858 Richard Lane	Danville, CA		94526
21		ANDERSON EMORY	2105 CANYON OAK LANE	DANVILLE CA		94506
22	202394002	ANDERSON LYNN B TRE	33 BORMIO CT	DANVILLE CA		94526
23	202100025	ANDERSON RANCH SINGLE FAMILY	1776 YGNACIO VALLEY RD	WALNUT CREEK CA	#216	94598
24	195122001	ANDERSON STEPHEN M & LYNN D	155 ROAN DR	DANVILLE CA		94526
25		Anderson Terri	858 Richard Lane	Danville, CA		94526
26	195131010	ANDRES DONALD R & GLORIA R TR	235 ROAN DR	DANVILLE CA		94526
27	195133024	ANDRES JEFFREY R & NORMA W TRE	156 CLYDESDALE DR	DANVILLE CA		94526
28	215420028	ANZILOTTI DEBORAH M TRE	135 SHADEWELL DR	DANVILLE CA		94506
29	202394011	APOSTOLOPOULOS CHRIS	66 MILANO CT	DANVILLE CA		94526
30	195121017	AQUISAP OMEGA	126 CAMEO DR	DANVILLE CA		94526
31	215370034	ARAC SABRI	19 BRIGHTWOOD CIR	DANVILLE CA		94506
32	215370034	ARAC SABRI	515 KALTHOFF CMN	LIVERMORE CA		94550
33	195134021	ARLEN ROGER LOUIS TRE	1 COUNTRY OAK LN	ALAMO CA		94507
34	215170013	ARMANINO ANDREW J & DENISE M	57 DIABLO CREEK PL	DANVILLE CA		94506
35		Armanino Matt	2780 Mossy Oak Dr.	Danville CA		94506
36	195131009	ARMERDING SAMUEL J & KARIN TRE	227 ROAN DR	DANVILLE CA		94526
37	195141014	ARNOTT BUDD & ANNA MARIE TRE	296 FAIRWAY DR	DANVILLE CA		94526
38	195134005	ARSENAULT DONALD	220 CLYDESDALE DR	DANVILLE CA		94526
39	195122008	ASAAD PIRAN TRE	140 MAIDEN LN	DANVILLE CA		94526
40	195141012	ASHE MICHAEL J & LISA D	280 FAIRWAY DR	DANVILLE CA		94526
41	215370012	ASHTON ANDREW J & NOREEN P TRE	5 BRIGHTWOOD WAY	DANVILLE CA		94506
42	195133005	ASHTON GLENN & PAMELA J K	161 BELGIAN DR	DANVILLE CA		94526
43		Ashurst Bill	61 Turrini Cir.	Danville, CA		94526
44	202352008	ASSINI ROBERT E & CLAIRE TRE	20 RIMA CT	DANVILLE CA		94526
45	203150002	ATHENIAN SCHOOL	2100 MOUNT DIABLO SCENIC BLVD	DANVILLE CA		94526
46	195133019	AUBY CHRISTOPHER L & LINDA TRE	35 SURREY CT	DANVILLE CA		94526
47	215313006	AUSTIN MICHAEL T & MELISSA TRE	108 SUNHAVEN RD	DANVILLE CA		94506
48	215313006	AUSTIN MICHAEL T & MELISSA TRE	1720 WINDING HOLLOW LN	MC KINNEY TX		75070
49	215380025	AZEVEDO ROBIN	115 WINDOVER DR	DANVILLE CA		94506
50	202071002	BACK ARTHUR P & VERNADETTE	962 EL CAJON DR	DANVILLE CA		94526
51		BAGGETT HARRY & JACQUELIN	PO BOX 634	DIABLO CA		94528
52	215301001	BAIRD JON K & PATRICIA R	15 CROWNRIIDGE TER	DANVILLE CA		94506
53	215180004	BAKER RICHARD D & JAN L TRE	42 CAMERON CT	DANVILLE CA		94506
54	195192002	BALL DAVID R & CODY G TRE	PO BOX 558	DIABLO CA		94528
55	215302001	BALOUN DOUGLAS	12 CROWNRIIDGE TER	DANVILLE CA		94506
56	196330059	BAMBURY ERIC E & STEPHANIE H	837 OBRIEN PL	DANVILLE CA		94526
57	202404004	BAME DOUGLAS C & AMY K	25 VOLTERRA CT	DANVILLE CA		94526
58	195134023	BANFIELD MARY	252 CLYDESDALE DR	DANVILLE CA		94526
59	215180001	BARBARA PHILIP III & LAURA TRE	30 CAMERON CT	DANVILLE CA		94506
60	202382007	BARFORD LARS & JEENA	1030 MC CAULEY RD	DANVILLE CA		94526
61	215240002	BARNARD JOHN & KATHLEEN F	2365 FISH CREEK PL	DANVILLE CA		94506
62		BARRY MIKE	224 FAIRWAY DR	DANVILLE CA		94526
63	195141005	BARRY WILLIAM M & PATRICIA L	PO BOX 74	DIABLO CA		94528
64	195200001	BARSTAD BERT JR & BARBARA TRE	PO BOX 834	DIABLO CA		94528
65	215170005	BASTIN RICHARD E & LINDA TRE	37 DIABLO CREEK PL	DANVILLE CA		94506
66	202393003	BAUTISTA NONATO G & MARYANNE B	43 ROVIGO CT	DANVILLE CA		94526
67	196330040	BAUTISTA REY L & RENEE S TRE	35 BLEMER PL	DANVILLE CA		94526
68	215360006	BEANE WILLIAM L III TRE	33 BRIGHTWOOD LN E	DANVILLE CA		94506

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69		Beard Celia	132 Clydesdale Dr.	Danville, CA		94526
70	195123007	BEARD YOLANDA A TRE	132 CLYDESDALE DR	DANVILLE CA		94526
71	195121029	BEATIE KENNETH H	263 VERDE MESA DR	DANVILLE CA		94526
72	215050006	BECCARIA TODD	407 FREMEREY CT	DANVILLE CA		94506
73	215240013	BECKEMEYER DAVID S TRE	2362 FISH CREEK PL	DANVILLE CA		94506
74	195170015	BECKER LEONARD S & JOANNE L	PO BOX 605	DIABLO CA		94528
75		BEESON CHRISTOPHER W	2550 MT. DIABLO SCENIC BLVD.	DANVILLE CA		94528
76	202404013	BEHM SCOTT A & SHANNON	106 MERANO ST	DANVILLE CA		94526
77	202381004	BEITSCHER ROBERT A & MICHELLE	1029 MC CAULEY RD	DANVILLE CA		94526
78	195280039	BELL JACK B & SUSAN K TRE	PO BOX 394	DIABLO CA		94528
79	202381008	BELL RICHARD A & PATRICIA A	1037 MC CAULEY RD	DANVILLE CA		94526
80	215170008	BELLI JOEY A	45 DIABLO CREEK PL	DANVILLE CA		94506
81	202381009	BENIOFF DONALD A & JOYCE L TRE	1039 MC CAULEY RD	DANVILLE CA		94526
82	215380031	BENNETT DUANE R & SANDRA E	2 WINDOVER TER	DANVILLE CA		94506
83	195192011	BERATTA ROBERT D & BARBARA TRE	PO BOX 672	DIABLO CA		94528
84	215191008	BERG CHRIS & JANET TRE	1312 STILL CREEK PL	DANVILLE CA		94506
85	215240001	BERGHOFF WILLIAM & M GAIL TRE	2363 FISH CREEK PL	DANVILLE CA		94506
86	215240001	BERGHOFF WILLIAM & M GAIL TRE	6434 LEGACY CIR	NAPLES FL	APT 403	34113
87	215370014	BERGSTEN JAMES R & MARY E	8 BRIGHTWOOD WAY	DANVILLE CA		94506
88	202395007	BERKOWITZ MARY JANE	69 MILANO CT	DANVILLE CA		94526
89	215231003	BERRY JAMES W & JUDITH L TRE	166 ARENDS DR	DANVILLE CA		94506
90	215322007	BERTOLERO ARTHUR A & SARAH R	155 SUNHAVEN RD	DANVILLE CA		94506
91	215380013	BERTOLERO RAYMOND S & KIM K	130 WINDOVER DR	DANVILLE CA		94506
92	195122007	BETTENCOURT TODD & JAZMIN	130 MAIDEN LN	DANVILLE CA		94526
93	195200011	BEWALL G C & MARY C	PO BOX 9	DIABLO CA		94528
94	215240014	BIKERT GREGORY S & SHAWNA TRE	2360 FISH CREEK PL	DANVILLE CA		94506
95	195170007	BIESTMAN MARK S & KAREN W	PO BOX 1010	DANVILLE CA		94526
96	195121004	BIGLOW MICHAEL & JENNA	1508 GREEN VALLEY RD	DANVILLE CA		94526
97	215180008	BILLY DALE M & WENDY S TRE	58 CAMERON CT	DANVILLE CA		94506
98	215430031	BIRNHAUM JEFF A & ERIKA P	120 LEAFIELD RD	DANVILLE CA		94506
99	195142008	BISHOP EPISCOPAL OF CALIFORNIA	1055 TAYLOR ST	SAN FRANCISCO CA		94108
100	202403005	BISWAS GOUTAM	51 VICENZA CT	DANVILLE CA		94526
101	215303005	BIZE PIERRE F & BRIGITTE D	7 HUNTERS TER	DANVILLE CA		94506
102	215420011	BLACKARD EUGENE JR & MICHELE	1 GLEN HOLLOW RD	DANVILLE CA		94506
103	202391007	BLAIR MARGARET	137 MERANO ST	DANVILLE CA		94526
104		Blake Anne	881 Danville Blvd.	Danville, CA		94526
105	202362005	BLANSHEI NADINE RENE TRE	62 GRADO CT	DANVILLE CA		94526
106	215370021	BLICK WILLIAM ANDREW & MARILYN	2 BRIGHTWOOD CIR	DANVILLE CA		94506
107	195123008	BOARDMAN PAUL D & SUZANNE M	140 CLYDESDALE DR	DANVILLE CA		94526
108	195170017	BOERSMA STANLEY & GEURTJE J	770 SAN RAMON VALLEY BLVD	DANVILLE CA		94526
109	215170027	BOETTGER WILLIAM E & P A TRE	14 DIABLO CREEK CT	DANVILLE CA		94506
110	203271003	BOILEAU WALTER F JR TRE	2440 HOLLY OAK DR	DANVILLE CA		94506
111	215290002	BORGES MICHAEL & CHRISTINA	21 BROOKTREE DR	DANVILLE CA		94506
112	195280004	BOURDO LEE	PO BOX 775	DIABLO CA		94528
113	215430025	BOWDEN JAY A	5005 RAVEN WAY	CLAYTON CA		94517
114	203280009	BOWEN ROBERT S JR & JANET TRE	2345 HOLLY OAK DR	DANVILLE CA		94506
115	215430010	BOWEN THOMAS M	4 SHADEWELL CT	DANVILLE CA		94506
116	215290001	BOXMAN RONALD & PATRICIA	23 BROOKTREE DR	DANVILLE CA		94506
117	202230001	BOZEK ROBERT A & FRANCILLA TRE	231 SANTIAGO LN	DANVILLE CA		94526
118	195280011	BRADLEY DOUGLAS & BARBARA TRE	1047 CRYSTAL DR	FRANKFORT MI		49635
119	195280052	BRAMLETT HASKELL W & ELLA TRE	PO BOX 691	DIABLO CA		94528
120		BRANT RAY	PO BOX 728	DIABLO CA		94528
121	203271007	BRAST ALAN D & FRANCINE A TRE	2425 WHITE OAK PL	DANVILLE CA		94506
122	202381002	BRAUNSCHEIDEL ROBERT & ALAINE	1025 MC CAULEY RD	DANVILLE CA		94526
123	215430005	BRAUSE HERMAN W III & K C TRE	110 SHADEWELL DR	DANVILLE CA		94506
124	215380006	BRECKE CHRISTOPHER & LEAH TRE	116 WINDOVER DR	DANVILLE CA		94506
125	202410008	BREGER RONALD C & LISA M TRE	26 CAMPBELL PL	DANVILLE CA		94526
126		BREITWIESER DICK	1853 EL NIDO	DANVILLE CA		94526
127		BREITWIESER RICHARD J	PO BOX 711	DIABLO CA		94528
128		BREITWIESER RICHARD JDIABLO CMTY SVS DIST	PO BOX 321	DIABLO CA		94528
129	195121012	BRENNAN JOHN C & MONICA M	1572 GREEN VALLEY RD	DANVILLE CA		94526
130	195420006	BRIGGS CAROLYN LAY TRE	PO BOX 6	DIABLO CA		94528
131	202404015	BRINES GARY C & DORIS M	102 MERANO ST	DANVILLE CA		94526
132	215240004	BRINES GARY C & DORIS M TRE	1813 RUTAN DR	LIVERMORE CA		94551
133	215380019	BRODBECK KELLY J & LESLI R TRE	127 WINDOVER DR	DANVILLE CA		94506
134		Brown Robert G.	PO Box 377 (2092 Calle Los Callados)	Diablo, CA		94528
135	195123002	BROWN ROBERT W & MARY TRE	24 SORREL CT	DANVILLE CA		94526
136	215380005	BUDDER BENJAMIN & CASEY A	114 WINDOVER DR	DANVILLE CA		94506

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137	202403022	BUESA FERNANDO & NICE C	32 VOLTERRA CT	DANVILLE CA		94526
138	195260011	BURMAN PETER & WENDY	PO BOX 657	DIABLO CA		94528
139	202071003	BURNS DONALD A & MARY L	970 EL CAJON DR	DANVILLE CA		94526
140	202403004	BURROUGHS NORMAN A & SUSAN M	53 VICENZA CT	DANVILLE CA		94526
141	202401001	BURTON CARL A TRE	111 MERANO ST	DANVILLE CA		94526
142	195122013	BUSBOOM DONALD R & ELISABETH A	134 CAMEO DR	DANVILLE CA		94526
143	215303004	BUSTAMANTE NORMAN P & BEATRIZ	9 HUNTERS TER	DANVILLE CA		94506
144	202410020	BUTLER DAMIAN V & SHAWN M	11 CAMPBELL PL	DANVILLE CA		94526
145	195133009	BYRNE ROBERT JR & SHARON TRE	185 BELGIAN DR	DANVILLE CA		94526
146	215380030	BYRNE TIMOTHY M & MARIE A TRE	5 WINDOVER TER	DANVILLE CA		94506
147	202394019	BYRNS JAMES & KATHERINE E	3032 LIVE OAK CT	DANVILLE CA		94506
148	195170019	CADET STEPHEN H & VICTORIA M	PO BOX 91	DIABLO CA		94528
149	215191012	CALE WILLIAM K JR & CATHERINE	213 STILL CREEK RD	DANVILLE CA		94506
150	196330041	CALL JOHN G & ANN L	25 BLEMER PL	DANVILLE CA		94526
151	202362001	CAMPION WALTER E TRE	57 TORINO CT	DANVILLE CA		94526
152	195180036	CANEPA ROBERT W & JEAN M	PO BOX 277	DIABLO CA		94528
153	215420022	CANTRELL PAUL A & GEORGIA TRE	8 GLEN HOLLOW RD	DANVILLE CA		94506
154	195192001	CAPELLI STEVEN MICHAEL TRE	PO BOX 388	DIABLO CA		94528
155	215370008	CARIFFE JOSEPH D & DENISE C	47 BRIGHTWOOD CIR	DANVILLE CA		94506
156	195141010	CARLSON WALDON G & KATHLEEN	264 FAIRWAY DR	DANVILLE CA		94526
157	202241011	CARRIERE MATTHEW L & REGINA N	72 ROCK RIDGE CT	DANVILLE CA		94526
158	215380003	CARROLL CHRISTINA C TRE	110 WINDOVER DR	DANVILLE CA		94506
159	195134027	CARROLL KATHRYN K	168 BELGIAN DR	DANVILLE CA		94526
160	195141011	CARTER MICHAEL S & KRISTI TRE	272 FAIRWAY DR	DANVILLE CA		94526
161	195134026	CARTER PAUL & SHARI HOWERTON	174 BELGIAN DR	DANVILLE CA		94526
162	196320012	CATALI SETH P & BECKILYNN	420 JEANNIE CT	DANVILLE CA		94526
163	202050076	CCC FLOOD CONTROL & WATER CONS	255 GLACIER DR	MARTINEZ CA		94553
164	202402002	CECCARELLI BRUNO C TRE	42 VICENZA CT	DANVILLE CA		94526
165	195200005	CELLA BRIAN L & MARYANN	PO BOX 88	DIABLO CA		94528
166	202353001	CERNEY BENEDICT C & LORRAINE V	23 RIMA CT	DANVILLE CA		94526
167	202371002	CESANA RHONDA	1003 MC CAULEY RD	DANVILLE CA		94526
168	215220013	CESCA DAVID A & DANA S TRE	2316 TREE CREEK PL	DANVILLE CA		94506
169	195122014	CESIO CHRISTOPHER & KATHLEEN	133 CLYDESDALE DR	DANVILLE CA		94526
170	215010012	CHAMBERLIN CHRISTOPHER D	10 CREEKLEDGE CT	DANVILLE CA		94506
171	215430011	CHAMBERLIN ROBERT & TAMARA TRE	117 SHADEWELL DR	DANVILLE CA		94506
172	195122015	CHAN BEVERLY TRE	131 ROAN DR	DANVILLE CA		94526
173	202402006	CHANG ARMANDO B & KARLA Q	50 VICENZA CT	DANVILLE CA		94526
174	196330049	CHANG NATALIE H	300 DAVID LN	DANVILLE CA		94526
175		CHAPA MARNIE	102 MERANO ST	DANVILLE CA		94526
176	215192004	CHAPEY DANIEL F & ELIZABETH	206 STILL CREEK RD	DANVILLE CA		94506
177	196330051	CHEVEZ GEORGE R & VICKI L TRE	500 DAVID LN	DANVILLE CA		94526
178	202394004	CHECCHI MARK R	29 BORMIO CT	DANVILLE CA		94526
179	202241010	CHEN LI HWA	2544 BELMONT CANYON RD	BELMONT CA		94002
180	202401003	CHEN NAN & YU	115 MERANO ST	DANVILLE CA		94526
181		CHOW VINCE	PO BOX 395	DIABLO CA		94528
182	196330053	CHRISTIE MICHAEL T & KRISTIN	149 HILL RD	DANVILLE CA		94526
183	202364001	CHU SHERMAN G & MICHELLE M	73 NOVARA CT	DANVILLE CA		94526
184	202382009	CHUNG SUN M & HELEN Y	3012 WOODROE CT	HAYWARD CA		94541
185	215180005	CIELBALA ELVIE LAVONNE TRE	46 CAMERON CT	DANVILLE CA		94506
186	215170022	CIRELLI LAWRENCE M & DEBBIE J	12 DIABLO CREEK CT	DANVILLE CA		94506
187	215304006	CIVI HAKAN & NURDAN	3 WESTWARD LN	DANVILLE CA		94506
188	195180022	CLANCY GERARD S TRE	PO BOX 934	DIABLO CA		94528
189	215430012	CLARK KEVIN D & KAREN GIBSON	115 SHADEWELL DR	DANVILLE CA		94506
190	215370011	CLARK TERENCE J & HILDE B	3 BRIGHTWOOD WAY	DANVILLE CA		94506
191	215380028	CLARKE DENNIS N & NANCY G TRE	1 WINDOVER TER	DANVILLE CA		94506
192	195191017	COBLER MICHAEL T TRE	1777 S BASCOM AVE STE D	CAMPBELL CA		95008
193	195270047	COBLER MICHAEL T TRE	900 E CAMPBELL AVE #1	CAMPBELL CA		95008
194	195192002	COBLER MICHAEL T TRE	900 E CAMPBELL AVE #4	CAMPBELL CA		95008
195	202382002	COGGIOLA PETER G & MARGARET J	1040 MC CAULEY RD	DANVILLE CA		94526
196	195121007	COHEN DEIRDRE PAONE	1532 GREEN VALLEY RD	DANVILLE CA		94526
197	202371017	COHEN JACK & MARGARET A TRE	1011 MCCAULEY RD	DANVILLE CA		94526
198	195191013	COLEMAN DANIEL M & ANNE M	PO BOX 398	DIABLO CA		94528
199	195134010	COLEMAN TERENCE & LUCILLE TRE	198 BELGIAN DR	DANVILLE CA		94526
200	195200016	COLES HENRY C & JOAN H TRE	PO BOX 228	DIABLO CA		94528
201	202391012	COLLINS JOHN F & ELLEN K	147 MERANO ST	DANVILLE CA		94526
202	215010002	COLONNA WILLIAM E & SOLANGE H	2002 DIABLO RD	DANVILLE CA		94506
203	202050077	COMMON AREA TRACT 6886	PO BOX 7915	STOCKTON CA		95267
204	202410023	COMMON AREA TRACT 7457	1933 DAVIS ST #200	SAN LEANDRO CA		94577

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205	202100041	COMMON AREA TRUST 7457	1933 DAVIS ST	SAN LEANDRO CA	#200	94577
206	202100030	COMMON AREA-TRACT 6516	3160	SAN RAMON CA		94583
207	202100030	COMMON AREA-TRACT 6516	100 N MILPITAS BLVD	MILPITAS CA		95035
208	202050061	COMMON AREA-TRACT 6886	PO BOX 7915	STOCKTON CA		95267
209	215070014	COMMON AREA-TRACT 7058	3160 CROW CANYON RD #320	SAN RAMON CA		94583
210	215070012	COMMON AREA-TRACT 7058	4115 BLACKHAWK PLAZA CIR	DANVILLE CA	#201	94506
211	215070016	COMMON AREA-TRACT 7668	PO BOX 3428	DANVILLE CA		94526
212	215360009	COMMON AREA-TRACT 7668	4125 BLACKHAWK PLAZA CIR	DANVILLE CA	#230	94506
213	215070024	COMMON AREA-TRACT 7669	3840 BLACKHAWK RD	DANVILLE CA		94506
214	195270005	CONGO CHRISTOPHER R & HEATHER	1545 AVENIDA NUEVA	DIABLO CA		94528
215	202353006	CONNOLLY PHILIP G & LIZABETH S	11 RIMA CT	DANVILLE CA		94526
216	195200012	CONTRA COSTA COUNTY	255 GLACIER DR	MARTINEZ CA		94553
217	215302004	COOKE PAUL M & REBEKAH S TRE	8 CROWNRIDGE DR	DANVILLE CA		94506
218	203271011	COOPER CURT J TRE	2460 WHITE OAK PL	DANVILLE CA		94506
219	202351004	CORDERO RICHARD & ANGELA TRE	106 MARGONE CT	DANVILLE CA		94526
220	215170015	CORDES RONALD D & MARTHA M TRE	56 DIABLO CREEK PL	DANVILLE CA		94506
221	195180037	CORKERN ROBERT J TRE	1789 CALLE ARROYO	DIABLO CA		94528
222	195132015	CORSIGLIA ROBERT L & SUSAN TRE	239 BELGIAN DR	DANVILLE CA		94526
223	195170016	CORWIN DENNIS N	PO BOX 433	DIABLO CA		94528
224	215170025	COSTA ANITA K TRE	24 DIABLO CREEK PL	DANVILLE CA		94506
225	195121005	COSTES JEAN & DIANE M TRE	146 MARKS RD	ALAMO CA		94507
226	215191005	COTTON WAYNE E & LAURA H TRE	1317 STILL CREEK PL	DANVILLE CA		94506
227	215040013	COVAY ROBERT A & MELODY G	9 JILLIAN WAY	DANVILLE CA		94506
228	202091013	COWAN KENT E	115 REDONDO WAY	DANVILLE CA		94526
229	215311001	COWING PETER & SUZANN S TRE	103 SUNHAVEN RD	DANVILLE CA		94506
230	195270024	COX RICHARD & KAREN	PO BOX 334	DIABLO CA		94528
231	195270033	COX RICHARD B & KAREN S	2087 MOUNT DIABLO SCENIC BLVD	DIABLO CA		94528
232	202395002	CRAIG J CEDRIC & LYNDA K TRE	79 MILANO CT	DANVILLE CA		94526
233	203280013	CRIEZ ERNEST G & JEANNE R	2305 HOLLY OAK DR	DANVILLE CA		94506
234	195152006	CRONIN PETER M & CYNTHIA A TRE	2535 N MOUNTIAN AVE	CLAREMONT CA		91711
235	215311004	CROSS CHRISTOPHER T TRE	109 SUNHAVEN RD	DANVILLE CA		94506
236	202382005	CROSS DAVID M & SUSAN A TRE	1034 MC CAULEY RD	DANVILLE CA		94526
237	215220022	CRUDALE ANGELO & MARY ANNE	2319 TREE CREEK PL	DANVILLE CA		94506
238	195134025	CUEVAS ALICIA	PO BOX 272340	CONCORD CA		94527
239	215304005	CULLEN BRIAN & TERESA TRE	5 WESTWARD LN	DANVILLE CA		94506
240	215322001	CURLEY DIANA H	143 SUNHAVEN RD	DANVILLE CA		94506
241	215191003	CURTIS JOHN F & CHARLOTTE TRE	1309 STILL CREEK PL	DANVILLE CA		94506
242	215231001	DABHOLKAR SAM R & YOGITA	150 ARENDS DR	DANVILLE CA		94506
243	202353008	DALLARA RONALD J & TEDDI	30 SAVONA CT	DANVILLE CA		94526
244	202404001	DAMASCHINO THOMAS & JAMIE	31 VOLTERRA CT	DANVILLE CA		94526
245	215170026	DAMONTE DAVID W & TERRY L	20 DIABLO CREEK PL	DANVILLE CA		94506
246	215170026	DAMONTE DAVID W & TERRY L	2795 BULL RIDER DR	RENO NV		89521
247	215420009	DANGERS KEVIN E & MICHELLE TRE	129 SHADEWELL DR	DANVILLE CA		94506
248	202241012	DANIS DAVID C & LINDA L TRE	70 ROCK RIDGE CT	DANVILLE CA		94526
249	195121001	DANVILLE CITY OF	510 LA GONDA WAY	DANVILLE CA		94526
250	202081001	DANVILLE HIGH SCHOOL DISTRICT	699 OLD ORCHARD DR	DANVILLE CA		94526
251	202081007	DANVILLE SENIOR LIVING LLC	4 ORINDA WAY STE 180C	ORINDA CA		94563
252	202081007	DANVILLE SENIOR LIVING LLC	770 SAN RAMON VALLEY BLVD	DANVILLE CA		94526
253	202081008	DANVILLE TOWN OF	510 LA GONDA WAY	DANVILLE CA		94526
254	196310007	DAVIDON HOMES	1600 S MAIN ST	WALNUT CREEK CA	#150	94596
255	215220014	DAVIDSON JOHN S TRE	2312 TREE CREEK PL	DANVILLE CA		94506
256	215030003	DAVIS PATRICIA H TRE	7 SAN ANDREAS DR	DANVILLE CA		94506
257	215290002	DAVIS RYAN	21 BROOKTREE DR	DANVILLE CA		94506
258	202073016	DAVIS WILLIAM W & KATHRYN TRE	1005 EL CAJON DR	DANVILLE CA		94526
259	202410014	DEALMEIDA ALBERTO A JR & TERRA	21 CAMPBELL PL	DANVILLE CA		94526
260	215322006	DECKER CHRISTOPHER D	153 SUNHAVEN RD	DANVILLE CA		94506
261	195270026	DEGHANFARD MOHAMMAD & MARIA	PO BOX 915	DIABLO CA		94528
262	215050009	DEJESUS MICHAEL & SARAH L	417 FREMEREY CT	DANVILLE CA		94506
263	202242010	DEL BECCARO EDWARD L TRE	1027 HILL MEADOW PL	DANVILLE CA		94526
264	202242010	DELBECARRO ANNETTE M TRE	777 WOODED RD	JENKINTOWN PA		19046
265	195131005	DELLAMAR ALFRED F TRE	195 ROAN DR	DANVILLE CA		94526
266	202352002	DELLISANTI FRANK R & TORI TRE	103 MARGONE CT	DANVILLE CA		94526
267	195122010	DELREAL GABRIEL A	160 MAIDEN LN	DANVILLE CA		94526
268	215370020	DELSANTO LAWRENCE A & KELLI H	52 BRIGHTWOOD CIR	DANVILLE CA		94506
269	202404008	DEMACARTY PETER C R TRE	17 VOLTERRA CT	DANVILLE CA		94526
270	203271014	DEOLIVEIRA MAX & M TRE	2430 WHITE OAK PL	DANVILLE CA		94506
271	195141006	DEPOLO DAVID A & CATHERINE E	232 FAIRWAY DR	DANVILLE CA		94526
272	195191014	DETOMASI MARIO P & LIA M TRE	PO BOX 633	DIABLO CA		94528

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273	215180009	DEWEILER BEN L & LISA S	60 CAMERON CT	DANVILLE CA		94506
274	195210038	DIABLO COUNTRY CLUB	PO BOX 777	DIABLO CA		94528
275	195210037	DIABLO COUNTRY CLUB	1700 CLUBHOUSE RD	DIABLO CA		94528
276	215170017	DIABLO CREEK HOMEOWNERS ASSN	710 S BROADWAY #200	WALNUT CREEK CA		94596
277		DIABLO HISTORIC PRESERVATION COMMITTEE	PO BOX 383	DIABLO CA		94528
278	196320005	DIABLO LODGE LLC	4155 BLACKHAWK PLAZA CIR #201	DANVILLE CA		94506
279	195260013	DIABLO VALLEY ESTATE COMPANY	101 YGNACIO VALLEY RD	WALNUT CREEK CA	#330	94596
280	215191007	DIETRICH L J JR	1316 STILL CREEK PL	DANVILLE CA		94506
281	202402005	DIGGINS JAMES E TRE	48 VICENZA CT	DANVILLE CA		94526
282	215370037	DILLE PETER & ROSEMAIRE	25 BRIGHTWOOD LN	DANVILLE CA		94506
283	215380018	DILLINGHAM GREGORY A TRE	129 WINDOVER DR	DANVILLE CA		94506
284	195280036	DINGMAN DONALD & CAROL TRE	PO BOX 87	DIABLO CA		94528
285	195123009	DITTRICH THOMAS R & MARY TRE	148 CLYDESDALE DR	DANVILLE CA		94526
286	195170027	DOLINAR EDWARD W & JANET TRE	PO BOX 603	DIABLO CA		94528
287	202410012	DONNER GREGORY & LAURA TRE	34 CAMPBELL PL	DANVILLE CA		94526
288	195134022	DOOLITTLE FREDRICK G	244 CLYDESDALE DR	DANVILLE CA		94526
289	195121021	DOUGHERTY ARTHUR & MARY J TRE	141 MAIDEN LN	DANVILLE CA		94526
290	215420022	DOUMANI MICHAEL F & NINA G	8 GLEN HOLLOW RD	DANVILLE CA		94506
291	215311006	DOWLING MARK F & JODIE L	3 SUNGLEN WAY	DANVILLE CA		94506
292	215324008	DRAKE RANDALL A & TERESA	130 SUNHAVEN RD	DANVILLE CA		94506
293	215040010	DRAPER KEVIN R & SUSAN C	3 JILLIAN WAY	DANVILLE CA		94506
294	215420018	DREUTH THILO & INGRID TRE	15 GLEN HOLLOW RD	DANVILLE CA		94506
295	215430015	DROST WILLEM E	109 SHADEWELL DR	DANVILLE CA		94506
296	202391004	DRUCKER JOSEPH B & KATRINA TRE	131 MERANO ST	DANVILLE CA		94526
297	195420006	DRUSCHKI LIMITED LLC	1675 EL NIDO	DIABLO CA	E	94528
298	196330003	DUNCAN SHAWN E & ROSALIND T	59 LEONARD CT	DANVILLE CA		94526
299	195420007	DUNLAP CECIL	PO BOX 313	DIABLO CA		94528
300	195121008	DUNNING RHONDA L	1540 GREEN VALLEY RD	DANVILLE CA		94526
301	202392001	DUPONT STEPHANE R & TIEN-JUI	162 MERANO ST	DANVILLE CA		94526
302	195131008	DUTRA JOHN & LAURA	219 ROAN DR	DANVILLE CA		94526
303	202353010	DUTRA LEE J & MELISSA A TRE	34 SAVONA CT	DANVILLE CA		94526
304	215232010	DWYER JOHN I & KRISTIN R TRE	263 ARENCY CT	DANVILLE CA		94506
305	203020020	EAST BAY MUNICIPAL UTILITY DIS	PO BOX 24055	OAKLAND CA		94623
306	215090035	EAST BAY REGIONAL PARK DIST	PO BOX 5381	OAKLAND CA		94605
307	202403002	EDELMAN DARON M & KRISTIN TRE	57 VICENZA CT	DANVILLE CA		94526
308		Edmondson Eric	638 Sheri Lane	Danville, CA		94526
309	215430017	EID JEFFREY C TRE	105 SHADEWELL DR	DANVILLE CA		94506
310	215232017	EIDLER CHRISTOPHER & SHARON	262 ARENCY CT	DANVILLE CA		94506
311	202382003	ELAHI BORZOO & KAREN	1038 MC CAULEY RD	DANVILLE CA		94526
312	215324005	ELLIOTT STEPHEN TRE	136 SUNHAVEN RD	DANVILLE CA		94506
313	215430026	ELLIOTT WILLIAM S & REBECCA L	110 LEAFIELD RD	DANVILLE CA		94506
314	202395011	ELSDON RONALD & LINDA TRE	61 MILANO CT	DANVILLE CA		94526
315	215311003	EMERSON MICHAEL & JESSICA TEVY	107 SUNHAVEN RD	DANVILLE CA		94506
316	202092002	ENES JAMES F & LOUELLA SUE TRE	110 REDONDO WAY	DANVILLE CA		94526
317	202395005	ENG WAYNE F & CHRISTINE TRE	73 MILANO CT	DANVILLE CA		94526
318	195170024	ENGBERG KENNETH L & AE REE S	1655 CALLE ARROYO	DIABLO CA		94528
319	203271004	ENGLEHARDT HENRY & ALYCE TRE	2430 HOLLY OAK DR	DANVILLE CA		94506
320	195210006	EORIO JEFFERY C & KAREN L TRE	PO BOX 571	DIABLO CA		94528
321	215305003	ERICKSON DAVID & KIMBERLY	7 EASTWARD LN	DANVILLE CA		94506
322	203271016	ERICKSON KARL J & MICHELLE L	2410 WHITE OAK PL	DANVILLE CA		94506
323	195122012	ESPINOSA CAROLYN ANN TRE	180 MAIDEN LN	DANVILLE CA		94526
324	196330011	EUSEBIO EDMUND M & DEBORAH	9 LEONARD CT	DANVILLE CA		94526
325	202391017	EUSTIS JONATHAN J & STEPHANIE	157 MERANO ST	DANVILLE CA		94526
326	215420024	EVANS DAVID & MELODY	2 GLEN HOLLOW RD	DANVILLE CA		94506
327	215303001	EVERSON MARTIN J & LUCILLE TRE	17 HUNTERS TER	DANVILLE CA		94506
328	215370040	EWIN BARBARA J	14 BRIGHTWOOD CIR	DANVILLE CA		94506
329	202073010	EWING CAROLYN E	71 ALTA LOMA CT	DANVILLE CA		94526
330	215010011	EXLINE NORMAN JOHN TRE	9 CREEKLEDGE CT	DANVILLE CA		94506
331	215170023	EZRILOV ADAM H & ALESHA A	10 DIABLO CREEK CT	DANVILLE CA		94506
332	203271015	FABRIQUE JACK & JENNIFER TRE	2420 WHITE OAK PL	DANVILLE CA		94506
333	195200013	FAGALDE STEPHEN E & VICTORIA G	1904 LA CADENA	DIABLO CA		94528
334	202073011	FAGAN DORIS TRE	997 EL CAJON DR	DANVILLE CA		94526
335	202073011	FAGAN JOHN C TRE	1041 KAPUNAPUNA WAY	HONOLULU HI		96825
336	215370030	FALVEY JOSEPH L & BERYL H TRE	101 LEAFIELD RD	DANVILLE CA		94506
337	195270045	FANNING PATRICK T & KATHRYN E	PO BOX 662	DIABLO CA		94528
338	202354003	FARIAS ALCIDES J & BONNIE TRE	PO BOX 687	PROSPECT KY		40059
339	195134029	FARINATI DAVIDE TRE	156 BELGIAN DR	DANVILLE CA		94526
340	215313001	FARLEY STACIE S	118 SUNHAVEN RD	DANVILLE CA		94506

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341	215430021	FARMER PAUL A & JULIE A	11 BRIGHTWOOD CIR	DANVILLE CA		94506
342	202391020	FARRELL JOSEPH P & EDITH TRE	163 MERANO ST	DANVILLE CA		94526
343	195134028	FARRY DOUGLAS & STEPHANIE TRE	12 WILLIAM CT	DANVILLE CA		94526
344	215380017	FENSTERMACHER JOHN T & PEGGY L	138 WINDOVER DR	DANVILLE CA		94506
345	202401008	FESTO CHARLES F & DONNA G	125 MERANO ST	DANVILLE CA		94526
346	215290007	FIGUEROA JOHN & REBECCA A TRE	11 BROOKTREE DR	DANVILLE CA		94506
347	215290007	FIGUEROA JOHN & REBECCA A TRE	8386 KUGLER MILL RD	CINCINNATI OH		45243
348	215020008	FILAL AMINE	2116 BLACKHAWK RD	DANVILLE CA		94506
349	215303002	FINCH IRA J & PAMELA TRE	15 HUNTERS TER	DANVILLE CA		94506
350	215010007	FINN KIP ROBERT	1 CREEKLEDGE CT	DANVILLE CA		94506
351	195270029	FIRST VENTURE LLC	44 SQUIRE CT	ALAMO CA		94507
352	202403005	FLEMING LAWRENCE A & SHEILA D	51 VICENZA CT	DANVILLE CA		94526
353	215040012	FLETT ELAINE T TRE	7 JILLIAN WAY	DANVILLE CA		94506
354		FLICKINGER KATE	2304 TREE CREEK PL	DANVILLE CA		94506
355	215220016	FLICKINGER RICHARD & KATE TRE	2304 TREE CREEK PL	DANVILLE CA		94506
356	215220016	FLICKINGER RICHARD A & KATE	2304 TREE CREEK PL	DANVILLE CA		94506
357	215302010	FLYNN JERRY C & LETICIA	2 HUNTERS TER	DANVILLE CA		94506
358	215360002	FONG BRYAN & LIZA	35 BRIGHTWOOD LN E	DANVILLE CA		94506
359	215220008	FONTAINE ROBERT A TRE	238 STILL CREEK RD	DANVILLE CA		94506
360	202092001	FORD MICHAEL J & JESSICA L	102 REDONDO WAY	DANVILLE CA		94526
361	215050004	FORSEY HILARIE E TRE EST OF	2500 BLACKHAWK RD	DANVILLE CA		94506
362	215370018	FORSTER RICHARD J TRE	44 BRIGHTWOOD CIR	DANVILLE CA		94506
363	202372001	FORTH ELIZABETH W TRE	85 MONZA CT	DANVILLE CA		94526
364	202242008	FOSTER MARGARET F TRE	1023 HILL MEADOW PL	DANVILLE CA		94526
365	215420027	FOX MARK A & CINDY R	5 SHADEWELL CT	DANVILLE CA		94506
366	202393002	FRANCIS ROBERT & MARGARET TRE	45 ROVIGO CT	DANVILLE CA		94526
367	215380024	FRANKLIN BRUCE M & JILL D TRE	117 WINDOVER DR	DANVILLE CA		94506
368	215180003	FRASER DAVID B & JUDITH G TRE	38 CAMERON CT	DANVILLE CA		94506
369	195180038	FREEMAN JOSHUA D & CHELSEA TRE	PO BOX 836	DIABLO CA		94528
370	195180004	FREEMAN MARSHALL W TRE	PO BOX 645	DIABLO CA		94528
371	215240008	FRENCH DOUGLAS L & BRENDA L	2364 FISH CREEK PL	DANVILLE CA		94506
372	195133021	FRENCH PETER J & KELLYE A	19 SURREY CT	DANVILLE CA		94526
373	215010015	FRIANT PAUL W	4901 E 12TH ST	OAKLAND CA		94601
374	202394012	FRIEDBERG ROBERT M & JUDY TRE	68 MILANO CT	DANVILLE CA		94526
375	202362006	FUCA JOE A & DEBRA LYNN TRE	64 GRADO CT	DANVILLE CA		94526
376	195270020	FULTON JOHN R & LAURA K TRE	PO BOX 865	DIABLO CA		94528
377	215420003	FULWEILER SPENCER B JR	122 SHADEWELL DR	DANVILLE CA		94506
378	215191011	FURLONG GARY F & KRISTIN A TRE	209 STILL CREEK RD	DANVILLE CA		94506
379	202394005	GAINEY ALLAN G	27 BORMIO CT	DANVILLE CA		94526
380	202395010	GALLEN TIMOTHY P & LOURDES TRE	63 MILANO CT	DANVILLE CA		94526
381	215420021	GALLO SABINA V TRE	12 GLEN HOLLOW RD	DANVILLE CA		94506
382	215303007	GAMBARDELLA MARK ANDREW TRE	3 HUNTERS TER	DANVILLE CA		94506
383	196330012	GARETSON NANCY TRE	17 LEONARD CT	DANVILLE CA		94526
384	195210011	GARNER CHARLOTTE TRE	PO BOX 272	DIABLO CA		94528
385	215370003	GARRETT BRUCE & CATHERINE	3 HAP TER	DANVILLE CA		94506
386	215304008	GARY TODD BERNARD & ELIZABETH	101 SUNHAVEN DR	DANVILLE CA		94506
387	215430037	GASPAR TROY W & LISA R	109 LEAFIELD RD	DANVILLE CA		94506
388	215010018	GATES DAVID L & LINDA TRE	2052 DIABLO RD	DANVILLE CA		94506
389	215290011	GAVIN DENNIS JAMES TRE	5 BROOKTREE DR	DANVILLE CA		94506
390		Geisler Dolores	PO Box 626 (115 El Nido Ct.)	Diablo, CA		94528
391		GEISLER TONY	115 EL NIDO CT	DIABLO CA		94528
392	195133008	GENZOLI LANETTE TRE	179 BELGIAN DR	DANVILLE CA		94526
393	215040011	GEORGE MICHAEL J & DONYA L TRE	5 JILLIAN WAY	DANVILLE CA		94506
394		GEORGE MICHAEL JJDS PROPERTIES	156 DIABLO RD #260	DANVILLE CA		94526
395	215430035	GERBERICH ROBERT E & JOANIE M	113 LEAFIELD RD	DANVILLE CA		94506
396	195420002	GERHARDY LOUIS P & F TRE	PO BOX 628	DIABLO CA		94528
397	195270014	GERRY STANLEY B TRE	PO BOX 414	DIABLO CA		94528
398	215305002	GIBBONS JOHN D & ALMA E TRE	3 EASTWARD LN	DANVILLE CA		94506
399	215191001	GIBBS DAVID L & AFINA C TRE	1301 STILL CREEK PL	DANVILLE CA		94506
400	215420016	GILBERT DAVID & LAURA	11 GLEN HOLLOW RD	DANVILLE CA		94506
401	195210025	GILBERT JOHN I & BEVERLY J TRE	PO BOX 378	DIABLO CA		94528
402	215220006	GILES MARK A & JACQUELINE TRE	245 STILL CREEK RD	DANVILLE CA		94506
403		GINGRICH M/M RITCHIE	PO BOX 764	DIABLO CA		94528
404	203280002	GINN LEROYCE L JR & SHARLINE H	2348 HOLLY OAK DR	DANVILLE CA		94506
405	202073014	GIOFFRE LARRY & ANGELA	1021 EL CAJON DR	DANVILLE CA		94526
406	195121025	GLANTZ RUTH R TRE	101 MAIDEN LN	DANVILLE CA		94526
407	215420002	GLAUSER DANNA MCKAY TRE	120 SHADEWELL DR	DANVILLE CA		94506
408	215050008	GLAZIER JOHN E & JANICE H	415 FREMEREY CT	DANVILLE CA		94506

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409	195134024	GLEESON TIMOTHY P & CHRISTINA	260 CLYDESDALE DR	DANVILLE CA		94526
410	215380020	GOBBELL RICHARD & CYNTHIA TRE	125 WINDOVER DR	DANVILLE CA		94506
411	195133020	GOEB RICHARD & SUSANNE TRE	27 SURREY CT	DANVILLE CA		94526
412	202391022	GOETZE MARGARET TRE	167 MERANO ST	DANVILLE CA		94526
413	202391015	GOLUB JOEL H	153 MERANO ST	DANVILLE CA		94526
414	195132001	GONZALES DAVID & CATHERINE TRE	205 CLYDESDALE DR	DANVILLE CA		94526
415	215370006	GONZALEZ YNOCENCIO TRE	51 BRIGHTWOOD CIR	DANVILLE CA		94506
416	202403019	GOOD SANFORD L TRE	26 VOLTERRA CT	DANVILLE CA		94526
417	215430036	GORE MARK J & RUTHANN D	111 LEAFIELD RD	DANVILLE CA		94506
418	202381005	GOREN YUVAL & ESTHER TRE	1031 MC CAULEY RD	DANVILLE CA		94526
419	195133018	GORSKI CRAIG & MONIQUE E TRE	180 CLYDESDALE DR	DANVILLE CA		94526
420	215430023	GOULD STEVEN E & ELEANOR S	104 LEAFIELD RD	DANVILLE CA		94506
421	202403001	GOWER RICHARD D TRE	321 JOSH WAY	LA PORTE TX		77571
422	202403001	GOWER RICHARD D TRE	59 VICENZA CT	DANVILLE CA		94526
423	202351002	GRANNO STEVEN & PAMELA	102 MARGONE CT	DANVILLE CA		94526
424		GREEN KEVIN	1711 EL NIDO	DIABLO CA		94528
425	195121037	GREEN VALLEY PARK & REC DIST	PO BOX 112	DIABLO CA		94528
426	215420031	GREENBLATT ANDREW & ROBIN TRE	137 SHADEWELL DR	DANVILLE CA		94506
427	195200009	GREINER DAVID P & LINDA V TRE	PO BOX 921	DIABLO CA		94528
428	195133022	GRIFFIN GERTRUD	PO BOX 275	THOREAU NM		87323
429	215240007	GROSS RICHARD JR & MELINDA TRE	2366 FISH CREEK PL	DANVILLE CA		94506
430	196330030	GROSS WAYNE DALE & PATRICIA	45 LEONARD CT	DANVILLE CA		94526
431	195141020	GROSSMAN D KEITH & HALLIE TRE	PO BOX 523	DIABLO CA		94528
432	202241018	GROUT DAVID M TRE	1030 HILL MEADOW PL	DANVILLE CA		94526
433	215430003	GUARINO MATTHEW D & AMY H TRE	106 SHADEWELL DR	DANVILLE CA		94506
434	215380002	GUERRA GRANT & PAULA	108 WINDOVER DR	DANVILLE CA		94506
435	202391014	GUIDREY ROBERT M & CYNTHIA TRE	151 MERANO ST	DANVILLE CA		94526
436	195134011	GUILD JEFFREY A & KARIN K	192 BELGIAN DR	DANVILLE CA		94526
437	215370026	GUISTOLISE CHRISTOPHER J TRE	6 WINDOVER TER	DANVILLE CA		94506
438	215180010	GUNDERSON ROGER D & KATHY TRE	55 CAMERON CT	DANVILLE CA		94506
439	202351001	GUZMAN ALBERT J JR & DARLENE C	100 MARGONE CT	DANVILLE CA		94526
440	215303003	HABETZ WILLIAM SCOTT & CHRISTY	PO BOX 621	DIABLO CA		94528
441	195170010	HAENER RYAN P & JULIE A	PO BOX 368	DIABLO CA		94528
442	195133023	HAGERTY ROBERT & DEANNA TRE	PO BOX 677	DIABLO CA		94528
443	202404002	HAHM STEVEN & JIEUN	29 VOLTERRA CT	DANVILLE CA		94526
444	202361002	HAILEY JOHN & BARBARA D TRE	52 TORINO CT	DANVILLE CA		94526
445	215420029	HALAS JOHN M & SUSAN	133 SHADEWELL DR	DANVILLE CA		94506
446	215360004	HALLORAN THOMAS W & ROBIN L	41 BRIGHTWOOD LN E	DANVILLE CA		94506
447	202391011	HAMANO JOHN TRE	145 MERANO ST	DANVILLE CA		94526
448		HAMANO LISA	145 MERANO ST	DANVILLE CA		94526
449	195260010	HAMILTON RICHARD F & PATRICIA	PO BOX 665	DIABLO CA		94528
450	215420017	HAMMOND CHARLES & TRACY M TRE	13 GLEN HOLLOW RD	DANVILLE CA		94506
451	215040008	HANSEN ANTHONY K & KRISTIN P	199 ARENDS DR	DANVILLE CA		94506
452	195180022	HANSON RENEE GUERRA	PO BOX 227	DIABLO CA		94528
453	202362002	HARIOKA DON A & BEATRIZ C	55 TORINO CT	DANVILLE CA		94526
454	215430016	HARMENING ANDREW J & DIANE D	107 SHADEWELL DR	DANVILLE CA		94506
455	195210008	HARNEY CHRISTOPHER & CHRISTINA	PO BOX 938	DIABLO CA		94528
456	202391006	HARPER TAMARA K TRE	135 MERANO ST	DANVILLE CA		94526
457	196330050	HARRINGTON JOHN D	400 DAVID LN	DANVILLE CA		94526
458	215313002	HARRINGTON JOHN R & DIANE I	116 SUNHAVEN RD	DANVILLE CA		94506
459	203280010	HARRINGTON NEAL G & NANCY TRE	2355 HOLLY OAK DR	DANVILLE CA		94506
460	215321003	HARRIS RUSSELL ALAN TRE	131 SUNHAVEN RD	DANVILLE CA		94506
461	195122011	HARRISON GREG & LISA L	170 MAIDEN LN	DANVILLE CA		94526
462	202410005	HARTEKER CHRISTOPHER R TRE	12 CAMPBELL PL	DANVILLE CA		94526
463	195280009	HAUG JEFFREY K & JOYCE C TRE	PO BOX 259	DIABLO CA		94528
464	195210014	HEADEN STEVEN ROSS & MARILEE L	PO BOX 15	DIABLO CA		94528
465	195131006	HEATH THOMAS L & EDNA M	203 ROAN DR	DANVILLE CA		94526
466	215430029	HEATHORN EDWARD W & WENDY TRE	116 LEAFIELD RD	DANVILLE CA		94506
467	202393001	HEATON MICHAEL I & BENNETTA	47 ROVIGO CT	DANVILLE CA		94526
468	215220011	HEGLIN DANIEL & KRISTINE	2324 TREE CREEK PL	DANVILLE CA		94506
469	195420002	HEIMANN RICHARD M	1675 EL NIDO	DIABLO CA	A	94528
470	215170001	HEINZE MATTHIAS R & VESNA	21 DIABLO CREEK PL	DANVILLE CA		94506
471	215302003	HELLER SCOTT & CATHERINE TRE	6 CROWNRIDGE DR	DANVILLE CA		94506
472	202241019	HERAUF MICHAEL A & SHERI K	1028 HILL MEADOW PL	DANVILLE CA		94526
473	202401004	HESS RYAN & JOANNA	117 MERANO ST	DANVILLE CA		94526
474	195132007	HICKEY CAROLE E	157 CLYDESDALE DR	DANVILLE CA		94526
475	203020016	HIDDEN OAKS AT BLACKHAWK ASSN	3840 BLACKHAWK RD #120	DANVILLE CA		94506
476	203272005	HIDDEN OAKS BLACKHAWK ASSN INC	PO BOX 3428	DANVILLE CA		94526

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477	215370022	HILBERG STEPHEN M & EILEEN TRE	102 WINDOVER DR	DANVILLE CA		94506
478	202394017	HILDEBRAND CURTIS A	78 MILANO CT	DANVILLE CA		94526
479	195141019	HINES JOHN H & JOAN E	PO BOX 527	DIABLO CA		94528
480	202362004	HOFBAUER JAMES A & BRENDA TRE	51 TORINO CT	DANVILLE CA		94526
481	195260003	HOFFMAN DONALD N & MAVIS TRE	PO BOX 745	DIABLO CA		94528
482	215302009	HOGENDORN DOUGLAS K & VICKI	3 CROWNRIDGE DR	DANVILLE CA		94506
483	202393004	HOLFORD RYAN P	41 ROVIGO CT	DANVILLE CA		94526
484	202392005	HOLLAND SHIRLEE M TRE	154 MERANO ST	DANVILLE CA		94526
485	215420014	HOOPER WILLIAM G	7 GLEN HOLLOW RD	DANVILLE CA		94506
486	215170020	HOOPER WILLIAM L & VALERIE TRE	15 DIABLO CREEK CT	DANVILLE CA		94506
487	215370004	HOURIGAN TIMOTHY & MARY TRE	1 HAP TER	DANVILLE CA		94506
488	202382008	HOWARD THOMAS E & MARY A	1028 MC CAULEY RD	DANVILLE CA		94526
489	195260004	HOWE NANCY TRE	PO BOX 386	DIALBO CA		94528
490	195122009	HOWES DAVID R & PATRICIA	150 MAIDEN LN	DANVILLE CA		94526
491	203280007	HRAST MICHAEL L	2325 HOLLY OAK DR	DANVILLE CA		94506
492	215305001	HREHA MICHAEL JR	102 SUNHAVEN RD	DANVILLE CA		94506
493	215380014	HUI LAI SHUN & MARIA A	132 WINDOVER DR	DANVILLE CA		94506
494	202403006	HULL JULEY E	49 VICENZA CT	DANVILLE CA		94526
495	215370043	HUNTER JOHN D & CYNTHIA V TRE	4 BRIGHTWOOD CIR	DANVILLE CA		94506
496	195121010	HURT ERIC & TAMMY	1556 GREEN VALLEY RD	DANVILLE CA		94526
497	195134009	IBARRA ROBERT & KELLY	206 BELGIAN DR	DANVILLE CA		94526
498	215050005	ICHIKAWA MIYAKO TRE	401 FREMEREY CT	DANVILLE CA		94506
499	202371022	IGARASHI PATRICIA P	86 MONZA CT	DANVILLE CA		94526
500	195132012	INAMINE DOUGLAS TRE	190 ROAN DR	DANVILLE CA		94526
501	195121015	INDART JOHN B & NICOLE C	110 CAMEO DR	DANVILLE CA		94526
502	215170012	INGHAM WILLIAM G & IRENE TRE	53 DIABLO CREEK PL	DANVILLE CA		94506
503	202403008	INGRASSIA GAETAN JR & JAMIE	45 VICENZA CT	DANVILLE CA		94526
504	196461027	Isom Pat	310 Matadera Ct	Danville CA		94526
505	202403014	IWASAKI JEFFREY IWAO	16 VOLTERRA CT	DANVILLE CA		94526
506	215322008	JACKSON ROBERT C P JR & JANICE	158 SUNHAVEN RD	DANVILLE CA		94506
507	195133004	JACOBS ERIC E & STEPHANIE R	155 BELGIAN DR	DANVILLE CA		94526
508	203271013	JAIN VEENA TRE	2440 WHITE OAK PL	DANVILLE CA		94506
509	215304002	JAMES GREGORY & MARLO	4 WESTWARD LN	DANVILLE CA		94506
510		JAMISON CHRISTINA FIRE MARSHAL, SRV FIRE	1500 BOLLINGER CANYON ROAD	SAN RAMON CA		94583
511	202403015	JANNESEN ROSS A & YVONNE L	18 VOLTERRA CT	DANVILLE CA		94526
512	215290006	JEAKINS NICHOLAS & SHEILA	13 BROOKTREE DR	DANVILLE CA		94506
513	196330031	JENKINS RUSSELL O	PO BOX 571	DANVILLE CA		94526
514	215240005	JENSEN LAWRENCE D & PATRICIA	2371 FISH CREEK PL	DANVILLE CA		94506
515	215050007	JENSEN LISA M	411 FREMEREY CT	DANVILLE CA		94506
516	202242012	JEWETT JAN & SHELLEY	1031 HILL MEADOW PL	DANVILLE CA		94526
517	202242012	JEWETT JAN & SHELLEY	20941 W MAIN ST	BUCKEYE AZ		85396
518	202410019	JIANG HAIMING	15 CAMPBELL PL	DANVILLE CA		94526
519		JIBODH STEFAN & SONYA	51 SAN GREGORIO CT	DANVILLE CA		94526
520	203280006	JOHNSON CHARLES & LORETO TRE	7500 NW 1ST CT 302	PLANTATION FL		33317
521	215010009	JOHNSON KENNETH L & JANET TRE	5 CREEKLEDGE CT	DANVILLE CA		94506
522	215306002	JOHNSON MARY R	4 EASTWARD LN	DANVILLE CA		94506
523	215232016	JOHNSON MICHAEL D & MARY M TRE	254 ARENCY CT	DANVILLE CA		94506
524	215430027	JOHNSON ROBERT L & CYNTHIA TRE	112 LEAFIELD RD	DANVILLE CA		94506
525	215324012	JOHNSON WILLIAM D TRE	144 SUNHAVEN RD	DANVILLE CA		94506
526	195121035	JONES DANIEL	126 BELGIAN DR	DANVILLE CA		94526
527	195192012	JONES MARK S TRE	PO BOX 104	DIABLO CA		94528
528	195280020	JONES VERGIL J JR & NANCY TRE	PO BOX 311	DIABLO CA		94528
529	202354001	JUHLIN BRUCE DAVID & DIANA TRE	41 SAVONA CT	DANVILLE CA		94526
530	215313007	KACZMAREK WALTER & TERI TRE	106 SUNHAVEN RD	DANVILLE CA		94506
531	215370042	KAKURES DENNIS & SANDRA TRE	8 BRIGHTWOOD CIR	DANVILLE CA		94506
532	203280001	KALLIARAS ANTONIOS & DIANA	2360 HOLLY OAK DR	DANVILLE CA		94506
533	196330029	KAMINSKI ANDREW W & SHELLEY M	1523 GREEN VALLEY RD	DANVILLE CA		94526
534	202410018	KANGAIL PAUL T & MEGAN R TRE	17 CAMPBELL PL	DANVILLE CA		94526
535	215430030	KANGAS SKYLAR J	118 LEAFIELD RD	DANVILLE CA		94506
536	215240012	KANSARA RAMESH & SUSHILA TRE	2358 FISH CREEK PL	DANVILLE CA		94506
537	202371011	KAO MEI-YING TRE	78 MONZA CT	DANVILLE CA		94526
538		KAPLAN KATIE	78 MILANO COURT	DANVILLE CA		94526
539	202353011	KARES FRANK TRE	36 SAVONA CT	DANVILLE CA		94526
540	202372003	KEANE CHRISTOPHER J & KELLY M	81 MONZA CT	DANVILLE CA		94526
541	195210026	KEANE JUSTIN & LESLIE	PO BOX 37	DIABLO CA		94528
542	202394006	KEEFE MICHAEL	25 BORMIO CT	DANVILLE CA		94526
543	215180014	KEERD MATI TRE	39 CAMERON CT	DANVILLE CA		94506
544	215430039	KELL THOMAS J & WILHELMINA TRE	105 LEAFIELD RD	DANVILLE CA		94506

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545	202381004	KELLY JAMES P & NICOLETTA B	1029 MC CAULEY RD	DANVILLE CA		94526
546	215430004	KENNEDY ADAM & KATHERINE TRE	108 SHADEWELL DR	DANVILLE CA		94506
547	202381010	KERNS BRUCE & JUDITH	1041 MC CAULEY RD	DANVILLE CA		94526
548	203280003	KHAN ARSHAD M & ROSEMARIE TRE	2336 HOLLY OAK DR	DANVILLE CA		94506
549		KHOREY ROBERT	PO BOX 116	DIABLO CA		94528
550	196330042	KILLICK THOMAS E & AUDREY A	15 BLEMER PL	DANVILLE CA		94526
551	195270031	KILMARTIN JANE TRE	PO BOX 52	DIABLO CA		94528
552	215321001	KILTY THOMAS F & JULIANA R	127 SUNHAVEN RD	DANVILLE CA		94506
553	215192002	KINCAID JOHN E & ARLENE M TRE	214 STILL CREEK RD	DANVILLE CA		94506
554	215380004	KINNEY DANIEL & KIMBERLY TRE	112 WINDOVER DR	DANVILLE CA		94506
555	215220015	KINSER MIKEL S & SALLIE S TRE	2308 TREE CREEK PL	DANVILLE CA		94506
556	195180021	KIPP DAVID A & MARY LYNN TRE	PO BOX 226	DIABLO CA		94528
557	202403020	KLEIN ALEXANDER & JESSECA	28 VOLTERRA CT	DANVILLE CA		94526
558	202093003	KLEINBERG CLARENCE & ROSEMARIE	1042 EL CAJON DR	DANVILLE CA		94526
559	215232014	KNAPE KEVIN & ELIZABETH D TRE	151 ARENDS DR	DANVILLE CA		94506
560	195200002	KNOWLTON JUSTIN G TRE	PO BOX 555	DIABLO CA		94528
561	202401007	KOBAYASHI STEVEN T	123 MERANO ST	DANVILLE CA		94526
562	215380012	KOCINS JAMES E & ELLEN G TRE	128 WINDOVER DR	DANVILLE CA		94506
563	215380007	KOMEILY EMON & NASRIN TRE	118 WINDOVER DR	DANVILLE CA		94506
564	195132004	KOSCINSKI ALLEN L & THERESA B	181 CLYDESDALE DR	DANVILLE CA		94526
565	195121014	KOSINSKI SCOTT W & MICHELLE B	102 CAMEO DR	DANVILLE CA		94526
566	202381006	KOURY THEOPHILE GEORGE TRE	1033 MC CAULEY RD	DANVILLE CA		94526
567	202381007	KROMMENHOEK MARK WILLIAM	1035 MC CAULEY RD	DANVILLE CA		94526
568	195280054	KROUSE JOHN R & MARY C TRE	PO BOX 585	DIABLO CA		94528
569	215232003	KUBA MICHAEL G & SUZANNE M	230 ARENCY CT	DANVILLE CA		94506
570	203340009	Kuelz Paul S & Anne G	2715 Mossy Oak Drive	Danville CA		94506
571	202241014	KUHNSMAN DOUGLAS & COLETTE TRE	1038 HILL MEADOW PL	DANVILLE CA		94526
572	202071004	KUNSMAN KENT G TRE	978 EL CAJON DR	DANVILLE CA		94526
573	202404003	KUPELI LAZARS & JANET	27 VOLTERRA CT	DANVILLE CA		94526
574	215191010	KUPTZ MICHAEL V & ERIN M TRE	1304 STILL CREEK PL	DANVILLE CA		94506
575	202394018	LABRIE DENNIS	72 MILANO CT	DANVILLE CA		94526
576	202393007	LAFLAMME LOUIS M & JACQUELINE	26 BORMIO CT	DANVILLE CA		94526
577	196330043	LALL DEPESH	7 LEONARD CT	DANVILLE CA		94526
578	195280051	LAND JEFFREY W & CARLA K TRE	PO BOX 712	DIABLO CA		94528
579	215430002	LANMAN KIPP A & ROBYN E	104 SHADEWELL DR	DANVILLE CA		94506
580	215302007	LARRABEE SCOTT R & JULIE	7 CROWNRIDGE DR	DANVILLE CA		94506
581	196590027	LARSON JAMES A & LYNETTE S	2918 CALAIS DR	SAN RAMON CA		94583
582	215420026	LAST ANDREW J & JANE M	3 SHADEWELL CT	DANVILLE CA		94506
583	215170024	LAU JAMES L & MASAKO T TRE	28 DIABLO CREEK PL	DANVILLE CA		94506
584	195121023	LAUSTEN LONNY	121 MAIDEN LN	DANVILLE CA		94526
585	202361001	LAWLIS JONATHON TRE	50 TORINO CT	DANVILLE CA		94526
586	215322003	LAX MICHAEL L	147 SUNHAVEN RD	DANVILLE CA		94506
587	215312005	LAZURE RENE F & LINDA K	119 SUNHAVEN RD	DANVILLE CA		94506
588	215220021	LEAVITT CHARLES A & LYNN E TRE	2315 TREE CREEK PL	DANVILLE CA		94506
589	215220002	LEBLANC MARK & MARY	229 STILL CREEK RD	DANVILLE CA		94506
590	195420003	LEE DONNA TRE	PO BOX 887	DIABLO CA		94528
591	202363002	LEE EDWYN & LORETTA J TRE	65 GRADO CT	DANVILLE CA		94526
592	195121013	LEE JERRY	PO BOX 416	DIABLO CA		94528
593	215170016	LEMA GREGORY J & MARI A	52 DIABLO CREEK PL	DANVILLE CA		94506
594	202394020	LENNOX ANDREW D & AUDREY C	35 BORMIO CT	DANVILLE CA		94526
595	215380010	LEONE LOUIS A & JOAN O TRE	124 WINDOVER DR	DANVILLE CA		94506
596		LEONE LOUIS ESQ, STUBBS & LEONE	2175 NORTH CALIFORNIA BLVD #900	WALNUT CREEK CA		94596
597	215040014	LESINSKY TED JOHN TRE	11 JILLIAN WAY	DANVILLE CA		94506
598	202351005	LEVINE MICHAEL & ROBERTA J TRE	108 MARGONE CT	DANVILLE CA		94526
599	195121006	LEWIS CASEY & BRENNNA	1524 GREEN VALLEY RD	DANVILLE CA		94526
600	215050011	LEWIS WILLIAM R JR & LEE A TRE	416 FREMEREY CT	DANVILLE CA		94506
601	202404014	LI THOMAS KA-LOCK	104 MERANO ST	DANVILLE CA		94526
602	195270040	LIGON ROBERT J & JULIE A	PO BOX 97	DIABLO CA		94528
603	202241020	LIN RICHARD J TRE	1026 HILL MEADOW PL	DANVILLE CA		94526
604	193740023	Lincoln Charles & Carolyn	205 Carol Ct	Danville CA		94507
605	202394016	LINDBERG FLOYD A & CHERYL C	76 MILANO CT	DANVILLE CA		94526
606	195122003	LINGEL CRAIG R & ROBIN R	139 ROAN DR	DANVILLE CA		94526
607	195200016	LINIGER LIONEL & NATASHA	PO BOX 249	DIABLO CA		94528
608	196320014	LITTLE ARTHUR W & CAROL J	400 JEANNIE CT	DANVILLE CA		94526
609	215420030	LITTLE KATHLEEN TRE	14 GLEN HOLLOW RD	DANVILLE CA		94506
610	215290010	LIU LAI ZHEN	3 BROOKTREE DR	DANVILLE CA		94506
611	215290010	LIU LAI ZHEN	3450 QUAIL WALK CT	DANVILLE CA		94506
612	202381001	LIU LUN KING TRE	1023 MC CAULEY RD	DANVILLE CA		94526

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613	215191004	LOBER KEITH	1313 STILL CREEK PL	DANVILLE CA		94506
614	195121019	LOGAN DOUGLASS D & DONNA M	161 MAIDEN LN	DANVILLE CA		94526
615	196320003	LONGSTREET ELAN RENEE-GUERIN	6906 WESTOVER DR	ROWLETT TX		75089
616	215232002	LOPES JOHN & CONNIE M TRE	183 ARENDS DR	DANVILLE CA		94506
617	215232013	LOPES ROBERT L & JOANN TRE	159 ARENDS DR	DANVILLE CA		94506
618	215370038	LOSI JAMES G & BEVERLY N TRE	27 W BRIGHTWOOD LN	DANVILLE CA		94506
619		Louis Leone Esq	2175 North California Blvd Suite 900	Walnut Creek CA		94596
620	195142002	LOUKOS THEMIS T & MONIQUE TRE	267 FAIRWAY DR	DANVILLE CA		94526
621	202404009	LOVE STEVEN D & CAROL F	15 VOLTERRA CT	DANVILLE CA		94526
622	195420004	LUCIA DARLENE M TRE	PO BOX 536	DIABLO CA		94528
623	202395003	LYCKBERG TODD L & HEATHER A	77 MILANO CT	DANVILLE CA		94526
624	215370002	LYONS ROYAL & MARGARETE TRE	5 HAP TER	DANVILLE CA		94506
625	202071001	MACDONALD GLENN & MERRILY TRE	954 EL CAJON DR	DANVILLE CA		94526
626	202091005	MACDONALD MICHAEL J & CAROL B	135 REDONDO WAY	DANVILLE CA		94526
627	215232011	MACILWAINE JOHN H II & TRICIA	255 ARENCY CT	DANVILLE CA		94506
628		MACINTOSH FIONA	25 MOSSY OAK CT	DANVILLE CA		94506
629	215313002	MACK BRIAN R & THERESA TRE	116 SUNHAVEN RD	DANVILLE CA		94506
630	195260002	MACKESEY DAVID A & LYNDA L TRE	PO BOX 873	DIABLO CA		94528
631	202050074	MAGEE BARBARA H	577 AIRPORT BLVD	BURLINGAME CA		94010
632	202100040	MAGEE INVESTMENT COMPANY	3189 DANVILLE BLVD #240	ALAMO CA		94507
633	215030006	MAGEE JEROME JR	21 SAN ANDREAS DR	DANVILLE CA		94506
634	195420008	MAGRATH NANCY GLOOR TRE	30 SCATTERGUN CIR	RENO NV		89519
635	195420008	MAGRATH NANCY GLOOR TRE	PO BOX 681	DIABLO CA		94528
636	202364002	MAHNKEN MICHAEL & TRACY TRE	71 NOVARA CT	DANVILLE CA		94526
637	202404012	MAJOCHA GRAZYNA M	108 MERANO ST	DANVILLE CA		94526
638	215324011	MALLEY SHEILA A	124 SUNHAVEN RD	DANVILLE CA		94506
639	215312006	MALONEY SCOTT L	121 SUNHAVEN RD	DANVILLE CA		94506
640	215192005	MANNELL GREGG & KATHLEEN	202 STILL CREEK RD	DANVILLE CA		94506
641	203271009	MARASCO RICHARD J & KIMBERLY	2445 WHITE OAK PL	DANVILLE CA		94506
642	202403018	MARCIULIONIS INGA	24 VOLTERRA CT	DANVILLE CA		94526
643	195133010	MARIA CRAIG M SANTA & VICTORIA	197 BELGIAN DR	DANVILLE CA		94526
644	195121008	MARK JEFFREY C & FRANCES S	4540 KINGSWOOD DR	DANVILLE CA		94506
645	215231002	MARKS DANIEL G & MLISA L	158 ARENDS DR	DANVILLE CA		94506
646	195152004	MARKSTEIN BRENDA A TRE	1118 LAKE VIS	PALM DESERT CA		92260
647	195152004	MARKSTEIN ROBERT & BRENDA TRE	696 SAN RAMON VALLEY BLVD #347	DANVILLE CA		94526
648	195132013	MARSH SCOT D & SUZANNE L	200 ROAN DR	DANVILLE CA		94526
649	195270035	MARSHALL CHRISTOPHER & ELAINE	PO BOX 642	DIABLO CA		94528
650	195142001	MARSHALL GEORGE E IV	285 FAIRWAY DR	DANVILLE CA		94526
651	202091004	MARTINEZ TERESA S	123 REDONDO WAY	DANVILLE CA		94526
652	196330061	MARWAH RAJ & THERESA	821 OBRIEN PL	DANVILLE CA		94526
653	215220012	MASSENGIL JAMES & JANE TRE	2320 TREE CREEK PL	DANVILLE CA		94506
654	215430033	MATIUK ANN TRE	117 LEAFIELD RD	DANVILLE CA		94506
655		MATSUNAGA BEVERLY	1550 DIABLO ROAD	DANVILLE CA		94526
656	215370005	MATTHEW RAJIV	53 BRIGHTWOOD CIR	DANVILLE CA		94506
657	202241021	MATTHEWS DAVID & ADELE P	1024 HILL MEADOW PL	DANVILLE CA		94526
658	195192003	MATTHEWS FAMILY REV TRUST	PO BOX 24	DIABLO CA		94528
659	195133016	MAULDIN ANDREA L	9 GELDING CT	DANVILLE CA		94526
660	202361007	MAUTE JOHN H & JULIE TRE	58 TORINO CT	DANVILLE CA		94526
661	196340017	MAZZELLA CARMELA TRE	1591 GREEN VALLEY RD	DANVILLE CA		94526
662	196340017	MAZZELLA-GORDON CARMELLA	PO BOX 957	DANVILLE CA		94526
663	195142004	MAZZETTI PETER JR & SUSAN TRE	251 FAIRWAY DR	DANVILLE CA		94526
664	215324009	MAZZOCCO MARK	128 SUNHAVEN RD	DANVILLE CA		94506
665	202371010	MCCANN STEVEN F & ALITA R TRE	1019 MC CAULEY RD	DANVILLE CA		94526
666	215040009	MCCAULEY JACK J & EILEEN L	1 JILLIAN WAY	DANVILLE CA		94506
667	215430010	MCCLURE KENT & LAURA LYN	4 SHADEWELL CT	DANVILLE CA		94506
668		MCCONNELL MAUREEN	162 BELGIAN DR.	DANVILLE CA		94526
669	203272003	MCCONNELL BRIAN T & PIER D	2425 HOLLY OAK DR	DANVILLE CA		94506
670	195131011	MCCORMAC GREG G & SUZANNE TRE	244 BELGIAN DR	DANVILLE CA		94526
671	202402009	MCGANN CHARLES & BARBRY TRE	56 VICENZA CT	DANVILLE CA		94526
672	215324013	MCHALE JOSPEH A & MARY M TRE	142 SUNHAVEN RD	DANVILLE CA		94506
673	215370010	MCLEAN CRAIG IAN & TRACY	24 BRIGHTWOOD CIR	DANVILLE CA		94506
674	215370015	MCLOUGHLIN BRENDAN & K R TRE	6 BRIGHTWOOD WAY	DANVILLE CA		94506
675	195132006	MCMAHON PATRICK & TRUDY TRE	165 CLYDESDALE DR	DANVILLE CA		94526
676	195210013	MCNICHOLS JUSTIN W TRE	PO BOX 796	DIABLO CA		94528
677	195210036	MCNICHOLS STEPHEN L R JR TRE	PO BOX 10934	PLEASANTON CA		94588
678	195122002	MCNUTT WILLIAM J & AILEEN TRE	147 ROAN DR	DANVILLE CA		94526
679	215430025	MCRAE MICHAEL J & DEBRA C	108 LEAFIELD RD	DANVILLE CA		94506
680	215370024	MEADORS GARY & MARILYN	101 WINDOVER DR	DANVILLE CA		94506

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681	202371016	MEANS DON & KAREN B TRE	88 MONZA CT	DANVILLE CA		94526
682	195270042	MEDFORD MICHAEL L & UTE C TRE	PO BOX 570	DIABLO CA		94528
683	195132008	MEDWEDEFF DONALD A & ELIZABETH	PO BOX 6008	SAN RAMON CA		94583
684	195132008	MEDWEDEFF DONALD A & ELIZABETH	146 ROAN DR	DANVILLE CA		94526
685	202352007	MEFTAH BARMAK & NAZGOL	PO BOX 718	DANVILLE CA		94526
686	202352007	MEFTAH BARMAK & NAZGOL	18 RIMA CT	DANVILLE CA		94526
687	195151007	MEHRAN MARYAM R TRE	PO BOX 783	DIABLO CA		94528
688	202372001	MEHTA KHUSHRO F & MEHER K	696 SAN RAMON VALLEY BLVD	DANVILLE CA		94526
689	202394007	MENICHELLI SANDRA J	23 BORMIO CT	DANVILLE CA		94526
690	203280008	MENSENDIEK JOHN & BARBARA	2335 HOLLY OAK DR	DANVILLE CA		94506
691	195141017	MERRILL CHARLES E & LINDA	PO BOX 799	DIABLO CA		94528
692	215370023	MESCALL THOMAS & DEBORAH TRE	104 WINDOVER DR	DANVILLE CA		94506
693	215430028	MESSMAN RICHARD L TRE	114 LEAFIELD RD	DANVILLE CA		94506
694	202353005	METZ EDWARD J & SHAREN J TRE	15 RIMA CT	DANVILLE CA		94526
695	195270043	METZLER CRAIG & LINDA TRE	PO BOX 593	DIABLO CA		94528
696	202403009	MEYER GREGORY K & CAROL TRE	43 VICENZA CT	DANVILLE CA		94526
697	195270046	MICEK JOHN J IV & NOELLE	PO BOX 693	DIABLO CA		94528
698	202351003	MICELI DANIEL J & KARIN L TRE	104 MARGONE CT	DANVILLE CA		94526
699	215430034	MICHAUD NATHALIE M	115 LEAFIELD RD	DANVILLE CA		94506
700	196330032	MIDDLETON DAVID A & JOANNE	27 LEONARD CT	DANVILLE CA		94526
701	202354005	MIER DAVID E & DEBORAH A	33 SAVONA CT	DANVILLE CA		94526
702	202362007	MILLER DUNCAN A & VALERIE TRE	66 GRADO CT	DANVILLE CA		94526
703	202392002	MILLER LARRY S & KIMBERLY M	160 MERANO ST	DANVILLE CA		94526
704	195134008	MILLINGTON RICHARD L III TRE	212 BELGIAN DR	DANVILLE CA		94526
705	215010001	MILLS TONI L TRE	1628 CLINTON AVE	ALAMEDA CA		94501
706	195270029	MIMRAN RONNIE I & DIANE G	PO BOX 928	DIABLO CA		94528
707	215040006	MINEAR DONALD	2280 BLACKHAWK RD	DANVILLE CA		94506
708	196330048	MITCHEOM MICHAEL J & LISA TRE	200 DAVID LN	DANVILLE CA		94526
709	195270041	MOELLER JEFF & MELODY	PO BOX 72	DIABLO CA		94528
710	195420003	MOELLER-GAMBS BARBARA TRE	PO BOX 947	DIABLO CA		94528
711	202100026	MOGHADAM MATIN & JEANNE	10 WANFLETE CT	ORINDA CA		94563
712	196330057	MONTERROSA LLC	1485 ENEA CIR #1490	CONCORD CA		94520
713	215220017	MOORE CAROL M TRE	2300 TREE CREEK PL	DANVILLE CA		94506
714	215220007	MOORE THOMAS A & SUE A TRE	242 STILL CREEK RD	DANVILLE CA		94506
715	202354002	MOREFIELD RICHARD TRE	39 SAVONA CT	DANVILLE CA		94526
716	215380026	MORRIS KEVIN M TRE	113 WINDOVER DR	DANVILLE CA		94506
717	215220023	MORRIS TIMOTHY E & KAREN L	222 STILL CREEK RD	DANVILLE CA		94506
718	202403016	MORRISON PAUL L & EDDA M	20 VOLTERRA CT	DANVILLE CA		94526
719	195134019	MOSQUERA MIGUEL & VERNA	144 BELGIAN DR	DANVILLE CA		94526
720		MOSS JIM	2525 HOLLY OAK DR	DANVILLE CA		94506
721	196330047	MOSS KEVIN	100 DAVID LN	DANVILLE CA		94526
722	203272002	MOSSINO RALPH L & JEANNETTE	2385 HOLLY OAK DR	DANVILLE CA		94506
723	215311005	MOSSLER ROBERT E & VICTORIA C	1 SUNGLEN WAY	DANVILLE CA		94506
724		MOTTER JAMES G & ROBERTA	17 GLENN HOLLOW ROAD	DANVILLE CA		94506
725	215420019	MOTTER JAMES G & ROBERTA	9000 CROW CANYON RD	DANVILLE CA	#S-103	94506
726	195210032	MOULTHROP CLARK G & ELLEN O	PO BOX 425	DIABLO CA		94528
727	202404011	MULFORD JEFFREY H & SANDRA J	11 VOLTERRA CT	DANVILLE CA		94526
728	215430030	MULLIN PATRICK D & SHARON TRE	118 LEAFIELD RD	DANVILLE CA		94506
729	195280050	MUNGER MILES K	PO BOX 8	DIABLO CA		94528
730	202401005	MUNIZ JEFFREY R	119 MERANO ST	DANVILLE CA		94526
731	215010003	MUNOZ CARLOS E & SILVIA M TRE	2016 DIABLO RD	DANVILLE CA		94506
732	195270007	MURPHY MARK	PO BOX 877	DIABLO CA		94528
733	215170010	MURRAY JOHN R & KARIN L TRE	49 DIABLO CREEK PL	DANVILLE CA		94506
734		Murty Rama	49 Vicenza Ct.	Danville, CA		94526
735	195170017	MUSCO MARK TRE	PO BOX 6	DIABLO CA		94528
736	215170006	MUSTION RANDY W & SUSAN M TRE	41 DIABLO CREEK PL	DANVILLE CA		94506
737		Myers Melinda	2135 Canyon Oak Lane	Danville, CA		94506
738	215010016	MYERS WILLIAM JR & FRANCES TRE	PO BOX 3006	DANVILLE CA		94526
739	215430024	NABAS ROBERT A & SALLY L TRE	106 LEAFIELD RD	DANVILLE CA		94506
740	202371020	NAJJAR GEORGE M & VERA G	82 MONZA CT	DANVILLE CA		94526
741	202391008	NAKAE LESLIE F	139 MERANO ST	DANVILLE CA		94526
742	195131004	NANDWANA RAVI D	187 ROAN DR	DANVILLE CA		94526
743	195131004	NANDWANA RAVI D	225 MATTESON CT	DANVILLE CA		94526
744	215430020	NARDUCCI ANTHONY J & RACHEL A	9 BRIGHTWOOD CIR	DANVILLE CA		94506
745	215380015	NASH GLENN J & MARY L TRE	134 WINDOVER DR	DANVILLE CA		94506
746	202404016	NEAL JAMES R	100 MERANO ST	DANVILLE CA		94526
747	215231004	NEALIS ROBERT S & VALERIE TRE	190 ARENDS DR	DANVILLE CA		94506
748	215324006	NEARON JAMES E & BRINLY	134 SUNHAVEN RD	DANVILLE CA		94506

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749	202241017	NEITZKE MICHAEL J & JILL TRE	1032 HILL MEADOW PL	DANVILLE CA		94526
750	202092005	NELSON BRIAN S & KATHLEEN B	134 REDONDO WAY	DANVILLE CA		94526
751	215360001	NELSON DAN TRE	43 BRIGHTWOOD CIR	DANVILLE CA		94506
752	215232015	NELSON DAVID B & KRISTIN L TRE	246 ARENCY CT	DANVILLE CA		94506
753	195121020	NEMANIC JOHN A & CYNTHIA S TRE	151 MAIDEN LN	DANVILLE CA		94526
754	195133014	NESBIT DOUGLAS A & LISA M TRE	25 GELDING CT	DANVILLE CA		94526
755	202410007	NESIS HENRY I TRE	24 CAMPBELL PL	DANVILLE CA		94526
756	202404010	NEUMANN WALTER GERD & ROSWITA	13 VOLTERRA CT	DANVILLE CA		94526
757	202091010	NEW GROWTH FINANCIAL	PO BOX 490	DANVILLE CA		94526
758	195420002	NEWTON MARILYN L	PO BOX 548	DIABLO CA		94528
759	202404010	NG MATTHEW & JENNIFER	13 VOLTERRA CT	DANVILLE CA		94526
760	215380030	NG MATTHEW & JENNIFER	5 WINDOVER TER	DANVILLE CA		94506
761	195141021	NICHOLAS IRVIN D JR TRE	PO BOX 0250	DIABLO CA		94528
762	215304007	NICHOLAS WARWICK A & MICHELLE	1 WESTWARD LN	DANVILLE CA		94506
763	195191014	NICHOLSON JOHN & KATHLEEN TRE	PO BOX 696	DIABLO CA		94528
764	215180016	NICOLA NAJAT S	31 CAMERON CT	DANVILLE CA		94506
765		NICOLINI LISA	PO BOX 630	DIABLO CA		94528
766	215302008	NIELAN PAUL E TRE	5 CROWNRIDGE DR	DANVILLE CA		94506
767	215313008	NISHINO PHILIP K & MUTSUKO TRE	104 SUNHAVEN RD	DANVILLE CA		94506
768	195121022	NOBLE GREGORY E & TRACY ANN	131 MAIDEN LN	DANVILLE CA		94526
769	215220020	NUNNERY AARON R & SALLY A TRE	2311 TREE CREEK PL	DANVILLE CA		94506
770	215180006	NYSTEDT BO JOHAN & ANASTASIA G	50 CAMERON CT	DANVILLE CA		94506
771		Nystrom Barbra	PO Box 709	Diablo CA		94528
772	195170032	NYSTROM JOHN D & BARBRA R TRE	PO BOX 790	DIABLO CA		94528
773	202371005	OAS RICHARD SCOTT & CELIA TRE	1009 MCCAULEY RD	DANVILLE CA		94526
774	196330054	OBRIEN CHARLES A & MARIE F	PO BOX 538	DANVILLE CA		94526
775	202353004	OBRIEN THOMAS O	17 RIMA CT	DANVILLE CA		94526
776	202395001	OCHELTREE ROBERT R & CHARISE	81 MILANO CT	DANVILLE CA		94526
777	195131003	OCONNELL SEAN & CHRISTINA TRE	179 ROAN DR	DANVILLE CA		94526
778	215420023	ODELL RONALD J & MARGO M	4 GLEN HOLLOW RD	DANVILLE CA		94506
779	202371009	OLDENBURG JOHN CHRISTOPHER	1017 MC CAULEY RD	DANVILLE CA		94526
780	195141008	OLDFATHER JONATHAN E TRE	248 FAIRWAY DR	DANVILLE CA		94526
781	202363006	OLIN BILL D TRE	5945 BIRKDALE LN	SAN LUIS OBISPO CA		93401
782	215430040	OLIN LAWRENCE C & MARTHA E TRE	103 LEAFIELD RD	DANVILLE CA		94506
783	202401003	OLIVER JOHN G & FLOYDENE TRE	PO BOX 581	DIABLO CA		94528
784	203261014	OLMSTAD CHRISTINA & KEVIN	18 BLACK OAK COURT	DANVILLE CA		94506
785	203261014	Olmsted Kevin E & Christina M	18 Black Oak Ct	Danville CA		94506
786	202363001	OLSON BART R & SUSAN B	67 GRADO CT	DANVILLE CA		94526
787	202391009	OLSON JEFFREY P & MARCY A	141 MERANO ST	DANVILLE CA		94526
788	215303008	ONEILL PATRICK & MONICA TRE	PO BOX 874	DIABLO CA		94528
789	215303008	ONEILL PATRICK S & MONICA P	PO BOX 3296	DANVILLE CA		94526
790	202371018	ONEILL SHARON SIOBHAN	1013 MCCAULEY RD	DANVILLE CA		94526
791	215370017	ONEY MARK K & GAIL ANNE TRE	40 BRIGHTWOOD WAY	DANVILLE CA		94506
792	215191002	ORIGILL DAVID D & JANET M	1305 STILL CREEK PL	DANVILLE CA		94506
793	202395006	OROZCO RICARDO E & MERCEDES H	71 MILANO CT	DANVILLE CA		94526
794	215290012	OSPECK MATT & MARIE	1 BROOKTREE DR	DANVILLE CA		94506
795		Oxenburgh Bob, The Athenian School	2100 Mt. Diablo Scenic Blvd.	Danville, CA		94506
796	215360003	PADGETT DAVID K & NOLA A TRE	39 BRIGHTWOOD LN E	DANVILLE CA		94506
797	215420025	PAI VENKATRAO S TRE	1 SHADEWELL CT	DANVILLE CA		94506
798	195420005	PAIGE RUDOLPH S & G L TRE	PO BOX 731	DIABLO CA		94528
799	215180011	PALANDRANI LOUIS P & KIMBERLY	51 CAMERON CT	DANVILLE CA		94506
800	215030004	PAPA GREG & ANGELA E	11 SAN ANDREAS DR	DANVILLE CA		94506
801		Pargett Lola	4 Diablo Ct.	Danville, CA		94526
802	195133003	PARKER ANDREW & KRISTA TRE	147 BELGIAN DR	DANVILLE CA		94526
803		PARKER DIANA	15 RAILROAD AVE	DANVILLE CA		94526
804	195280055	PARKER GEORGE THOMAS TRE	PO BOX 753	DIABLO CA		94528
805	202363004	PARKER ROBERT BRIAN & NANCY	70 NOVARA CT	DANVILLE CA		94526
806	195270036	PARVIZIAN MEHDI	PO BOX 526	DIABLO CA		94528
807	215220018	PATEL MANISH S & SUNITA R TRE	2303 TREE CREEK PL	DANVILLE CA		94506
808	215180013	PATHMAN-NEIL DAVIDA	43 CAMERON CT	DANVILLE CA		94506
809	195141009	PAULSON STEPHEN K & KATHIE B	256 FAIRWAY DR	DANVILLE CA		94526
810	195270010	PEARSON CHARLES A	PO BOX 850	DIABLO CA		94528
811	195132005	PEARSONS SCOTT P & RUTH A	173 CLYDESDALE DR	DANVILLE CA		94526
812	195200004	PECK MARY LYNN TRE	PO BOX 275	DIABLO CA		94528
813	202401009	PEDERSON GARRETT & LINDA TRE	127 MERANO ST	DANVILLE CA		94526
814	202092003	PELLEY MICHAEL L & BRIDGIT	118 REDONDO WAY	DANVILLE CA		94526
815	215302006	PENNA JOHN B & ALISON K	9 CROWNRIDGE DR	DANVILLE CA		94506
816	196330055	PEOPLE MEETING CHRIST FDT	222 W EL PINTADO	DANVILLE CA		94526

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817	202410004	PEREIRA GEORGE M & MAUREEN TRE	10 CAMPBELL PL	DANVILLE CA		94526
818	202403003	PERERA NIRMALAL C & KSHAMA TRE	55 VICENZA CT	DANVILLE CA		94526
819	195170014	PERINO ANTHONY J & CARRIE A	PO BOX 393	DIABLO CA		94528
820	202363006	PERRETT ROBERT JONATHAN	74 NOVARA CT	DANVILLE CA		94526
821	196330052	PERRY ADAM & JANINE	153 HILL RD	DANVILLE CA		94526
822	215370007	PETERS DONNA C TRE	49 BRIGHTWOOD CIR	DANVILLE CA		94506
823	195270012	PETERSEN DOROTHY B TRE	PO BOX 332	DIABLO CA		94528
824	215290003	PFEIFFER GARY S TRE	19 BROOKTREE DR	DANVILLE CA		94506
825	215430041	PHELPS DARRYL W JR TRE	8 SHADEWELL CT	DANVILLE CA		94506
826	202391005	PHILBEN MICHAEL A & LAURA	133 MERANO ST	DANVILLE CA		94526
827	215232018	PLACE JOHN H TRE	270 ARENCY CT	DANVILLE CA		94506
828		Place Nicola	2550 Mt. Diablo Scenic	Diablo, CA		94528
829		Place Rosemarie	270 Arency Ct.	Danville, CA		94506
830	215420008	PLITT MATTHEW C & KAYE H	131 SHADEWELL DR	DANVILLE CA		94506
831	195131007	POAGE JEFFREY TRE	211 ROAN DR	DANVILLE CA		94526
832	215370019	POND RANDALL E & CYNTHIA M TRE	48 BRIGHTWOOD CIR	DANVILLE CA		94506
833	196330019	POPOVICH PETER J TRE	57 LEONARD CT	DANVILLE CA		94526
834	202391013	POTOCKI JOHN J TRE	149 MERANO ST	DANVILLE CA		94526
835	203272001	PREISS DAVID L & LORI A	2375 HOLLY OAK DR	DANVILLE CA		94506
836	215324010	PRESSLER ARMIN & CHRISTINA	126 SUNHAVEN RD	DANVILLE CA		94506
837	195132002	PRICE I WAYNE & BETTY L TRE	191 CLYDESDALE DR	DANVILLE CA		94526
838	215420013	PROBST SCOTT D & JODI L	5 GLEN HOLLOW RD	DANVILLE CA		94506
839	195132010	PROCTOR LESTER & JUNE TRE	174 ROAN DR	DANVILLE CA		94526
840	202403007	PROKOP JOSEPH M	47 VICENZA CT	DANVILLE CA		94526
841	215290009	PUNJANI AMEIN	7 BROOKTREE DR	DANVILLE CA		94506
842	195121016	PURCELL JAMES LANNAN	118 CAMEO DR	DANVILLE CA		94526
843	202050042	PURCELL WILLIAM E & JILL B	1400 DIABLO RD	DANVILLE CA		94526
844	196330056	QU XING	822 O'BRIEN PL	DANVILLE CA		94526
845	215312003	QUINT VICTOR W & MENDA J	115 SUNHAVEN RD	DANVILLE CA		94506
846	215010008	RADER RALPH D III TRE	3 CREEKLEDGE CT	DANVILLE CA		94506
847	202382011	RADLICK PHILLIP & JANINE TRE	1022 MC CAULEY RD	DANVILLE CA		94526
848	215220010	RAGNI JOSEPH R & LUISE E	2328 TREE CREEK PL	DANVILLE CA		94506
849	215170006	RAMOS NORMAN J & KELLY A	41 DIABLO CREEK PL	DANVILLE CA		94506
850	202241013	RAO SATISH & SUCHITRA TRE	1040 HILL MEADOW PL	DANVILLE CA		94526
851	195151001	RAHPEL JOSEPH E & SUSAN TRE	PO BOX 786	DIABLO CA		94528
852	215380008	RAY SUSAN T	120 WINDOVER DR	DANVILLE CA		94506
853	195270013	RED HORSE APARTMENTS LLC	401 CASTANYA CT	DANVILLE CA		94526
854		REDMER MARGARET	2265 DEER OAK WAY	DANVILLE CA		94506
855	195123010	REED MICHAEL H & JOYCE E TRE	103 BELGIAN DR	DANVILLE CA		94526
856		Reed Ralph & Arlene	PO Box 785	Diablo CA		94528
857	215321004	REEVES DAVID C & BECKY N TRE	133 SUNHAVEN RD	DANVILLE CA		94506
858	195134007	REGAN FRANCIS J & JEANNE K TRE	218 BELGIAN DR	DANVILLE CA		94526
859	202393006	REGET JAMES K & JONI M	110 SUNHAVEN RD	DANVILLE CA		94506
860	202393006	REGET JAMES K & JONI M	24 BORMIO CT	DANVILLE CA		94526
861	202410010	RELOVA STEPHEN A & SANDRA TRE	30 CAMPBELL PL	DANVILLE CA		94526
862	202410006	RETFERFORD MARK & YANA TRE	18 CAMPBELL PL	DANVILLE CA		94526
863	202403010	RETTAGLIATA MATTHEW J	41 VICENZA CT	DANVILLE CA		94526
864	202391002	RETTAGLIATA THOMAS A & C L TRE	171 MERANO ST	DANVILLE CA		94526
865		Reyna Chuck	693 Adobe Dr.	Danville, CA		94526
866		Reyna Denise	693 Adobe Dr.	Danville, CA		94526
867	195132011	REYNOLDS NANCY R TRE	182 ROAN DR	DANVILLE CA		94526
868	215312001	REZOWALLI KENT & HEATHER	2 SUNGLEN WAY	DANVILLE CA		94506
869	195270013	RH APARTMENTS LLC	1375 LOCUST ST STE 221	WALNUT CREEK CA		94596
870	195133007	RIAZI ALIREZA	173 BELGIAN DR	DANVILLE CA		94526
871	195133022	RICH ANDREW V & JODY B	11 SURREY CT	DANVILLE CA		94526
872	202403021	RICHARDSON FAITH M TRE	30 VOLTERRA CT	DANVILLE CA		94526
873	215050017	RICHARDSON JAN J TRE	421 FREMEREY CT	DANVILLE CA		94506
874	215360005	RICKEY PATRICK L & APRIL A	37 BRIGHTWOOD E LN	DANVILLE CA		94506
875	202352001	RIGBY SHAUN N & ALLISON	105 MARGONE CT	DANVILLE CA		94526
876	202394009	RINGWOOD DIANE A TRE	62 MILANO CT	DANVILLE CA		94526
877	215220009	RIOS JOSE A TRE	234 STILL CREEK RD	DANVILLE CA		94506
878	215312004	RIOUX PAUL A & CAROL M TRE	117 SUNHAVEN RD	DANVILLE CA		94506
879	215220003	RIPPEE DEAN T	233 STILL CREEK RD	DANVILLE CA		94506
880	215322005	RISSEY ROLAND J & JANE C TRE	151 SUNHAVEN RD	DANVILLE CA		94506
881	215322005	RISSEY ROLAND J & JANE C TRE	5928 EMBRY SPRING LN	ALEXANDRIA VA		22315
882		RITTER RANDY	3160 CROW CANYON PLACE # 150	SAN RAMON CA		94583
883	202361003	RITTERBUSH DAVID WAYNE TRE	54 TORINO CT	DANVILLE CA		94526
884	215220005	RITTERRATH ERIC J	241 STILL CREEK RD	DANVILLE CA		94506

	A	B	C	D	E	F
885	215420012	ROBERTSON DONALD J TRE	1361 DRAKE AVE	BURLINGAME CA		94010
886	215420012	ROBERTSON DONALD J TRE	3 GLEN HOLLOW RD	DANVILLE CA		94506
887	215420012	ROBERTSON DONALD J TRE	696 SAN RAMON VALLEY BLVD	DANVILLE CA		94526
888	195170016	ROBINSON CAROLYN D TRE	6618 TOWHEE LN	CARLSBAD CA		92011
889	196320013	ROBINSON RICHARD A & SHARON E	410 JEANNIE CT	DANVILLE CA		94526
890	215304001	RODGERS ANDREW W & TERESA	2 WESTWARD LN	DANVILLE CA		94506
891	203271008	ROGERS BARBARA B TRE	2435 WHITE OAK PL	DANVILLE CA		94506
892	215232001	ROLLE THOMAS M	191 ARENDS DR	DANVILLE CA		94506
893	195121018	ROLLER DAVID W TRE	171 MAIDEN LN	DANVILLE CA		94526
894	196330044	ROLLING HILLS COMMUNITY CHURCH	1565 GREEN VALLEY RD	DANVILLE CA		94526
895	202404006	ROSE & MINNA LLC	PO BOX 207	DIABLO CA		94528
896		Rose David	2000 Pin Oak Pl	Danville, CA		94506
897		Rose Renee	2000 Pin Oak Pl.	Danville, CA		94506
898	202402003	ROSEN JEFFREY M & TRACY C	44 VICENZA CT	DANVILLE CA		94526
899	202402011	ROTH BRADLEY J & KATHLEEN TRE	60 VICENZA CT	DANVILLE CA		94526
900	215370041	ROWE FREDERICK ANDERSON III	10 BRIGHTWOOD CIR	DANVILLE CA		94506
901	195170013	RUBEY ALBERT R & ANGELL LU	PO BOX 241	DIABLO CA		94528
902	202391010	RUDY MICHAEL D TRE	143 MERANO ST	DANVILLE CA		94526
903	215321002	RUESINK STEVE & LEANNE M	129 SUNHAVEN RD	DANVILLE CA		94506
904	215380011	RUETMAN TOOMAS S & DIANE TRE	126 WINDOVER DR	DANVILLE CA		94506
905	215380023	RUPLEY SEBASTIAN & AMY TRE	119 WINDOVER DR	DANVILLE CA		94506
906	215380001	RUSH MARK S & PATRICIA L TRE	106 WINDOVER DR	DANVILLE CA		94506
907	215360008	RYAN ROXANNE F	29 BRIGHTWOOD CIR	DANVILLE CA		94506
908	202371004	RYAN SEAN G & DEBORAH G	1007 MCCAULEY RD	DANVILLE CA		94526
909	202241015	SAAD PAUL J & KATHRYN M	1036 HILL MEADOW PL	DANVILLE CA		94526
910	196330033	SAINCOME EDWARAD J & JANINE C	33 LEONARD CT	DANVILLE CA		94526
911	202403012	SALEH SAMY & SOHA TRE	12 VOLTERRA CT	DANVILLE CA		94526
912	195280053	SALVO HENRY & NANCY TRE	PO BOX 853	DIABLO CA		94528
913	202081004	SAN RAMON VALLEY FIRE DISTRICT	150 HARTZ AVE	DANVILLE CA		94526
914	202081004	SAN RAMON VALLEY FIRE DISTRICT	1500 BOLLINGER CANYON RD	SAN RAMON CA		94583
915	215010004	SANDY KAROL A TRE	2024 DIABLO RD	DANVILLE CA		94506
916	196330013	SANFORD ROBERT S	21 LEONARD CT	DANVILLE CA		94526
917	202352002	SANTI FRANK R DELLI & TORI	103 MARGONE CT	DANVILLE CA		94526
918	202393008	SARAVIA ROBERT J & DEBRA	28 BORMIO CT	DANVILLE CA		94526
919	215430014	SARVER DAVID E & JEAN C	111 SHADEWELL DR	DANVILLE CA		94506
920	195191002	SASSON UZI & SUSAN	PO BOX 209	DIABLO CA		94528
921	202353003	SCHAFFER DAVID V	19 RIMA CT	DANVILLE CA		94526
922		Schafgans D.	106 Verde Mesa	Danville, CA		94526
923	195121011	SCHAIBLE DAVID & PEGGY	1564 GREEN VALLEY RD	DANVILLE CA		94526
924	202073017	SCHELL STEVEN D & AMY B	1011 EL CAJON DR	DANVILLE CA		94526
925	215170004	SCHEMBRI JOHN J & LAURA A TRE	33 DIABLO CREEK PL	DANVILLE CA		94506
926	215180015	SCHERER KEVIN M & NICOLE M	35 CAMERON CT	DANVILLE CA		94506
927	195134030	SCHERTZ MICHAEL	138 BELGIAN DR	DANVILLE CA		94526
928	202354006	SCHIAVO VINCENT & KAREN TRE	31 SAVONA CT	DANVILLE CA		94526
929	215170003	SCHINNER WILBER L TRE	29 DIABLO CREEK PL	DANVILLE CA		94506
930	202353002	SCHIRECK JOHN W & SANDRA F	21 RIMA CT	DANVILLE CA		94526
931	195192010	SCHMIDT PETER J & CATHERINE A	PO BOX 883	DIABLO CA		94528
932	202410009	SCHMIDT RICHARD A & ANGELLA	28 CAMPBELL PL	DANVILLE CA		94526
933	195170024	SCHMIDT THEODORE G TRE	2115 CONNOR PARK CV	SALT LAKE CITY UT		84109
934	195270004	SCHMITZ THOMAS A & KYRSTIN C	PO BOX 524	DIABLO CA		94528
935	195200015	SCHNEIDER GLENN D & ANDREA TRE	PO BOX 816	DIABLO CA		94528
936	196231004	Schneider Lee & Barbara Nisbet	24 Sierra Vista Place	Danville CA		94526
937	195132003	SCHNEIDER WILLIAM H TRE	189 CLYDESDALE DR	DANVILLE CA		94526
938	202353007	SCHOFIELD LOUIS F JR TRE	9 RIMA CT	DANVILLE CA		94526
939	215430001	SCHRAKAMP JEFFREY & DEBRA TRE	102 SHADEWELL DR	DANVILLE CA		94506
940	196340008	SCHREIBER MARK & JENNIFER L	10 DONNA LN	DANVILLE CA		94526
941	202241016	SCHRIMP KENNETH M & ANNETTE F	1034 HILL MEADOW PL	DANVILLE CA		94526
942	202391019	SCHROTH GARY P & ELAINE C	161 MERANO ST	DANVILLE CA		94526
943	202410013	SCHUELING RITA C TRE	33 CAMPBELL PL	DANVILLE CA		94526
944	202393010	SCHULTZ ANTHONY	32 BORMIO CT	DANVILLE CA		94526
945	202382001	SCHULTZ DEBRA	1042 MC CAULEY RD	DANVILLE CA		94526
946	202371008	SCHWARTZ DAVID P & RONNI E TRE	1015 MC CAULEY RD	DANVILLE CA		94526
947	215240003	SCOTT CHARLES & MARY C	2367 FISH CREEK PL	DANVILLE CA		94506
948	195121024	SCOTT DIXIE LEE	111 MAIDEN LN	DANVILLE CA		94526
949	202352005	SCOTT JON CARL & PAULA TRE	14 RIMA CT	DANVILLE CA		94526
950	195133011	SCOUTEN JOHN P & MARY G	217 BELGIAN DR	DANVILLE CA		94526
951	215304004	SEAMAN MARK A & AMY O	8 WESTWARD LN	DANVILLE CA		94506
952	195191023	SEDREL MICHAEL E & REBECCA J	PO BOX 383	DIABLO CA		94528

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953	202353013	SEE JOSEPH O & LAURA A	40 SAVONA CT	DANVILLE CA		94526
954	195280037	SENASAC DOLPH C & NONA R	PO BOX 627	DIABLO CA		94528
955	195210026	SERPA DAWN	PO BOX 233	DIABLO CA		94528
956	195151002	SERPA LESLIE J	PO BOX 7	DIABLO CA		94528
957	195151002	SERPA LESLIE J	390 RAILROAD AVE #201	DANVILLE CA		94526
958	195141003	SERPAN JEFFREY L	208 FAIRWAY DR	DANVILLE CA		94526
959		SERPAN JENNIFER B	9 GLEN HOLLOW RD	DANVILLE CA		94506
960	215420015	SERPAN MICHAEL R TRE	9 GLEN HOLLOW RD	DANVILLE CA		94506
961	215311002	SEVERANCE DOUGLAS E & MARILYN	105 SUNHAVEN RD	DANVILLE CA		94506
962	195210019	SHANK MUIR SORRICK TRE	PO BOX 258	DIABLO CA		94528
963	215313005	SHARMA ASHISH & DINEKA	110 SUNHAVEN RD	DANVILLE CA		94506
964	215301003	SHAW JEFFREY P & JANET M TRE	1 CROWNRIDGE TER	DANVILLE CA		94506
965	202391001	SHAW ROBERT L & PAMELA M	169 MERANO ST	DANVILLE CA		94526
966	202410016	SHCERR EDWARD P TRE	27 CAMPBELL PL	DANVILLE CA		94526
967	195280035	SHEINBERG MICHAEL A & TRICIA L	PO BOX 698	DIABLO CA		94528
968	196330028	SHELL RACHELLE RODRIGUES	39 LEONARD CT	DANVILLE CA		94526
969	202241023	SHERVE DAVID & PATRICIA	1020 HILL MEADOW PL	DANVILLE CA		94526
970	202410011	SHERWOOD PATRICK J & TRACEY R	32 CAMPBELL PL	DANVILLE CA		94526
971	202401002	SHIMANE CASEY KEISUKE TRE	113 MERANO ST	DANVILLE CA		94526
972	202092004	SHIMANSKY MICHAEL K JR & SUE A	126 REDONDO WAY	DANVILLE CA		94526
973	215430019	SHIPP ROBERT ALLEN & JULIE TRE	7 BRIGHTWOOD CIR	DANVILLE CA		94506
974	202410015	SHIRES GLEN & RHIANNON	19 CAMPBELL PL	DANVILLE CA		94526
975	202353012	SHOLER CARY E & LILY ANN	38 SAVONA CT	DANVILLE CA		94526
976	202363005	SHOU GUOHOA	72 NOVARA CT	DANVILLE CA		94526
977	215322004	SHOVLOWSKY ROBERT M & TERESA A	149 SUNHAVEN RD	DANVILLE CA		94506
978	195122006	SHRYER WILLIAM J & SUSAN	120 MAIDEN LN	DANVILLE CA		94526
979	215370028	SHUTT ROLAND L & DENISE L TRE	3 BRIGHTWOOD CIR	DANVILLE CA		94506
980	195191021	SIEVERS TARYN TRE	PO BOX 395	DIABLO CA		94528
981		Signorelli Martin & Justine	PO Box 391	Diablo, CA		94528
982	202091008	SILVA MANUEL & LAUREN J	123 REDONDO WAY	DANVILLE CA		94526
983	215180007	SILVA PAOLO M TRE	54 CAMERON CT	DANVILLE CA	7	94506
984	215370025	SIMMONS ROBERT J & JULIANNE M	4 WINDOVER TER	DANVILLE CA		94506
985	215370029	SIMPSON DANIEL G & LAURA A	5 BRIGHTWOOD CIR	DANVILLE CA		94506
986	215324003	SINGER DARREN A & BONNIE E	140 SUNHAVEN RD	DANVILLE CA		94506
987	202091012	SINGH SURINDER & SUKHJEET K	101 REDONDO WAY	DANVILLE CA		94526
988	202362003	SIXKILLER GERALD M & JOAN	53 TORINO CT	DANVILLE CA		94526
989		SLAUGHTER JOHN	6 DONNA LANE	DANVILLE CA		94506
990	195210010	SLAVONIA JOSEPH G & MARGUERITE	PO BOX 576	DIABLO CA		94528
991	195121009	SMALL SCOT LORIN & JULIE D TRE	1548 GREEN VALLEY RD	DANVILLE CA		94526
992		Smith Amy	108 Victoria Pl.	Danville, CA		94506
993	195134018	SMITH CARRIE A	150 BELGIAN DR	DANVILLE CA		94526
994		Smith Chad	108 Victoria Pl.	Danville, CA		94506
995	202352006	SMITH DON H & KAORI K	16 RIMA CT	DANVILLE CA		94526
996	203280011	SMITH ERYN	2365 HOLLY OAK DR	DANVILLE CA		94506
997	202404007	SMITH GARY F & CARMELLA TRE	19 VOLTERRA CT	DANVILLE CA		94526
998	195200003	SMITH JOHN O & ANNE G TRE	PO BOX 886	DIABLO CA		94528
999	215170014	SMITH KATHLEEN A	58 DIABLO CREEK PL	DANVILLE CA		94506
1000	202073015	SMITH MARIANNA C TRE	1027 EL CAJON DR	DANVILLE CA		94526
1001	195132009	SMITH RICHARD J TRE	166 ROAN DR	DANVILLE CA		94526
1002	215232012	SMITH SCOTT G & ANGELA M	167 ARENDS DR	DANVILLE CA		94506
1003	215220001	SOFRANAC JOHN & CYNTHIA	221 STILL CREEK RD	DANVILLE CA		94506
1004	202242006	SOKAT THOMAS E & SUSAN L TRE	1019 HILL MEADOW PL	DANVILLE CA		94526
1005	215010014	SOLOW TERESA CHEUNG	6 CREEKLEDGE CT	DANVILLE CA		94506
1006	195210019	SORRICK BRIAN B TRE	PO BOX 301	BODEGA CA		94922
1007	215290008	SOSNICK MATTHEW D & ERICA A	9 BROOKTREE DR	DANVILLE CA		94506
1008	215232004	SOUTHARD CHRIS & LYNN W TRE	238 ARENCY CT	DANVILLE CA		94506
1009	195131012	SOWERS BRIAN & DAWN	238 BELGIAN DR	DANVILLE CA		94526
1010	202391003	SPARR GEORGE W & BARBARA K TRE	129 MERANO ST	DANVILLE CA		94526
1011	202402001	SPEAR THOMAS R	40 VICENZA CT	DANVILLE CA		94526
1012	195133023	SPENCE MARGARET	164 CLYDESDALE DR	DANVILLE CA		94526
1013	215302002	SPINNER ROBERT A & ADRIANA TRE	4 CROWNRIDGE DR	DANVILLE CA		94506
1014	215360004	SPOSETO DOMINIC W TRE	41 BRIGHTWOOD LN E	DANVILLE CA		94506
1015	215370009	SPOSITO JEFFREY W & TERESA R	45 BRIGHTWOOD CIR	DANVILLE CA		94506
1016	215170002	SPRINGMAN LINDA D TRE	25 DIABLO CREEK PL	DANVILLE CA		94506
1017	215010013	SQUERI DENIS JAMES	8 CREEKLEDGE CT	DANVILLE CA		94506
1018	220800006	Squires M Franklin	1088 Yorkshire Pl	Danville CA		94506
1019	195270017	ST JOHN JAY & KAREN B	PO BOX 323	DIABLO CA		94528
1020	215170007	STADTLER JOHN & STEPHANIE TRE	43 DIABLO CREEK PL	DANVILLE CA		94506

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1021	202371018	STAINKEN SHARON	1013 MCCAULEY RD	DANVILLE CA		94526
1022	202371018	STAINKEN SHARON	696 SAN RAMON VALLEY BLVD	DANVILLE CA		94526
1023	202402007	STARK DANIEL F & LAURIE B	52 VICENZA CT	DANVILLE CA		94526
1024	215370031	STARN PAUL H & MANDEE J	13 BRIGHTWOOD CIR	DANVILLE CA		94506
1025	202354004	STATON DANIEL T & JANIS	35 SAVONA CT	DANVILLE CA		94526
1026	215303003	STEDMAN J MICHAEL & M B TRE	11 HUNTERS TER	DANVILLE CA		94506
1027	215324004	STEELE ROBERT B & ROSLYN K	138 SUNHAVEN RD	DANVILLE CA		94506
1028	195133001	STEFFEN ANDREW J & LOUANNE	10 SORREL CT	DANVILLE CA		94526
1029	202242007	STEFFEN CHARLES & JULIANNE	1021 HILL MEADOW PL	DANVILLE CA		94526
1030	202242007	STEFFEN CHARLES & JULIANNE	56 VAN GORDON PL	DANVILLE CA		94526
1031	215040007	STEFFENS CARLOS & MARGARET TRE	198 ARENDS DR	DANVILLE CA		94506
1032	195131001	STEGER FAMILY HOLDING LLC	151 MAIDEN LN	DANVILLE CA		94526
1033	202401006	STEIN FREDERIC WAYNE TRE	121 MERANO ST	DANVILLE CA		94526
1034	202361008	STEINBRECHER MICHAEL & L C TRE	60 TORINO CT	DANVILLE CA		94526
1035	202394013	STEINER DENNIS K & JUDITH A	70 MILANO CT	DANVILLE CA		94526
1036		STEVENS DAVID DEPUTY FIRE MARSHAL, SRV FIRE	1500 BOLLINGER CANYON ROAD	SAN RAMON CA		94583
1037	215420001	STEVENS JOHN R	118 SHADEWELL DR	DANVILLE CA		94506
1038	195180026	STEVENS KENNETH V & DEBORAH A	PO BOX 262	DIABLO CA		94528
1039	202395009	STEVENS W SCOTT & JUDY	65 MILANO CT	DANVILLE CA		94526
1040	202382010	STEVENSON MARK D & JILL A TRE	1024 MCCAULEY RD	DANVILLE CA		94526
1041	202394003	STEWART ROBERT & ROBERTA TRE	31 BORMIO CT	DANVILLE CA		94526
1042	215050012	STONER HAROLD D & KAREN J TRE	400 FREMEREY CT	DANVILLE CA		94506
1043	202242011	STONER RANDALL WAYNE TRE	1029 HILL MEADOW PL	DANVILLE CA		94526
1044		STOWERS JODY & CRISTINA	2647 MOSSY OAK DRIVE	BLACKHAWK CA		94506
1045	215303006	STRICKLER CHARLES A & SUSAN	5 HUNTERS TER	DANVILLE CA		94506
1046	215304003	STROIN JEFFREY & TERESA TRE	6 WESTWARD LN	DANVILLE CA		94506
1047	215430007	STUDER SLATE & AMY	114 SHADEWELL DR	DANVILLE CA		94506
1048	215030005	STURLA JOHN & VANESSA	15 SAN ANDREAS DR	DANVILLE CA		94506
1049	202391016	SU OLIVER J & JONG-CHIOU L TRE	155 MERANO ST	DANVILLE CA		94526
1050	195210033	SUCIU JOHN P & DIANE M	1350 CALIFORNIA ST #403	SAN FRANCISCO CA		94109
1051	195210033	SUCIU JOHN P & DIANE M TRE	PO BOX 18	DIABLO CA		94528
1052	215322002	SUGERMAN RICHARD M & CAROL S	145 SUNHAVEN RD	DANVILLE CA		94506
1053	215170019	SURANO KRIS A & SYLVIA E	13 DIABLO CREEK CT	DANVILLE CA		94506
1054	215306001	SUTAK THOMAS A & THERESA J TRE	8 EASTWARD LN	DANVILLE CA		94506
1055	202393009	SWAGER GARY K & MARY T TRE	30 BORMIO CT	DANVILLE CA		94526
1056	195131002	SWANSON GARY P & JENNIFER TRE	171 ROAN DR	DANVILLE CA		94526
1057	215324007	SWEET ROBERT E TRE	132 SUNHAVEN RD	DANVILLE CA		94506
1058	215420010	SYPNIEWSKI KEVIN	127 SHADWELL DR	DANVILLE CA		94506
1059	202361004	SZEWCZYK TERENCE & SUSAN TRE	56 TORINO CT	DANVILLE CA		94526
1060	202403011	SZBALSKI MARY F TRE	10 VOLTERRA CT	DANVILLE CA		94526
1061	195123001	TALBOT FREDERICK & MICAELA TRE	18 SORREL CT	DANVILLE CA		94526
1062	215312002	TAM DING Y & ELEANOR S TRE	111 SUNHAVEN RD	DANVILLE CA		94506
1063	215290005	TAM STEPHEN Y & MUK LAN	15 BROOKTREE DR	DANVILLE CA		94506
1064	202392004	TAMAGNI SHARON T	156 MERANO ST	DANVILLE CA		94526
1065	203271006	TAN ALFRED E & KATHLEEN TRE	2415 WHITE OAK PL	DANVILLE CA		94506
1066	215020005	TAN PETER M TRE	2100 BLACKHAWK RD	DANVILLE CA		94506
1067	215180012	TANNER CLELEN C & CAROL A TRE	47 CAMERON CT	DANVILLE CA		94506
1068	195121038	TARABOCHIA DOMINIC M	102 BELGIAN DR	DANVILLE CA		94526
1069	202394008	TARLIAN SARKEY & JOSEPHINE E	21 BORMIO CT	DANVILLE CA		94526
1070	202050078	TEARDROP PARTNERS	3189 DANVILLE BLVD	ALAMO CA	#240	94507
1071	195210036	TERRY BETTY H TRE	PO BOX 641	DIABLO CA		94528
1072	202392003	TESHIMA JULIA L	158 MERANO ST	DANVILLE CA		94526
1073	202242005	THATCH JOHN M & MARION T TRE	1017 HILL MEADOW PL	DANVILLE CA		94526
1074	195420009	THEODORES JAMES E & HALEY TRE	PO BOX 384	DIABLO CA		94528
1075	203271012	THERIAULT ALEXANDER & NANCY	2450 WHITE OAK PL	DANVILLE CA		94506
1076	195141013	THOMAS GEORGE M & JILL J	288 FAIRWAY DR	DANVILLE CA		94526
1077	202404005	THOMAS JAY D & ANTOINETTE TRE	23 VOLTERRA CT	DANVILLE CA		94526
1078	195133002	THOMAS K BLAIR & JODI M TRE	2 SORREL CT	DANVILLE CA		94526
1079	202403013	THOMPSON BRAD R & NANCY J	14 VOLTERRA CT	DANVILLE CA		94526
1080	215301002	THOMPSON PAUL D & SHANNON S	13 CROWN RIDGE TER	DANVILLE CA		94506
1081	195200017	THOMPSON THOMAS W & LISA TRE	PO BOX 381	DIABLO CA		94528
1082	196320009	THORNER BRIAN R & HEATHER K	405 JEANNIE CT	DANVILLE CA		94526
1083	203280004	THORSON MARK ALLAN TRE	2324 HOLLY OAK DR	DANVILLE CA		94506
1084	215380016	TICKNOR STEPHEN B & CAMMY C	136 WINDOVER DR	DANVILLE CA		94506
1085	195180039	TIERNAN ROBERT	205 EVERGREEN ST	LAKE OSWEGO OR		97034
1086	195170008	TIERNAN ROBERT & MARILYN TRE	PO BOX 413	DIABLO CA		94528
1087	195133017	TIESKOETTER KEVIN J	1 GELDING CT	DANVILLE CA		94526
1088	202353012	TIU TERESA TRE	38 SAVONA CT	DANVILLE CA		94526

	A	B	C	D	E	F
1089	202403020	TJOA MEILLIE N	28 VOLTERRA CT	DANVILLE CA		94526
1090	196330018	TOM SHERRI S TRE	51 LEONARD CT	DANVILLE CA		94526
1091	215430018	TOPOR STEPHEN & ELIZABETH TRE	101 SHADEWELL DR	DANVILLE CA		94506
1092	215430018	TOPOR STEPHEN A TRE	101 SHADEWELL DR	DANVILLE CA		94506
1093	215370016	TRAFAS BRIAN M & JUDY B TRE	4 BRIGHTWOOD WAY	DANVILLE CA		94506
1094	195210005	TREVETHAN KELLY B TRE	PO BOX 415	DIABLO CA		94528
1095		Truschke Paul	840 El Capitan Dr.	Danville, CA		94526
1096	202371003	TUCKER BRENT A	1005 MC CAULEY RD	DANVILLE CA		94526
1097	215430032	TULLY DAVID C JR & SUSAN T	119 LEAFIELD RD	DANVILLE CA		94506
1098	202395004	TUMA KERRY & CHRISTINE TRE	75 MILANO CT	DANVILLE CA		94526
1099	202394019	TUMA ROGER W TRE	74 MILANO CT	DANVILLE CA		94526
1100	215170009	TUNCAY AHMET HASIM	47 DIABLO CREEK PL	DANVILLE CA		94506
1101	215170018	TURLEY ROBERT & SUSAN	38 DIABLO CREEK PL	DANVILLE CA		94506
1102	202050055	TUSCANY OF DANVILLE HO ASSOC	PO BOX 3428	DANVILLE CA		94526
1103	215191006	UYENO MICHAEL D & DARLENE TRE	1320 STILL CREEK PL	DANVILLE CA		94506
1104	215370013	VACULIN WILLIAM & FRANCES TRE	7 BRIGHTWOOD WAY	DANVILLE CA		94506
1105	215240006	VALDIN JOHN R & JULIANA C	2368 FISH CREEK PL	DANVILLE CA		94506
1106	195191022	VALERIOTE CHRISTOPHER L TRE	PO BOX 713	DIABLO CA		94528
1107	215020007	VAN POPPEL ADRIAN J & SHELLY L	2120 BLACKHAWK RD	DANVILLE CA		94506
1108	215370039	VANBLERKOM DAVID C TRE	18 BRIGHTWOOD CIR	DANVILLE CA		94506
1109	202402008	VANDERZEE JANET A TR	54 VICENZA CT	DANVILLE CA		94526
1110	215010010	VANPOPPEL AUDREY TRE	PO BOX 550	DIABLO CA		94528
1111	202391021	VANVOLKINBURG JOHN A & BETH E	165 MERANO ST	DANVILLE CA		94526
1112	195170009	VANVOORHIS BETTY L TRE	PO BOX 274	DIABLO CA		94528
1113	202393005	VAVRA MAUREEN W	22 BORMIO CT	DANVILLE CA		94526
1114	195134031	VELO JOSE L	162 BELGIAN DR	DANVILLE CA		94526
1115	195210007	VENOS KENNETH G TRE	PO BOX 905	DIABLO CA		94528
1116	215370027	VERGARI ERIC W & SUSAN A TRE	1 BRIGHTWOOD CIR	DANVILLE CA		94506
1117	195133012	VIANI VINCENT G & SUZANNE	225 BELGIAN DR	DANVILLE CA		94526
1118	202371001	VIARENGO STEPHEN TRE	1001 MC CAULEY RD	DANVILLE CA		94526
1119	215370032	VICKERS STEVEN T & LISSA M TRE	15 BRIGHTWOOD CIR	DANVILLE CA		94506
1120	195191020	VIGAR STEPHEN L & KATHRYN TRE	PO BOX 119	DIABLO CA		94528
1121	215370036	VILFORT DENIS & LESLIE P	23 BRIGHTWOOD LN	DANVILLE CA		94506
1122	196320010	VILLANUEVA DEMOSTHENES A	415 JEANNIE CT	DANVILLE CA		94526
1123	215020006	VILLARD KENNETH L TRE	930 TAHOE BLVD STE 802	INCLINE VILLAGE NV		89451
1124	215020006	VILLARD KENNETH L TRE	PO BOX 6826	INCLINE VILLAGE NV		89450
1125	202404006	VISCUGLIA JOSEPH M & WENDY E	21 VOLTERRA CT	DANVILLE CA		94526
1126	215321001	VOKES TIMOTHY A & STEPHANIE D	5045 TOFTREES	ARLINGTON TX		76016
1127	202381003	VOLLMER KEVIN J TRE	PO BOX 3422	DANVILLE CA		94526
1128	202382006	VOREMBERG TAMARA	1032 MC CAULEY RD	DANVILLE CA		94526
1129	202410017	WADE JEFF N & TIFFANY A	23 CAMPBELL PL	DANVILLE CA		94526
1130	195270037	WADSWORTH ALAN & CONSTANCE TRE	PO BOX 624	DIABLO CA		94528
1131	202352003	WAINNER SCOTT	10 RIMA CT	DANVILLE CA		94526
1132	215170011	WAITMAN CHARLES S & GERALDINE	51 DIABLO CREEK PL	DANVILLE CA		94506
1133	195134021	WALDEN LEE ROY & BONNIE J	236 CLYDESDALE DR	DANVILLE CA		94526
1134	215370033	WALKER CRAIG & KATHERINE TRE	17 BRIGHTWOOD CIR	DANVILLE CA		94506
1135	195121028	WALKER JONATHAN & REBECCA TRE	114 BELGIAN DR	DANVILLE CA		94526
1136	196330057	WALKER KRISTIN K	PO BOX 813	DIABLO CA		94528
1137	195260009	WANDER THOMAS J & NANCY K TRE	P O BOX 617	DIABLO CA		94528
1138	202363003	WANG EDWARD G TRE	338 SPEAR ST UNIT 25C	SAN FRANCISCO CA		94105
1139	202363003	WANG EDWARD G TRE	63 GRADO CT	DANVILLE CA		94526
1140	202394010	WANG PHILLIP & PAMELA L TRE	64 MILANO CT	DANVILLE CA		94526
1141	202391018	WANG TERENCE K & ELISE M TRE	159 MERANO ST	DANVILLE CA		94526
1142	195123003	WANKET THOMAS J & KIRSTEN K	117 BELGIAN DR	DANVILLE CA		94526
1143	215360007	WARING GARY & SUSAN L	31 BRIGHTWOOD CIR	DANVILLE CA		94506
1144	202352004	WARRINGTON RICHARD & GAYLE TRE	12 RIMA CT	DANVILLE CA		94526
1145	215192001	WASSELL DARREN E & JULIE S	218 STILL CREEK RD	DANVILLE CA		94506
1146	195260008	WATSON DAVID A & VALERIE B	PO BOX 348	DIABLO CA		94528
1147	215380021	WATSON ROBERT C & CHRISTINA P	123 WINDOVER DR	DANVILLE CA		94506
1148	195191016	WEATHERFORD JOHN T & HELEN KAY	PO BOX 867	DIABLO CA		94528
1149	195152003	WEBER JOHN E & CHARLENE A TRE	PO BOX 304	DIABLO CA		94528
1150	196310005	WEBER LUCILE	3445 GOLDEN GATE WAY	LAFAYETTE CA		94549
1151	195141018	WEHRMAN MARK P TRE	1030 DOLORES DR	LAFAYETTE CA		94549
1152	195141018	WEHRMAN PAMELA D	PO BOX 613	DIABLO CA		94528
1153	195270034	WEIDINGER DAVID T & ANN C	PO BOX 852	DIABLO CA		94528
1154	195141004	WEIMER DANIEL J	216 FAIRWAY DR	DANVILLE CA		94526
1155	215180002	WEISINGER MERRITT & SUSAN TRE	34 CAMERON CT	DANVILLE CA		94506
1156	195134018	WELCH CARRIE A	150 BELGIAN DR	DANVILLE CA		94526

	A	B	C	D	E	F
1157		Well William	655 Everett Dr.	Danville, CA		94526
1158	195121036	WELSH ROBERT D & MOLLY A	132 BELGIAN DR	DANVILLE CA		94526
1159	215191009	WENTNER BROOKE & DAWN	1308 STILL CREEK PL	DANVILLE CA		94506
1160	202402004	WETMORE BARRY E & PRISCILLA M	46 VICENZA CT	DANVILLE CA		94526
1161	215430022	WHEELER JACK & ANNABELLA TRE	102 LEAFIELD RD	DANVILLE CA		94506
1162	215380022	WHELAN STEVEN A	121 WINDOVER DR	DANVILLE CA		94506
1163	195270044	WHITFIELD MARK & ELLEN	PO BOX 871	DIABLO CA		94528
1164	215302005	WIEDERHOLD CONRAD C TRE	10 CROWNRIDGE DR	DANVILLE CA		94506
1165	215302012	WILDE JOHN W & ALISON	10 HUNTERS TER	DANVILLE CA		94506
1166	202403007	WILHELM GEORGE N TRE	2139 RED OAK PL	DANVILLE CA		94506
1167	202242009	WILKES THOMAS	1025 HILL MEADOW PL	DANVILLE CA		94526
1168	215430006	WILLARD MICHAEL J TRE	112 SHADEWELL DR	DANVILLE CA		94506
1169	215370035	WILLARDSON TOM & VALERIE TRE	21 BRIGHTWOOD CIR	DANVILLE CA		94506
1170	196320001	WILLIAMS BENJAMIN W	6432 SAN PABLO AVE	OAKLAND CA		94608
1171	196320007	WILLIAMS MALCOM D & DIANE H	1022 DIABLO RD	DANVILLE CA		94526
1172	215010017	WILLIAMS STEPHEN R & PATRICIA	2050 DIABLO RD	DANVILLE CA		94506
1173	202353009	WILM THEODORE A & MARY K TRE	32 SAVONA CT	DANVILLE CA		94526
1174	215220019	WILSON DAVID E & SANDRA J	9000 CROW CANYON RD	DANVILLE CA	#5-357	94506
1175	215302011	WILSON ROBERT R & KARA L	8 HUNTERS TER	DANVILLE CA		94506
1176	215380029	WINDSHEIMER DAVID M TRE	3 WINDOVER TER	DANVILLE CA		94506
1177	195134006	WINKLER JOHN M TRE	224 BELGIAN DR	DANVILLE CA		94526
1178	195121027	WITBECK ROBERT L & ARIEL TRE	108 BELGIAN DR	DANVILLE CA		94526
1179	202241022	WITTENBERG STEVEN L & INGRID E	1022 HILL MEADOW PL	DANVILLE CA		94526
1180	215313004	WITZ KEITH ALAN & DEBORAH TRE	112 SUNHAVEN RD	DANVILLE CA		94506
1181		Woltering Nancy	1901 Olypmic Blvd. Ste. 320	Walnut Creek, CA		94596
1182	202372002	WON YOUNG HO	83 MONZA CT	DANVILLE CA		94526
1183	202403017	WONG EDITH Y TRE	22 VOLTERRA CT	DANVILLE CA		94526
1184	215420004	WONG NORMAN & VICKY	124 SHADEWELL DR	DANVILLE CA		94506
1185	215370001	WOODBURY JOHN & SHARON TRE	2 HAP TER	DANVILLE CA		94506
1186	215430008	WOODBURY SPENCER H & DIANNA	116 SHADEWELL DR	DANVILLE CA		94506
1187	203330006	Woodhams Terry & Susan	2012 Pin Oak Pl	Danville CA		94506
1188	203 255 004	WOODS DAVID H	2610 Mossy Oak Drive	DANVILLE CA		94506
1189	215323001	WORAM TERRY A & DEIDRE C	154 SUNHAVEN RD	DANVILLE CA		94506
1190	215430013	WORLEY DAVID A & JANE D	113 SHADEWELL DR	DANVILLE CA		94506
1191	195180037	WRIGHT KIMBERLY M	PO BOX 742	DIABLO CA		94528
1192	202071005	WRIGHT PETER A & GLORIA A	2195 HIDDEN OAK DR	DANVILLE CA		94506
1193	195133013	WU ALAN K & JULIE CHUE	31 GELDING CT	DANVILLE CA		94526
1194	215290004	WUISCHPARD CHARLES L & LESLIE	17 BROOKTREE DR	DANVILLE CA		94506
1195	215380009	WUNSCH LARRY A & SUSANNE TRE	122 WINDOVER DR	DANVILLE CA		94506
1196	202363006	WYCOFF JEFFREY D & PAIGE G	74 NOVARA CT	DANVILLE CA		94526
1197	202382004	XIANG XIAO DONG	1036 MC CAULEY RD	DANVILLE CA		94526
1198	195191010	YAMADA RANDY M & JO ANN N	PO BOX 284	DIABLO CA		94528
1199	215220004	YAZDI SHERVIN & CASSANDRA	237 STILL CREEK RD	DANVILLE CA		94506
1200	215313003	YIN JULIAN	114 SUNHAVEN RD	DANVILLE CA		94506
1201		Young Miles	18 Dudley Ct.	Pleasant Hill, CA		94523
1202		Yount Steve	2765 Mossy Oak Dr.	Danville, CA		94506
1203	202371021	YU DANIEL Y & EVELINA Y	84 MONZA CT	DANVILLE CA		94526
1204	195133006	ZACHER JULE	167 BELGIAN DR	DANVILLE CA		94526
1205	195420004	ZANINELLI EDWARD & GERI	PO BOX 353	DIABLO CA		94528
1206	202371012	ZEIFANG THOMAS M & AMY D TRE	80 MONZA CT	DANVILLE CA		94526
1207	215191013	ZEILINGER SCOTT E & ANN DEE	217 STILL CREEK RD	DANVILLE CA		94506
1208	215430038	ZINGRAF TIMOTHY P & PATRICIA A	107 LEAFIELD RD	DANVILLE CA		94506
1209	203271005	ZOTTER JILL	2420 HOLLY OAK DR	DANVILLE CA		94506
1210						
1211	4-12-13	MAGEE-SUMMERHILL MAILING LIST				

Magee
additional notices
4/12/13

Tuscany of Danville
Homeowners Assoc.
3160 Crow Canyon Place, Ste. 150
San Ramon, CA 94583

Janet Laurain
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd. Suite 1000
South San Francisco, CA 94080

County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553-1105

Diablo Community Service District
Attn: Richard J. Breitwieser
PO Box 321
Diablo, CA 94528

Northern California
Carpenters Regional Council
Attn: Project Tracking – Alan Latsberg
Research Department
265 Hegenberger Road., Suite 220
Oakland, CA 94621

Tom Parer
2058 Calle Los Callados
Diablo, CA 94528

Dr. David A. Weber
5427 Blackhawk Dr.
Danville, CA 94506

DC Cullinane
Thinking Voice
156 Diablo Rd. Ste. 260
Danville, CA 94526



*"Small Town Atmosphere
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DRB NOTES
Meeting Date: June 16, 2011

Board Attendance: Bob Combs, Douglas McQuillan, Lynn Overcashier, Marc Silveira, Jim Wood

Staff Attendance: Corinne Horn, David Crompton

155 W. Linda Mesa Avenue – Big-O Tire Redevelopment
Project Planner: Corinne Horn

- The DRB reviewed the proposed construction drawings for consistency with the original architectural plans. DRB felt the proposal was consistent and approved the plan set as submitted.
- The DRB reviewed the proposed El Dorado stone (color: "earth") selection and approved the selection as submitted.
- The DRB reviewed the proposed iron fence design for the boundary between the Iron Horse Trail and the subject property. A copy of the final design will be included in the project file. DRB recommended the applicant install an evergreen shrub or vine along the fence in lieu of the proposed roses. DRB would leave the final selection up to the applicant, but suggested jasmine or wisteria.

Decision: The DRB approved the final architecture and landscaping and is requiring color samples be reviewed in the field prior to application. The applicant is to coordinate with staff on scheduling this review.

455 Hartz Avenue – Incontro Restaurant Development Plan
Project Planner: Corinne Horn

- The DRB reviewed the proposed exterior modifications to the building located at 455 Hartz Avenue. The changes are proposed to accommodate a new restaurant tenant.
- DRB reviewed the proposed color and design for the stamped concrete patio. The DRB preliminarily approved the color and design.
- DRB reviewed the proposed paint samples that were mocked up in the field and commented that the beige color shown should be whitened, and that a larger sample of the new body color with a minimum of two coats of paint, should be applied for further review. The oxford brown trim was approved and should remain on the building for reference while the new body color is being reviewed.

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Exhibit C

- The DRB recommended the arbors be painted the same body color as the building, and that the applicant increase the size of arbor roof boards from 2x2 to 3x4 or larger for a more substantial look. DRB also recommended a planting be added to the arbors, and asked the applicant to return with a plan that shows where the planting will be placed in the ground and the specific species.
- DRB recommended the railing ramp be modified to match the new porch railing, which is more of a simple design, versus an intricate pattern.

Decision: The applicant shall return to the DRB with a revised fire pit design (and photos of a referenced similar project), revised hand rail design, and a new paint mock-up as described above. The applicant shall also reflect the proposed changes referenced above on the new set of plans.

**Magee Ranch – Summerhill Homes Preliminary Architecture
Project Planner: Corinne Horn**

- The DRB was asked to review the proposed home plans on a preliminary basis to gain insight for ultimate design direction. DRB gave general feedback, as well as plan specific and landscape feedback.
- With respect to general feedback, the DRB offered the following comments:
 - Building separation should be coordinated to the extent practical through side yard setbacks (i.e. 5 foot setbacks should be joined with 10 foot setbacks so the building separation in 15 feet minimum).
 - The “front yard/rear yard” aggregate approach needs to be explored more with staff regarding language in the conditions of approval. DRB was not comfortable with a reduced front yard setback (less than 20 feet), but would be willing to explore the option of reducing the rear yard setback. DRB was not supportive of encroachments into the front yard setback beyond what is permitted under the current requirements.
 - DRB specified that garage aprons must be a minimum of 20 feet long, and that adequate parking should be available to units with a casita option. However, the additional paved parking space in the front yard is not necessary with a three-car garage. If a casita is proposed, one of the three car garage spaces cannot be converted to additional living space or another off-street parking space needs to be provided.
 - DRB expressed that they were pleased with the window and door schedule, but noted that if wood (or wood-like) products are being proposed now, that it is important they are carried throughout the entire project (and not eliminated during construction design). Overall, DRB is looking for high quality design which should be reflected in the finishes.

- DRB indicated that ultimately, the applicant will need to provide all plans/display boards showing the casitas elevations in color.
- With respect to plan specific feedback, the DRB offered the following comments:
 - Plan 1
 - The DRB recommended that the applicant to consider eaves/rake for the California Ranch style.
 - The DRB requested that a 3'6" door be considered in the Craftsman style.
 - For the Mediterranean style, DRB recommended the applicant add sidelights at the front door.
 - Plan 2
 - The DRB recommended the applicant study recessing the single car garage door for a shadow line and to study where the shingle line ends for the Craftsman style.
 - For the California Ranch – the DRB recommended the applicant consider the rake and the addition of stone in some areas.
 - Plan 3
 - For the California Ranch style, the DRB recommended the applicant study the stone placement and revise.
 - The DRB recommended the applicant remove the stone in certain areas on the Craftsman style and requested a detail on the transition between shingle siding at the first and second floor interface.
 - Plan 4
 - The DRB recommended that he applicant reexamine the stonework for the Craftsman style and look at modifying the location of the shingle line.
- With respect to the landscaping plan, the DRB offered the following comments:
 - Be aware that plant selections should be deer resistant to the extent practical.
 - Oak trees should be used sparingly as a street tree given their slow growth rate. The applicant should also look at using Live Oaks in addition to Valley Oaks.
 - Positive feedback was given when discussing the use of Redbud trees.
 - DRB had some hesitation over the use of Crepe Myrtle trees due to mold concerns.



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DRB NOTES
Meeting Date: December 15, 2011

Board Attendance: David Banducci, Bob Combs, Douglas McQuillan, Lynn Overcashier, Jim Wood

Staff Attendance: David Casteel, David Crompton

140 East Prospect Avenue – Master Sign Program Amendment
Project Planner: David Crompton

- The DRB supported granting a sign exception to allow the sign to be located greater than 15 feet in height from ground level.
- The color and font style on each sign panel may vary. The sign panel colors should be generally compatible with one another.
- The sign panels shall have a chocolate brown border that is consistent in size, design and material.
- The thickness of the panel signs should be increased to 1-1/2" to meet the criteria of the Sign Ordinance.

Decision: The DRB approved the Sign Review permit plans subject to the conditions listed above and requested that the applicant revise the plans prior to applying for a building permit.

Magee Ranch – Summerhill Homes
Project Planner: David Crompton

Architecture

- Plan 1
 - The DRB approved of the Plan 1 revisions, including extending the eaves and rakes on the California Ranch model and widening the doors to 3'-6" on the Craftsman model.
- Plan 2
 - The DRB requested that the white trim around the garage on the Craftsman model be removed to accentuate the shadow line.

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- Plan 3
 - The DRB approved of the Plan 3 revisions, including limiting the amount of wainscoting along the front elevation and providing a transition from the hardy board to stucco.
- Plan 4
 - The DRB approved of the Plan 4 revisions, including limiting the amount of wainscoting along the front elevation and pulling down the partial roofline above the front entry on the Craftsman model.
- The DRB generally supported the proposed architecture but requested that the applicant return with more specific material and color call outs, window edge details and material boards with real stone and roof samples.

Landscaping

- The DRB supported replacing the Crape Myrtle trees with Purple Leaf Plum trees.
- The DRB suggested using fewer oak trees as street trees and replacing them with faster growing species.

Decision: The DRB supported the revised project plans and recommended that the applicant return to the DRB after the above-mentioned revisions have been made.



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DESIGN REVIEW BOARD NOTES
February 28, 2013

Board Attendance: David Banducci, Jim Wood, Julie Graves

Staff Attendance: David Crompton, Crystal De Castro, Jamila Henderson

1. 345 Railroad Avenue - Forge Pizza/Lunardi's Market
Project Planner: Kevin Gailey

- This item was rescheduled to the March 14, 2013 meeting per the applicant's request.

2. 169 Front St, LLC, Rear Building (Vecki Property) - Design Review
Project Planner: Jamila Henderson

- This item was rescheduled to the March 14, 2013 meeting per the applicant's request.

3. 522-524 Hartz Ave - Sign Review
Project Planner: Jamila Henderson

- This item was rescheduled to the March 14, 2013 meeting per the applicant's request.

4. Magee Ranch- Summerhill Homes
Project Planner: David Crompton

- This was the applicant's third presentation to the Design Review Board (DRB). In December 2011, the DRB generally approved the architecture and requested the applicant return with more specific color and material call outs on the plans, additional window ledge details, and color and material boards with real stone and roof samples.
- They presented the proposed project which consisted of four floor plans with the following three elevations: California Ranch, Mediterranean, and Craftsman. The applicant presented architectural renderings, window details, landscape plans, and color and materials boards displaying the overall color scheme for each unit.
- The DRB recommended that the proposed paint colors avoid any shade of pink in the crème or tan colors. At final review, DRB would prefer a field visit or natural

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lighting when viewing the colors in order to obtain a realistic view of the paint colors.

- The applicant also presented the following revisions they made based on the recommendation of DRB:
 - Revised aggregate rear setback to 20' rear setback.
 - Eliminated 2 lots to achieve setback requirements.
- Members of the public were in attendance and provided their concerns and comments.
- With respect to landscaping, the DRB requested the applicant review the retaining wall in relation to the topography by the emergency vehicle access area so as to create a softer look.

Decision: The DRB requested the applicant return to the DRB before the project goes to the Planning Commission to provide more detailed information regarding the retaining wall along the south side of the emergency vehicle access.

DRAFT

MITIGATION MONITORING AND REPORTING PROGRAM - MAGEE RANCHES
April 2013

NOTES: Section 21081.6 of the Public Resources Code requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon an environmental impact report (EIR). The purpose of the monitoring or reporting program is to ensure implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified in the EIR.

Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>The project would create new sources of light that would adversely affect nighttime views in the area.</p>	<p>4.1-1 All buildings shall be designed so that reflective surfaces are limited and exterior lighting is down-lit and illuminates the intended area only. Building applications for new structures shall include an exterior lighting plan subject to approval by the Town of Danville that includes the following requirements: 1) exterior lighting shall be directional; 2) the source of directional lighting shall not be directly visible; and 3) vegetative screening shall be installed, where appropriate.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>
<p>Construction activities, including clearing, excavation and grading operations, would generate diesel exhaust emissions (NOx) that exceed BAAQMD thresholds.</p>	<p>4.3-1 The project proponent shall implement following measures to control diesel exhaust emissions associated with grading and new construction. A plan indicating how compliance will be achieved shall be submitted to the Town of Danville prior to construction.</p> <p>a. During the grading phase, the developer or contractor shall provide a plan for approval by the Town or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2010; This plan should address all equipment that will be on site for more than 2 working days,</p> <p>b. During the building construction phase, establish on-site electric power to reduce the use of diesel-powered generators and where feasible, on-site generators with internal combustion engines shall utilize alternative fuels such as bio-diesel blended fuels;</p>	<p>Prior to Building Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>c. If acceptable to the Town and neighbors, arrange for service to provide on-site meals for construction workers to avoid travel to off-site locations;</p> <p>d. Stage construction equipment at least 200 feet from existing or new habitable residences;</p> <p>e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes in accordance with the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations. Clear signage shall be provided for truck operators and construction workers at all access points.</p> <p>f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>g. Encourage use of alternative fuels for construction equipment.</p> <p>h. Recycle construction waste generated on site to the greatest extent feasible that doesn't create new air quality impacts.</p> <p>i. Require an on-site disturbance coordinator to ensure that the construction period mitigation measures are enforced. This coordinator shall respond to complaints regarding construction activities and construction caused nuisances. The phone number of this disturbance coordinator shall be clearly posted at the construction site and provided to nearby residences. A log documenting any complaints and the timely remedy or outcome of such complaints shall be kept.</p>				
<p>If uncontrolled, dust generated by grading and construction activities represents a significant air quality impact.</p>	<p>4.3-2 Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to less-than-significant. The contractor shall implement the following best management practices:</p> <p>a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be</p>	<p>During Project Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>watered two times per day.</p> <p>b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</p> <p>c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</p> <p>d. All vehicle speeds on unpaved roads shall be limited to 15 mph.</p> <p>e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>f. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>				
<p>Construction of the proposed subdivision could result in potential impacts to California red-legged frog.</p>	<p>4.4-1 The project proponent shall implement the following measures during construction activities in or along East Branch Green Valley Creek to avoid take of individual CRLF:</p> <p>a. Prior to the start of construction, the project proponent shall retain a qualified biologist to train all construction personnel regarding habitat sensitivity, identification of special status species, and required practices.</p> <p>b. Prior to the start of construction, the project proponent shall retain a qualified biologist to conduct pre-construction surveys to ensure that CRLF are absent from the construction area. If CRLF are present, a qualified biologist possessing all necessary permits shall relocate them or they shall be allowed to move out of the construction area on their own.</p> <p>c. Immediately following the pre-construction surveys and a determination that CRLF are not present in the construction</p>	<p>Prior to Project Construction</p>	<p>Applicant & Qualified Biologist</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
See impact for Mitigation Measure 4.4-1	<p>zone, the construction zone shall be cleared and silt fencing erected and maintained around construction zones to prevent CRLF from moving into these areas.</p> <p>d. The project proponent shall retain a qualified biological monitor to be present onsite during times of construction within the riparian habitat of East Branch Green Valley Creek to ensure no CRLF are harmed, injured, or killed during project buildout.</p> <p>4.4-2 The project would impact approximately 0.3 acres of moderate-quality riparian habitat resulting from construction of the vehicular bridges across East Branch Green Valley Creek. The project shall replace the lost value of this impact by restoring the impacted riparian habitat at a minimum 1:1 replacement-to-loss ratio. (Final mitigation amounts will be based on actual impacts to be determined during the design phase.) This shall be accomplished by restoring riparian habitat at the four following locations:</p> <ul style="list-style-type: none"> a. The existing wet crossing and asphalt near the panhandle (i.e., where the new bridge is to be constructed) shall be removed. The silt and sediment buildup behind and adjacent to the wet crossing and asphalt shall also be removed and the creek bed shall be lowered to restore the natural flow of this portion of the creek. b. The existing crossing from San Andreas Drive shall be removed and the creek restored in this area. c. The two existing cattle grates on Magee West near the existing culverts shall be removed. One of these is causing sediment build up and adversely impacting the creek. The natural flow of this channel shall be restored back to its original condition prior to the original installation of the grates. d. The riparian corridor along the East Branch of Green Valley Creek will be enhanced with suitable planting and placement of riparian vegetation along the proposed trail on Magee East. Approximately 2 acres along East Branch Green Valley Creek 	Prior to Project Construction	Applicant	Town of Danville	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>between the creek and the trail is available to accommodate the minimum 0.3 acres of riparian enhancement plantings. The enhancement area shall be planted with native species appropriate for the corridor.</p>				
<p>See impact for Mitigation Measure 4.4-1</p>	<p>4.4-3 The project would impact approximately 0.5 acres of jurisdictional waters that are of a degraded quality and marginal value for the CRLF. The project shall replace the lost functions and value of this impact to aquatic habitats at a minimum of 1:1 replacement-to-loss acreage ratio. The final mitigation amounts will be based on actual impacts to be determined during the design phase. Habitat replacement via creation of and/or enhancements to existing waters shall occur onsite. Onsite lands proposed to be preserved as open space are within the same watershed as the offsite detention basin known to support breeding CRLF and are expected to fully accommodate creation of and/or enhancements to aquatic habitats that would be of substantially higher value to CRLF than the impacted waters. Compensation for impacts to jurisdictional waters to benefit the CRLF will include all of the aforementioned components discussed under “Compensation: riparian restoration,” along with improving the wetland character of the onsite stock pond and enhancing the associated riparian habitat between the stock pond and the detention basin. (Refer also to mitigation measures 4.4-13 and 4.4-14 below for impacts to jurisdictional waters.)</p>	<p>Prior to Project Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>See impact for Mitigation Measure 4.4-1</p>	<p>4.4-4 The project proposes to preserve approximately 372 acres of the project site as open space. Areas to be preserved would be placed under a conservation easement or deed restriction to prohibit construction and preserve conservation value. The project proposes to create a geologic hazard abatement district (GHAD) to provide suitable funding for management and long-term maintenance of the site. Upland habitats shall be managed via a long-term management plan to maintain the quality of the habitat for the movement and dispersal of CRLF. Prior to construction, the project proponent shall retain a qualified</p>	<p>Prior to Project Construction</p>	<p>Applicant & Qualified Biologist</p>	<p>Town of Danville</p>	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>biologist to prepare an open space management plan for the explicit purpose of managing and monitoring the proposed open space area. This plan shall be submitted to the Town of Danville for review and approval prior to issuance of grading permits. At a minimum this plan shall include the following components:</p> <ol style="list-style-type: none"> Identify the location of the restoration efforts for replacing jurisdictional waters and riparian habitats. The replacement ratio for both habitats will be at a minimum of a 1:1 ratio. Identify the approaches to be used, including the extent that the onsite stock pond be expanded, reconfiguring of the pond bottom and increase in depth, and providing evidence that sufficient water budget exist for any proposed enhancement. Identify a suitable planting regime for restoring wetland and riparian habitats. Identify success criteria for monitoring both the wetland and riparian habitats that are consistent with similar habitats regionally. Monitor restored wetland habitats for at least five years and restored riparian habitats for 10 years. Define and identify the GHAD maintenance and management activities to manage the open space habitats to meet the stated goals of support habitat characteristics suitable for the CRLF. This would include suitable fencing so as to control access, limited cattle grazing or other procedures to manage grass height and forage production at levels that benefit the CRLF, and removal of trash. Define the financial mechanism for the GHAD to manage the open space into perpetuity. 				
<p>Construction of the proposed subdivision could result in potential impacts to western pond turtle.</p>	<p>4.4-5 Prior to the start of construction, the project proponent shall retain a qualified biologist to train construction personnel regarding habitat sensitivity, identification of special status species, and required practices.</p>	<p>Prior to Project Construction</p>	<p>Applicant & Qualified Biologist</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
See impact for Mitigation Measure 4.4-5	<p>4.4-6 Prior to the start of construction within the East Branch Green Valley Creek riparian area, the project proponent shall retain a qualified biologist to conduct pre-construction surveys to ensure that western pond turtles are absent from the construction area. If western pond turtles are present, a qualified biologist possessing all necessary permits shall be retained to relocate them.</p>	Prior to Project Construction	Applicant & Qualified Biologist	Town of Danville	<input type="checkbox"/>
See impact for Mitigation Measure 4.4-5	<p>4.4-7 If western pond turtles are found to be absent from the construction zone, immediately following the pre-construction surveys the project proponent shall clear the construction zone and install/maintain silt fencing around the construction zone to prevent western pond turtles from entering these areas.</p>	Prior to Project Construction	Applicant & Qualified Biologist	Town of Danville	<input type="checkbox"/>
See impact for Mitigation Measure 4.4-5	<p>4.4-8 During construction within the East Branch Green Valley Creek riparian area, the project proponent shall retain a biological monitor to be present onsite during times of construction to ensure that turtles are not harmed, injured, or killed.</p>	During Project Construction	Applicant & Qualified Biologist	Town of Danville	<input type="checkbox"/>
Construction of the proposed subdivision could result in potential impacts to nesting raptors and migratory birds.	<p>4.4-9 To the maximum extent practicable, the project proponent shall remove trees during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal and associated disturbances during the breeding season (February 1 through August 31), the project proponent shall retain a qualified biologist to conduct a pre-construction survey for tree-nesting raptors and other tree- or ground-nesting migratory birds in all trees or other areas of potential nesting habitat within the construction footprint and 250 feet of the footprint, if such disturbance would occur during the breeding season. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If nesting raptors or migratory birds are detected on the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (a minimum of</p>	Prior to Project Construction	Applicant & Qualified Biologist	Town of Danville	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>150 feet up to a maximum of 250 feet) shall be determined at that time and may vary depending on location and species. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. Pre-construction surveys during the non-breeding season are not necessary, as the birds are expected to abandon their roosts during construction activities.</p>				
<p>Construction of the proposed subdivision could result in potential impacts to burrowing owls.</p>	<p>4.4-10 In order to avoid impacts to active burrowing owl nests, the project proponent shall retain a qualified biologist to conduct pre-construction surveys for burrowing owls within the construction footprint and within 250 feet of the footprint no more than 30 days prior to the onset of ground disturbance. These surveys shall be conducted in a manner consistent with the CDFG's burrowing owl survey methods (CDFG 2012b). If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be used to ensure that the owls are not harmed or injured during construction. Once it has been determined that owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If burrowing owls are detected within the construction footprint or immediately adjacent lands (i.e., within 250 feet of the footprint) during the breeding season (February 1 through August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area should be enclosed with temporary fencing, and construction equipment and workers may not enter the enclosed setback areas. Buffers must remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.</p>	<p>Prior to Project Construction</p>	<p>Applicant & Qualified Biologist</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>Construction of the proposed subdivision could result in potential impacts to American badgers.</p>	<p>4.4-11 Pre-construction surveys conducted for burrowing owls shall also be used to determine the presence or absence of badgers in the development footprint. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, the project contractor shall establish a construction-free buffer around the den of up to 300 feet or a distance specified by the resource agencies (i.e., CDFG). Because badgers are known to use multiple burrows in a breeding burrow complex, the project contractor shall retain a biological monitor during construction activities to ensure the buffer is adequate to avoid direct impacts to individuals or nest abandonment. The monitor shall be present onsite until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.</p>	<p>Prior to Project Construction</p>	<p>Applicant & Qualified Biologist</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>Development of the proposed subdivision would impact wetlands (0.5 acres) and riparian habitat (0.3 acres).</p>	<p>4.4-12 The project proponent shall replace wetland and riparian habitat at a 1:1 replacement-to-loss ratio. It is expected that all compensation measures can be accommodated within the 372 acres of the site proposed as open space. Prior to issuance of a grading permit, the project proponent shall retain a qualified biologist to prepare an onsite habitat mitigation and monitoring plan (HMMP) that includes both an aquatic habitat restoration plan and a riparian habitat restoration plan. The HMMP would specifically address the wetland and riparian habitats and is separate from the Open Space Management Plan identified in Mitigation 4.4-4, although there may be some overlap. The HMMP shall include the following components, at a minimum:</p> <ol style="list-style-type: none"> Define the location of all restoration/creation activities; Provide evidence of a suitable water budget to support any created wetland and riparian habitats; Identify the species, amount, and location of plants to be installed; Identify the time of year for planting and method for 	<p>Prior to Issuance of Grading Permit</p>	<p>Applicant & Qualified Biologist</p>	<p>Town of Danville</p>	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>supplemental watering during the establishment period;</p> <p>e. Identify the monitoring period, which should be not less than 5 years for wetland restoration and not less than 10 years for riparian restoration, defines success criteria that will be required for the wetland restoration to be deemed a success;</p> <p>f. Identify adaptive management procedures that include (but are not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by native wildlife, and similar;</p> <p>g. Define management and maintenance activities (weeding of invasives, providing for supplemental water, repair of water delivery systems) of the proposed GHAD; and</p> <p>h. Provide for assurance in funding the monitoring and ensuring that the created wetland and riparian habitats fall within lands to be preserved and managed into perpetuity. Confirm that the proposed GHAD will meet these responsibilities.</p>				X
<p>See impact for Mitigation Measure 4.4-12</p>	<p>4.4-13 The project proponent shall comply with all state and federal regulations related to construction work that will impact aquatic habitats occurring on the site. Prior to construction, the project proponent shall obtain a Section 404 Clean Water Act permit from the USACE, Section 401 Water Quality Certification from the RWQCB, and/or Section 1600 Streambed Alteration Agreement from the CDFG, and submit proof of such documentation to the Town of Danville.</p>	<p>Prior to Project Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>The project would result in the removal of 38 trees on the site, which represents a potentially significant impact.</p>	<p>4.4-14 Prior to issuance of a grading permit, a tree preservation plan shall be prepared for all trees to be retained that identifies all protection and mitigation measures to be taken and includes the tree preservation guidelines by HortScience in their tree report(s). These measures shall remain in place for the duration of construction activities at the project site.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>See impact for Mitigation Measure 4.4-14</p>	<p>4.4-15 Upon completion of construction, the project proponent shall replace all ordinance-size trees to be removed with approved species "of a cumulative number and diameter necessary to equal</p>	<p>Upon Completion of Project</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>

Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>the diameter of the tree(s) which are approved for removal” in accordance with the Town’s tree ordinance. Tree removal shall be conducted in accordance with the Town’s requirements, including planting a mixture of small and large box trees to meet the cumulative diameter number of the removed trees. The project proponent shall replace all non-ordinance-size trees (i.e., trees less than 10 inches in diameter for single-trunk trees or less than 20 inches in diameter for multi-trunk trees) at a replacement-to-removal ratio of 1:1. To the maximum extent practicable, all native trees that are removed shall be replaced with like species. All non-native trees that are removed shall be replaced with species that are known to occur naturally within similar habitats in the region.</p>	Construction			
See impact for Mitigation Measure 4.4-14	<p>4.4-16 Prior to construction, the project proponent retain a qualified arborist to develop a monitoring plan for replacement trees (outside the riparian habitat) and submit it to the Town of Danville during the permit process. The basic components of the monitoring plan shall include final success criteria, specific performance criteria, monitoring methods, data analysis, monitoring schedule, contingency/remedial measures, and reporting requirements.</p>	Prior to Project Construction	Applicant & Qualified Arborist	Town of Danville	<input type="checkbox"/>
The improvements to the Diablo Road/Green Valley Road intersection would require the removal of 18 trees within the Town right-of-way.	<p>4.4-17 If the Town determines that the improvements to the Diablo Road/Green Valley Road intersection are required, the project shall implement Mitigation Measures 4.4-14 through 4.4-16 above, as applicable.</p>	Prior to Project Construction	Applicant & Qualified Arborist	Town of Danville	<input type="checkbox"/>
Construction of the project may result in the discovery and disturbance of unknown archaeological resources and/or human remains.	<p>4.5-1 If during the course of project construction, archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 20 feet of the find until a qualified professional archaeologist can evaluate it. Work shall not recommence until the project archaeologist has submitted documentation to the Town indicating that discovered resources</p>	During Project Construction	Applicant & Qualified Archaeologist	Town of Danville	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>See impact for Mitigation Measure 4.5-1</p>	<p>have been adequately salvaged and no further resources have been identified within the area of disturbance.</p> <p>4.5-2 Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, no further excavation or disturbance shall be conducted on the site or any nearby area reasonably suspected to overlie adjacent remains. The Contra Costa County Coroner shall be notified and make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.</p>	<p>Prior to Grading Permit and During Project Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>Construction of the project may result in the discovery and disturbance of unknown paleontological resources.</p>	<p>4.5-3 If during the course of project construction, paleontological resources are accidentally discovered during construction, work shall be halted within 20 feet of the find until a qualified professional paleontologist can evaluate it. Work shall not recommence until the project paleontologist has submitted documentation to the Town indicating that discovered resources have been adequately salvaged and no further resources have been identified within the area of disturbance.</p>	<p>During Construction</p>	<p>Applicant & Qualified Paleontologist</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>Construction of the project could result in temporary soil erosion and loss of topsoil.</p>	<p>4.6-1 In order to reduce wind and water erosion on the project site, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods (see mitigation measure 4.8-1 in 4.8 Hydrology and Water Quality).</p> <p>The project shall prepare an erosion control plan in accordance</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X						
<p>The project would be exposed to potential adverse effects from the seven existing landslides on the project site located near the areas of proposed development.</p>	<p>with the Town's Erosion Control Ordinance. The project proponent shall implement the following measures, where appropriate, to control erosion: 1) keep construction machinery off of established vegetation as much as possible, especially the vegetation on the upwind side of the construction site; 2) establish specific access routes at the planning phase of the project, and limits of grading prior to development, which should be strictly observed; 3) utilize mechanical measures (i.e., walls from sand bags and/or wooden slat or fabric fences) to reduce sand movement; 4) immediate re-vegetation (plus the use of temporary stabilizing sprays), to keep sand movement to a minimum; and 5) for larger-scale construction, fabric or wooden slat fences should be placed around the construction location to reduce sand movement. This erosion control plan shall be submitted to the Town of Danville for review and approval prior to issuance of a grading permit.</p> <p>4.6-2 In order to minimize potential impacts from landslides, final project design plans shall incorporate the recommendations in the preliminary geotechnical report (Appendix E), which includes the following corrective measures:</p> <ol style="list-style-type: none"> Landslide avoidance Construction of catchment areas between landslides and proposed improvements Partial landslide debris removal and buttressing with engineered fill Complete landslide debris removal and replacement as engineered fill <p>The table below sets forth the required mitigation measures by landslide area (shown in Figure 4.6-2).</p> <table border="1" data-bbox="1295 871 1421 1585"> <thead> <tr> <th>Landslide</th> <th>Mitigation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Partial landslide removal and buttressing with engineered fill</td> </tr> <tr> <td>2</td> <td>Construction of catchment areas between</td> </tr> </tbody> </table>	Landslide	Mitigation	1	Partial landslide removal and buttressing with engineered fill	2	Construction of catchment areas between				
Landslide	Mitigation										
1	Partial landslide removal and buttressing with engineered fill										
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		<p>Prior to Issuance of Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>						

Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X														
	<table border="1"> <tr> <td></td> <td>landslides and proposed improvements</td> </tr> <tr> <td>3</td> <td>Partial landslide removal and buttressing with engineered fill</td> </tr> <tr> <td>4</td> <td>Construction of catchment areas between landslides and proposed improvements</td> </tr> <tr> <td>5</td> <td>Complete landslide removal and replacement as engineered fill</td> </tr> <tr> <td>6</td> <td>Complete landslide removal and replacement as engineered fill</td> </tr> <tr> <td>7</td> <td>Complete landslide removal and replacement as engineered fill</td> </tr> <tr> <td>8-16</td> <td>Landslide avoidance</td> </tr> </table>		landslides and proposed improvements	3	Partial landslide removal and buttressing with engineered fill	4	Construction of catchment areas between landslides and proposed improvements	5	Complete landslide removal and replacement as engineered fill	6	Complete landslide removal and replacement as engineered fill	7	Complete landslide removal and replacement as engineered fill	8-16	Landslide avoidance				
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7	Complete landslide removal and replacement as engineered fill																		
8-16	Landslide avoidance																		
<p>The project site contains expansive soils that could damage proposed residential development, infrastructure, and associated structures.</p>	<p>Corrective grading for custom lot areas outside the proposed grading envelopes shall be evaluated when more detailed plans are available. Detailed 40-scale corrective grading plans for the entire project will be prepared when project grading plans have been finalized. Final plans showing the identified recommendations shall be submitted to the Town of Danville for review and approval prior to issuance of a building permit.</p> <p>4.6-3 In order to minimize potential impacts from expansive soils, final project design shall incorporate the recommendations in the preliminary geotechnical report (see Appendix E) that include special measures for mitigating adverse impacts from expansive soils, as follows:</p> <ol style="list-style-type: none"> Conditioning the expansive soils to higher moisture content during site preparation and grading. Supporting the houses on structural slab foundations designed to withstand potential movements of expansive soils. Presoaking the near-surface expansive soils prior to concrete placement for the slab foundations. Conditioning the expansive subgrade soils in exterior concrete flatwork area to higher moisture content prior to the placement of baserock or concrete (if the flatwork is supported directly on the subgrade). 	<p>Prior to Issuance of a Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>														

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>Development of the proposed project, including excavation and other land disturbance could result in the release of hazardous materials that may be present on portions of the project site, exposing construction personnel and the environment to potential health and safety risks.</p>	<p>e. Providing surface drainage away from the house foundations and draining the rainwater collected on the roof through pipes connecting to the adjacent storm drains. The final project plans incorporating all the finalized geotechnical recommendations shall be submitted to the Town of Danville for review and approval prior to issuance of a building permit.</p> <p>4.7-1 In order to minimize potential human health hazards associated with the historical use of hazardous materials on portions of the project site, the project proponent shall retain a trained professional to prepare a Site Management Plan to maintain the safety of construction workers and assure proper management of any contaminated soils on the site in accordance with federal, state and local regulatory requirements. This plan shall be subject to review and approval by Contra Costa County Health Services, and evidence of approval provided to the Town of Danville, prior to the issuance of any grading permit, demonstrating that all necessary remedial actions have been completed pursuant to the approved Site Management Plan. At a minimum, the Site Management Plan shall include 1) the collection and chemical analysis of soil samples from the former UST location and 2) excavation and soils characterization to confirm that sufficient soils removal has occurred for OCPs and elevated 4, 4-DDE at location SB-3, and 3) proper removal and disposal of all hazardous materials on the site, including contaminated soils, chemical containers observed in the storage shed, and herbicides spray bottles at an approved disposal facility.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>See impact for Mitigation Measure 4.7-1</p>	<p>4.7-2 The diesel generator enclosure and surrounding area at the western edge of the Magee West site shall be periodically monitored for evidence of a diesel release. An annual report on the status of the enclosure shall be submitted to the Town of Danville.</p>				<input type="checkbox"/>
<p>Construction and operation of the project</p>	<p>4.8-1 In order to avoid water quality impacts, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site</p>	<p>Prior to Issuance of</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
could impact surface water quality.	preparation, construction, and post-construction periods. The SWPPP shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Municipal Stormwater permit (No. CAS612008). The project proponent shall obtain a NPDES General Construction Permit and prepare the SWPPP in accordance with all legal requirements, prior to the issuance of a grading permit. Additional requirements for erosion control are detailed in mitigation measure 4.6-1 in 4.6 Geotechnical and Geologic Hazards.	Grading Permit			
Construction of the project would result in significant short-term noise impacts on nearby sensitive receptors.	<p>4.10-2 Prior to any grading or other construction activities, the applicant shall develop a construction mitigation plan in close coordination with the Town of Danville staff to assure that construction activities are scheduled to minimize noise disturbance. The following conditions shall be incorporated into the building contractor specifications.</p> <ul style="list-style-type: none"> a. Muffle and maintain all equipment used on site. All internal combustion engine driven equipment shall be fitted with mufflers, which are in good condition. Good mufflers shall result in non-impact tools generating a maximum noise level of 80 dB when measured at a distance of 50 feet. b. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. c. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. d. Prohibit unnecessary idling of internal combustion engines. e. Prohibit audible construction workers’ radios on adjoining properties. f. Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. 	Prior to Project Construction	Applicant	Town of Danville	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
	<p>g. Do not allow machinery to be cleaned or serviced past 6:00 p.m. or prior to 7:00 a.m. Monday through Friday.</p> <p>h. Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to Monday through Friday between 7:00 a.m. and 6:00 p.m.</p> <p>i. Do not allow any outdoor construction or construction-related activities at the project site on weekends and holidays. Indoor construction activities may be allowed based on review/approval of the Town.</p> <p>j. Allowable construction hours shall be posted clearly on a sign at each construction site.</p> <p>k. Designate a Disturbance Coordinator for each of the clustered development sites for the duration of the Phase 1 (site work) and for each home site during the Phase 2 (home building) construction. Because each home would be constructed individually and would have its own building permit, a Disturbance Coordinator should be designated during the construction of each home. The requirement for a Disturbance Coordinator for each home site should be incorporated in the CCRs of the development, such that responsibility of the Property Owners' Association and/or home builder to designate this Disturbance Coordinator for each lot for the duration of construction until full site buildout. The Disturbance Coordinator shall conduct the following: receive and act on complaints about construction disturbances during infrastructure installation, landslide repair, road building, residential construction, and other construction activities; determine the cause(s) and implement remedial measures as necessary to alleviate significant problems; clearly post his/her name and phone number(s) on a sign at each clustered development and home building site; and, notify area residents of construction activities, schedules, and impacts.</p>				
The project would result in	4.11-1 The applicant shall pay a school impact fee pursuant to the	Prior to	Applicant	Town of	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>an incremental increase in the student population in the SRVUSD.</p>	<p>criteria set forth within California Government Code Section 65995. Prior to the issuance of building permits, the applicant shall pay required school mitigation fees, subject to the review and approval of the Town of Danville and San Ramon Valley Unified School District. The fees set forth in Government Code Section 65996 constitute the exclusive means of both “considering” and “mitigating” school facilities impacts of projects [Government Code Section 65996(a)]. They are “deemed to provide full and complete school facilities mitigation” [Government Code Section 65996(b)].</p>	<p>Issuance of Building Permit</p>		<p>Danville and San Ramon Valley Unified School District</p>	<p>X</p>
<p>The project trips added to the intersection of Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road during the cumulative plus project AM peak hour would increase the v/c ratio by 0.13, which constitutes a significant impact based on the thresholds of significance.</p>	<p>4.12-1 Per the Town of Danville, signalize the intersection of Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road. Because the impact occurs under cumulative conditions and not under existing plus project conditions, the project is not the sole cause of the impact. For this reason, the project applicant shall make a fair share contribution toward signalization at this intersection. With signalization, the intersection would operate at LOS B or better under all scenarios. Signalization of this intersection is identified as a project within the Town’s Capital Improvement Program, with funds collected for its installation as part of the North East Roadway Improvement Association District.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>
<p>The project trips added to the intersection of Mt. Diablo Scenic Boulevard and Diablo Road during the cumulative plus project AM and school PM peak hour would increase the v/c ratio by more than 0.05, which constitutes a significant impact based on the thresholds of significance.</p>	<p>4.12-2 The intersection of Mt. Diablo Scenic Boulevard/Diablo Road should be considered for signalization. The project is not the sole cause of the impact. For this reason, the mitigation for this impact shall be the project applicant’s fair share contribution towards the installation of a traffic signal. With signalization, the intersection would operate at LOS C or better under all scenarios.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>Access to Driveway D (southbound left) during the AM and school PM peak periods has the potential to cause unsafe conditions and vehicle queuing.</p>	<p>4.12-3 The project proponent shall modify the roadway striping along McCauley Road between the intersection and approximately 350 feet south of the Diablo Road/Green Valley Road. The modified roadway striping shall substantially conform to the following: a) reconfigure the existing 17-foot southbound through lane to a 10-foot shoulder and a 12-foot through lane; b) replace the existing 3-foot double-double yellow centerlines with a single double yellow center-line; c) maintain the existing 10-foot northbound left turn lane while shifting it two feet toward the easterly curb line; d) reduce the existing 16-foot northbound through/right turn lane to 13 feet; and e) transition existing downstream (to the south) centerline/left turn lane on McCauley Road accordingly to accommodate the new configuration, as illustrated in the body of the EIR.</p>	<p>During Project Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>
<p>The project main entrance (Driveway A) has the potential to provide an unsafe condition for pedestrian crossings of Blackhawk Road.</p>	<p>4.12-4 The project proponent shall install a new pedestrian crossing, with in-pavement lighting or other equivalent pedestrian safety improvement, at the project main entrance on Blackhawk Road. The crossing shall physically connect the project's pedestrian traffic to the existing paved pathway located along the north side of Blackhawk Road.</p>	<p>During Project Construction</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>
<p>Development of the proposed project would require the construction of new water infrastructure in order to serve the project. EBMUD has identified that specific improvements may be necessary to serve new uses located above the 650 foot elevation contour. These improvements are necessary to mitigate potential water supply</p>	<p>4.13-1 Prior to final map recordation, the applicant shall enter into a Low Pressure Service Agreement with East Bay Municipal Utility District for each residential parcel located entirely or partially above the 650 elevation contour. All appropriate water supply infrastructure, including pumping and storage facilities, shall be provided in accordance with the Low Pressure Service Agreement. For new residential parcels that are partially located above the 650 foot contour residential building envelopes may be delineated below the 650' contour to avoid the need for additional site-specific infrastructure, subject to approval by the Town of Danville. New building envelopes, if identified, shall be coordinated directly with East Bay Municipal Utility District. These facilities shall be incorporated into the final design-level infrastructure drawing for the project. The applicant shall sign and</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>infrastructure impacts.</p>	<p>execute a Low Pressure Service Agreement prior to final map recordation. All infrastructure improvements shall be incorporated into design-level drawings.</p>				
<p>See impact for Mitigation Measure 4.13-1</p>	<p>4.13-2 Prior to the recordation of the final map for each phase of development, the applicant shall submit detailed design-level infrastructure drawings to the East Bay Municipal Utility District and the Town of Danville for review and approval. All new water supply infrastructure shall be designed in accordance with all applicable East Bay Municipal Utility District specifications. All water supply infrastructure plans shall be reviewed and approved prior to final map recordation.</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>
<p>See impact for Mitigation Measure 4.13-1</p>	<p>4.13-3 The East Bay Municipal Utility District maintains a right-of-way (R/W 1581) through the project site, which provides access to the Green Valley Reservoir. In order to avoid potential effects to East Bay Municipal Utility District's existing operations, the final map shall clearly delineate all known easements, including East Bay Municipal Utility District's right-of-way (R/W 1581). Any and all activities proposed within the right-of-way shall be coordinated with East Bay Municipal Utility District. This easement shall be reflected in all final design-level improvement plans and appropriate notes shall also be included, subject to the review and approval of the East Bay Municipal Utility District and the Town of Danville.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<input type="checkbox"/>

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Impacts	Mitigation Measures	Timing of Implementation	Implementation Responsibility	Verified for Compliance	X
<p>Development of the proposed project would increase demands for electricity and natural gas consumption.</p>	<p>4.13-4 In order to ensure that energy demand is reduced to avoid the wasteful or inefficient use of energy, the project proponent shall submit detailed design-level plans to the Town of Danville identifying that energy conservation measures have been incorporated into design and operation of the project, prior to the issuance of any building permit. The proponent shall implement the following or comparable energy conservation measures, including, but not limited to:</p> <ul style="list-style-type: none"> a. Final-design that takes advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. Project shall meet and/or exceed the requirements of Title 20 and Title 24. b. Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings. c. Install light-colored cool pavements, and strategically placed shade trees. d. Install energy efficient heating and cooling systems, appliances and equipment, and control systems. Including: <ul style="list-style-type: none"> • smart meters and programmable thermostats. • Heating, Ventilation, and Air Condition (HVAC) ducts sealing. e. Install light emitting diodes (LEDs) for outdoor lighting. f. Provide outdoor electrical outlets. <p>The project applicant may proposed substitute measures provide they achieve comparable energy use reductions as the measures proposed above. If alternative measures are proposed, the applicant shall provide detailed evidence demonstrating the measures efficacy at reducing energy demand.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Applicant</p>	<p>Town of Danville</p>	<p><input type="checkbox"/></p>

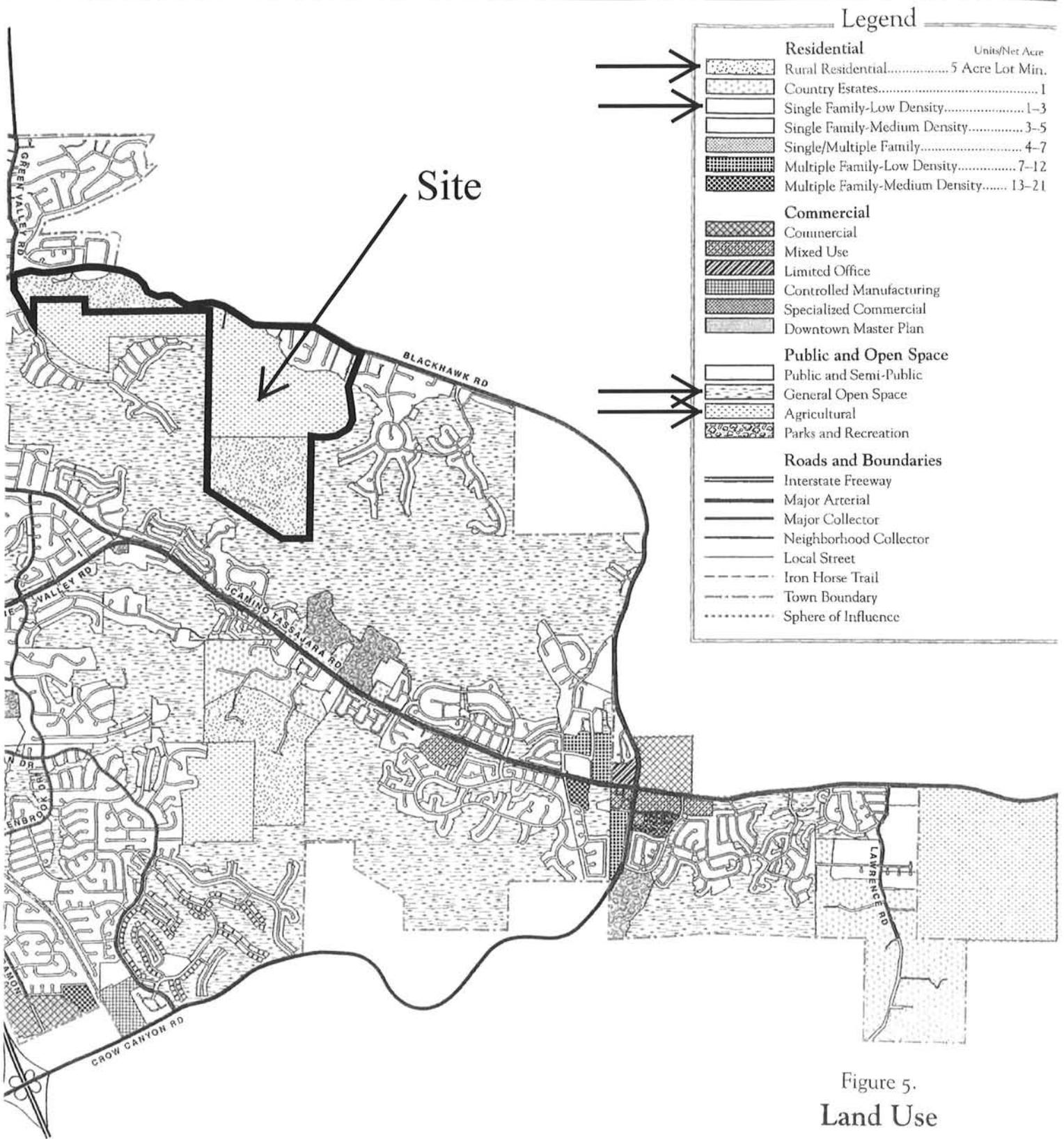


Figure 5.
Land Use

MAGEE RANCH

The Magee Ranch Special Concern Area encompasses nearly 500 acres along the south side of Diablo Road extending about two miles east from the Green Valley Road/Diablo Road intersection.

Magee Ranch contains some of the most spectacular and unique scenery in Danville, including oak-covered hillsides, ravines and creeks, and pastoral grazing land. As the gateway to Mt. Diablo State Park, Diablo Road itself is an important scenic corridor. Despite the considerable volumes of traffic carried by the two-lane roadway, it retains the flavor of an ambling country road. The Town strongly supports retention of this character and protection of the views and vistas from the road.

The ranch itself includes a variety of settings, ranging from relatively flat pasture near Diablo Road to very steep hillsides and ridgelines. A substantial portion of the Special Concern Area contains slopes exceeding 30 percent. Portions of the ranch are characterized by unstable soils and landslide hazards. The ranch also contains important plant and animal habitat, including extensive stands of valley oak and riparian areas along Green Valley Creek. Development is further constrained by traffic congestion along nearby roads, particularly in the Green Valley Road/Diablo corridor to the west.

The 2010 Plan designates a majority of Magee Ranch, including most of the hillside areas, for agricultural use. Application of the Williamson Act to retain these areas for grazing is strongly supported. Consistent with the Danville 2005 General Plan, nearly half of the site has been designated for rural residential uses, with maximum densities of one unit per five acres. About five acres of the ranch located immediately opposite and south of St. Timothy's Church has been designated for Single Family Residential-Low Density, also consistent with the previous Plan. Development proposals that would increase the overall development potential of the site beyond this level are discouraged. However, proposals which transfer the allowable number of homes to the least sensitive and

obtrusive parts of the site are encouraged. If future General Plan amendments are considered, the parkland development standard applied should be consistent with the directive of the Dougherty Valley Settlement Agreement (i.e., a minimum of 6.5 improved parkland acres per 1,000 residents).

As on the other large undeveloped hillside sites in Danville, protection of scenic slopes and ridgelines is imperative. Despite the A-2 (General Agricultural) zoning on much of the site, subdivision of this Special Concern Area into five-acre "ranchette" sites similar to those in the Tassajara Lane/Sherburne Hills area is strongly discouraged. Such development would require grading and road construction that could substantially diminish the visual qualities of the area. On the other hand, transferring allowable densities to a limited number of areas within the ranch would enable the bulk of the site to be set aside as permanent open space. This would also provide opportunities to establish park and trail connections and to preserve wildlife corridors between this area and the Sycamore Valley Open Space.

TASSAJARA VALLEY

The Tassajara Valley extends along the south side of Camino Tassajara from Lawrence Road east for a distance of about a mile. The area encompasses about 400 acres, most of which is in unincorporated Contra Costa County beyond the Town limits but within its Sphere of Influence. The western edge of the area includes the 44-acre California Meadows project, approved by the County and annexed to the Town in 1998. The eastern edge of the area includes the proposed 165-acre Wendt Ranch development. The intervening lands between California Meadows and Wendt Ranch generally consist of large agricultural parcels, most of which are used for pasture and grazing.

The 2010 Plan designates the area east of California Meadows for agricultural uses, consistent with the current land use designation for the area in the Contra Costa County General Plan. How-

Some comments received do not raise environmental issues or do not comment on the analysis in the DEIR and, thus, do not require a response. These comments generally express an opinion on whether or not the project should be approved. CEQA does not require a substantive response to comments on an EIR that do not specifically relate to environmental issues. Response to these comments is generally “comment noted.”

2.4 MASTER RESPONSES TO COMMENTS

Several recurring comments were raised during the public review process for the DEIR. Master responses for each of these comments are provided in the following section. The master responses address comments raised by multiple commenters, and are intended to provide a discussion of the comment at one location. This ensures that each comment is thoroughly addressed and minimizes repetition.

2.4.1 Master Responses to Planning/Zoning/Measure S Comments

Comment: Multiple comments were received that question the adequacy of the DEIR regarding permitted uses, development potential, and density standards for the portions of the project site that are designated “Agricultural” in the Town’s General Plan. Comments also called for clarification of the status of Williamson Act contracts, Danville’s Measure S requirements, allowable residential densities, and the application of the P-1, A-2, and A-4 zoning designations.

Response: Many of the comments call for the application of Danville’s Measure S to the proposed project. A brief explanation of Measure S is as follows. Passed by Danville voters in 2000, Measure S amended the Town’s General Plan by adding a new policy regarding the process for changing three of the land use designations in the General Plan. Measure S provides that properties with the General Plan land use designations of “General Open Space,” “Parks and Recreation,” and “Agricultural” may only have those land use designations changed by either a vote of the people or by a 4/5’s vote of the Town Council based on specific findings. The public or Town Council approval requirements of Measure S do not apply to rezonings or other land use decisions that are allowed by a property’s existing “General Open Space,” “Parks and Recreation,” or “Agricultural” designations. In addition, Measure S does not alter any other existing General Plan policies that may be applicable to the properties with one of the three specified land use designations, nor does it eliminate or reduce any development potential that existed under the designated land uses for those properties. In addition, Measure S does not apply to rezonings of property provided the rezoning is consistent with the General Plan.

I. Allowable Uses and Densities under the “Agricultural” Land Use Designation in the General Plan

As shown on Table 3-2 of the DEIR, the 410-acre project site contains four General Plan land use designations: “General Open Space,” “Agricultural,” “Rural-Residential,” and “Single Family-Low Density.” The project is only proposing residential development on properties designated “Agricultural,” “Rural-Residential,” and “Single Family-Low Density”. Measure S does not apply to properties designated “Rural-Residential” or “Single Family-Low Density.” Thus, the comments on the DEIR relating to the application of Measure S apply only to the portions of the site designated “Agricultural.” The applicant is not requesting to change the

“Agricultural” land use designation, so Measure S does not apply. Below is an explanation of what uses and densities are allowed on properties with an “Agricultural” designation.

A. Williamson Act Contracts

At the time the 2010 General Plan was adopted in 1999, all lands with the “Agricultural” designation were under Williamson Act contracts. Under the Williamson Act, properties receive preferential property tax treatment and, in exchange, agree to use their properties only for agricultural purposes; residential subdivision is prohibited while under a Williamson Act contract.

The Williamson Act allows the property owner to opt out of the contract by providing a notice of non-renewal (the owner can also request to cancel the contract that requires approval by the Town and, if approved, payment of penalties by the owner). Ten years after a notice of non-renewal is filed, the contract expires and the owner has the option to subdivide their property or pursue uses other than agricultural uses. While the General Plan encourages continued agricultural use after expiration of a Williamson Act contract, there is no requirement for such continued uses and no legal basis on which to impose such a requirement.

B. Description of Uses and Density in General Plan under “Agricultural”

With respect to uses, the General Plan states that lands with the "Agricultural" designation “are under Williamson Act Contracts or in agricultural use.” Both the A-2 and A-4 zoning districts (both of which could be compatible with the “Agricultural” General Plan designation) allow for single family residential uses. The A-2 zoning district allows one unit per five acres and the A-4 district allows one unit per 20 acres.

With respect to density on “Agricultural” designated lands, the General Plan states the following:

“Because properties with this designation are bound by Williamson Act contract to remain in agricultural uses, a density range is not applicable. In the event that Williamson Act contracts are not renewed, continued agricultural use is encouraged and the underlying zoning density (one unit per 20 acres or one unit per five acres) would apply upon the contract expiration.” (2010 General Plan, page 52).

C. Zoning and Parcel Size of Williamson Act Contract Properties

It has been the practice of the Town (and of Contra Costa County, prior to the Town's incorporation in 1982) to zone lands to A-4 (20 acre minimum) upon execution of a Williamson Act contract, regardless of the size or prior zoning of the property. The purpose of this zoning designation is to show that the property is under a Williamson Act contract. For example, the Town rezoned the Borel property from P-1 to A-4 upon execution of a Williamson Act contract, despite the entire parcel being only 17 acres. Under the A-4 zoning designation one home per 20 acres is allowed. Combined with the Williamson Act's ban on residential subdivisions, this effectively limits the development potential of land while under contract.

D. Determining Potential Development Density upon Expiration of Williamson Act Contract

As explained in the General Plan language above, upon expiration of a Williamson Act contract, the Town will apply the “underlying” zoning (the zoning in effect prior to entering into the contract) to the property. Generally this is A-2, which is the basis of the A-2 designation in the Town’s 2010 General Plan. Thus, a property owner upon expiration of a contract could (but is not required to) apply to rezone their property from A-4 to A-2. This reflects the intent to place the property in the position it held prior to entering into the contract, neither increasing nor decreasing the property’s development potential. This practice can be illustrated by the Town’s actions with respect to Assessors Parcels 202-100-017, -018, and -019 on the Magee Ranch property. In February 1986, the Town approved a Williamson Act contract for these parcels and at the same time adopted an ordinance rezoning them from A-2 to A-4. In March 1988, after discovery that the contract had never been properly executed, the property owner requested, and the Town approved, an ordinance rezoning the property back to the prior designation of A-2.

If a property owner does not rezone its property soon after a contract expires, when it does apply for a rezoning or other development application, the Town will use the underlying zoning density to calculate development potential. For the proposed project, the underlying zoning was A-2, which allows one unit per five acres. This process was used for the Elworthy Ranch project in 2008. In connection with that project, the maximum potential density was calculated at one unit per five acres, based on the underlying (pre-contract) zoning of A-2, even though the site was still zoned A-4 as a holdover from the Williamson Act contract on that property.

E. Measure S Applies if Changing “Agricultural” Designation to Allow Additional Density

Once a property is no longer subject to the Williamson Act contract, it still retains the “Agricultural” land use designation under the General Plan. A General Plan amendment, which would require a vote under Measure S, would be required only if the property owner desired to change the “Agricultural” land use designation.

The project is not seeking to change the “Agricultural” land use designation. As allowed by the General Plan, the underlying zoning of A-2 (the zoning that was in place on this portion of the property before the contract was entered into) was used to calculate development potential of the project site. Calculating density potential with the underlying zoning, which is permitted in the General Plan, does not require a General Plan amendment.

II. Rezoning from A-4 to A-2 Not Required to Allow Calculation of Density at One Unit per Five Acres for CEQA Review

As explained above, once a Williamson Act contract expires, the Town uses the density that was permitted under the zoning that was in effect before the contract was entered to determine the maximum potential density of the property. Applying that procedure to the proposed project, the Town has calculated the maximum potential density of the portion of the property previously subject to Williamson Act contract at one unit per five acres (A-2), which was the density in effect prior to the effective date of the Williamson Act contract.

Several comments have questioned whether the Town may utilize this potential density for purposes of the EIR without first requiring the applicant to request a rezoning from A-4 (one unit

per 20 acres) to A-2 (one unit per five acres). Such a rezoning is not required nor would it provide meaningful input to the environmental review of the proposed project.

For the purposes of environmental review, the applicant is required to define the entire project, which means the “whole of an action” ultimately being sought that may result in an impact on the environment (CEQA Guidelines Section 15378(a)). The Town is then required to review that project for consistency with the General Plan, zoning, and other applicable development standards. With respect to the proposed project, the General Plan and zoning identifies the maximum potential density. For the portions of the property designated as “Agricultural,” this is based on the A-2 zoning. The General Plan also contains specific policy directives that encourage clustering and “strongly discourages” the creation of five acre ranchettes.

If the Town were to require the property owner to first rezone the property to A-2, knowing that this would affect only 50% of the overall property and is not consistent with the ultimate objective desired by the property owner, the Town would not be providing an accurate and complete analysis of potential environmental impacts of the entire project. CEQA requires a complete and accurate environmental analysis and prohibits “piecemealing” of a project. CEQA precludes dividing a project into two or more segments, since this avoids analysis of the “whole of the action” and improperly minimizes impacts.

If the Town were to require concurrent rezonings (i.e., from A-4 to A-2, then A-2 to P-1), the Town would be required in the first rezoning process (from A-4 to A-2) to conduct environmental review on the “whole of the action” (to P-1) to comply with CEQA. The Town would also be required to conduct environmental review of the second rezoning process (A-2 to P-1). There is no need to prepare two separate CEQA documents and pursue two separate rezoning processes when the final result, desired by the property owner and directed in the General Plan, is to obtain a rezoning to P-1. In addition, two concurrent rezoning processes could violate the fundamental requirement of CEQA to evaluate the “whole of the action” without project piecemealing or segmentation.

III. Use of P-1 Zoning

A number of comments suggested that the proposed P-1 rezoning of the property would violate the General Plan, increase density, and/or require voter approval under Measure S. As explained above, properties with the General Plan land use designation of “Agricultural” that are not under Williamson Act contract do have some residential development potential and may be subdivided. The question under the General Plan is where any approved development should be located on a property.

A. P-1 Zoning Allows Clustering of Development/A-2 Zoning only Allows Development of 5 Acre Lots.

P-1 zoning is a zoning designation that permits density under the base zoning (in this instance one unit per five acres) to be clustered or located to the least sensitive areas of a property. If development were to proceed under an A-2 zoning designation (and not a P-1 zoning designation) that would only allow development to proceed with five acre lots. A P-1 zoning takes that same development density potential and clusters all the development generally in one area to allow the remaining area to be preserved in open space.

B. General Plan Encourages P-1 Zoning to Allow Clustering

The General Plan contains policies that encourage clustering of development on flatter portions of properties to preserve open space and natural features. 2010 General Plan Policies 1.07, 2.05, and 18.02 contain such provisions, with Policies 1.07 and 18.02 specifically identifying PUD or P-1 zoning as implementation measures. All three of these policies are carried forward in the 2030 General Plan, with Policy 18.02 being renumbered to 20.02.

The General Plan also designates certain properties as Special Concern Areas and provides specific direction on potential development for these properties, including in some cases the transfer or clustering of permitted development on the least sensitive areas of a property. This maximizes permanent open space and/or minimizes impacts of development that is approved. Section 32-63.1(b) of the Town's Zoning Ordinance specifically directs the use of P-1 zoning for Special Concern Areas designated in the General Plan.

The project site is identified as a Special Concern Area in the General Plan. The text for the Special Concern Area of the Magee Ranch property (on page 58 of the 2010 General Plan) includes the following relevant direction:

- The Plan describes Diablo Road in this area as retaining “the flavor of an ambling country road. The Town strongly supports retention of this character and protection of the views and vistas from the road.”
- “[P]roposals which transfer the allowable number of homes to the least sensitive and obtrusive parts of the site are encouraged.”
- “As on the other large undeveloped hillside sites in Danville, protection of scenic slopes and ridgelines is imperative. Despite the A-2 (General Agricultural) zoning on much of the site, subdivision of this Special Concern Area into five-acre ‘ranchette’ sites similar to those in the Tassajara Lane/Sherburne Hills area is strongly discouraged. Such development would require grading and road construction that could substantially diminish the visual qualities of the area. On the other hand, transferring allowable densities to a limited number of areas within the ranch would enable the bulk of the site to be set aside as permanent open space. This would also provide opportunities to establish park and trail connections and to preserve wildlife corridors between this area and the Sycamore Valley Open Space.”

Based on these provisions, the proposed use of P-1 zoning to allow the clustering of development as part of the project is consistent with the General Plan. With respect to any increase in potential density, P-1 zoning does not increase density, but merely allows whatever density may exist to be transferred to or clustered in one or more areas of a project site. As set forth in both the General Plan and the P-1 Zoning Ordinance (Section 32-63 of the Municipal Code), the maximum density for “Agricultural” properties is calculated by preparing a base plan that shows the number of five-acre parcels that could be legally created given all applicable development standards. For example, the Town's grading and ridgeline protection ordinances would prohibit the creation of five-acre lots on certain portions of a property. Under the P-1 Zoning District, the number of transferrable units within a site is determined only after all of these factors are taken into account.

P-1 is a zoning designation that allows clustering of development as encouraged in the General Plan. P-1 zoning is allowed under the “Agricultural” land use designation (in addition to the “Rural Residential” and “Single Family – Low Density” designations on the project site).

2.4.2 Master Responses to Traffic Comments

I. Methodology

Comment: A number of comments expressed concern that the traffic impact analysis (TIA) for the EIR contained faulty assumptions and methodologies. Comments were also raised regarding the validity of the traffic counts and use of the 2% future growth projection.

Response: As described in Section 4.12 Traffic and Circulation of the DEIR, the traffic impact analysis (TIA) for the project was prepared by Hexagon Transportation Consultants using the Town of Danville and the Contra Costa Transportation Authority (CCTA) guidelines. These guidelines require the TIA to analyze intersection levels of service (LOS) based on the overall average delay using the volume-to-capacity (V/C) ratios in order to determine compliance with LOS thresholds established by the Town and the CCTA. In addition to the basic requirements established by these guidelines, the Town has conducted the TIA using the most conservative assumptions, as further illustrated below.

In addition to an analysis of LOS using the CCTA LOS methodology, the Town required the more stringent Highway Capacity Manual methodology be used for the intersection LOS analysis to reflect a more realistic evaluation of an intersection’s operation. The Town also elected to use its own locally compiled trip generation rates (12.17 average daily trip per single family unit) rather than the commonly used rates published in the Institute of Transportation Engineers (ITE) manual entitled Trip Generation, Eighth Edition, 2008 (9.57 average daily trip per single family unit). The Town’s trip generation rate, referenced in the TIA as “Danville Rate (With Second DU),” is derived from data collected at local residential neighborhoods with a minimum of 25% of the homes incorporating second dwelling units. Since the project proposes to include a minimum of 10% second units, the “Danville Rate (With Second DU)” utilizes the most conservative trip generation assumption.

The results of the LOS evaluation completed for the TIA were compared to the significance thresholds identified in Tables 4.12-11A – C of the DEIR to determine the impact under existing, future project, and cumulative conditions. For those locations where future increases in traffic were found to exceed thresholds, the TIA identified the potential traffic operational problems and presented mitigation measures to address such problems. The methodologies applied in the TIA are consistent with the practices employed by the traffic engineering community and transportation planners throughout California in order to comply with CEQA.

With regard to the date of the traffic counts, the Town conducts biennial intersection traffic counts within Danville. Town staff compared the most recent 2012 biennial counts to the October 2010 counts collected for the project TIA. At the project study intersections, the 2012 counts were shown to have lower overall traffic volumes. Two new TRAFFIX buses that serve Monte Vista High School have been added in the study area since the 2010 counts were conducted, which contributed to the lower 2012 counts. Because the 2010 intersection counts were higher than the more recent 2012 intersection counts, the use of the 2010 counts provides the more conservative analysis.

With regard to the collection of traffic volumes, the traffic consultant coordinated with Town staff to determine the most appropriate days and times to obtain traffic volumes at the study intersections. Traffic conditions at the study intersections were analyzed for the most congested periods, which occur during the weekday AM and PM commute peak hours and school PM peak hours. The AM commute peak hour is generally between 7AM - 9AM, the PM commute peak hour is typically between 4 PM – 6 PM, and the school PM peak hour is typically between 2 PM – 4 PM. In addition, the traffic consultant followed the traffic counting protocol identified in Appendix E of the CCTA Technical Procedures, which states the following:

- Counts should be conducted during fair weather
- Counts should be conducted during Tuesday, Wednesday, or Thursday of a non-holiday week when public schools are in session
- No major road closings
- No construction activity
- No incidents or accidents

The traffic counts were collected when schools in the area were in session, including the Athenian School. The traffic counts followed the protocol identified in Appendix E of the CCTA Technical Procedures, which requires that counts be collected during AM and PM peak periods on Tuesday, Wednesday, or Thursdays of a non-holiday week, when public schools are in session with no construction activity, road closures, or accidents and with fair weather conditions. The traffic counts, therefore, reflect vehicular trips to and from all the schools traveling thru the study intersections. It is a snapshot of all traffic flow along the roadway network of the area, including any trips heading to and from homes, schools, and other area destinations. For reference, please see Appendix A of the TIA (Appendix I of the DEIR), which presents all of the traffic counts collected for the project.

Regarding the future growth factor used in the TIA, the cumulative no project traffic volumes were estimated based on traffic forecasts produced by the CCTA's TransCAD travel forecasting model. As Contra Costa's Congestion Management Agency, the CCTA is required to develop and maintain the TransCAD model per the Measure J Growth Management Program and California congestion legislation. The model uses information on current and future population and employment, transit ridership, expected roadway improvements, and observed travel behavior to forecast traffic on the regional transportation system.

Consistent with standard traffic engineering practice, Hexagon used traffic growth forecasts from the CCTA model, which estimated that peak hour traffic in the project vicinity was projected to increase by approximately two percent per year between the years 2005 and 2030. Cumulative traffic volumes in the TIA were estimated by applying to existing traffic volumes an annual growth factor of two percent over a period between the date of the existing traffic counts and year 2030.

II. Traffic Signal at Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road Intersection

Comment: Several comments questioned and/or opposed the need for a traffic signal at the intersection of Hidden Oaks Drive/Magee Ranch Road and Blackhawk Road as recommended in

the TIA and DEIR for significant impacts under cumulative conditions. (Refer to Mitigation Measure 4.12-1 on page 4.12-6 of the DEIR.) In addition, concerns were raised that this signal could pose problems due to the existing gate at Hidden Oaks Drive.

Response: No traffic signal is proposed for this intersection as part of the proposed project. Under 2030 conditions, the TIA projected that the intersection of Hidden Oaks/Magee Ranch and Blackhawk Road would operate at a poor LOS. The project trips added during the cumulative plus project AM peak hour would increase the V/C ratio by 0.13. Based on the Town's significance criteria, if a project causes an increase in the V/C ratio of 0.05 or more at an unsignalized intersection that is already, and is projected to continue to, operate at LOS E (or worse), it is considered a significant impact and mitigation is required. Since signalization of this intersection has been identified within the Town's Capital Improvement Program since 1989, with funds collected for its installation as a part of the North East Roadway Improvement Assessment District (NERIAD), the DEIR identified this mitigation at this location. While the project would be obligated to contribute its fair share toward the cost of the Hidden Oaks/Magee Ranch/Blackhawk Road traffic signal, it should be noted that the traffic signal warrant analysis conducted as a part of the TIA did not identify a need to install the signal as part of the proposed project. Therefore, the traffic signal is not proposed to be built as a part of the project.

As background, NERIAD was formed to collect funding for and construct a number of transportation improvements along El Cerro Boulevard and Diablo Road identified as mitigation for impacts generated by developments in the area including, but not limited to, the existing Magee Ranch subdivision. Some of the NERIAD improvements have been constructed, such as the Diablo Road/Green Valley Road traffic signal, while others, including the Hidden Oaks/Blackhawk Road traffic signal, have not yet been installed and will not be installed until sufficient growth warrants their installation.

To determine whether the queues from the existing gated entrance at Hidden Oaks Drive would spill back onto Blackhawk Road during peak hours, the average headways at the gated entrance were measured in the field. The average service flow rate at the gate was measured to be approximately one vehicle every 5 to 10 seconds. Assuming a worst-case average flow rate (10 seconds per vehicle), the maximum hourly capacity of the gated entrance would be approximately 360 vehicles per hour. During the school PM peak hour under cumulative conditions (the highest volume peak hour at the gate), the maximum inbound volume at the gate was estimated to be 159 vehicles. Applying Equation 19-68 from the 2010 Highway Capacity Manual in evaluating queue lengths, the 95th percentile queue inbound at the gated entrance would be three vehicles. The available storage between the intersection and the driveway is 125 feet, which would accommodate storage for approximately five vehicles before vehicles would queue into the intersection. The existing gate, therefore, has sufficient capacity to accommodate the expected demand.

The introduction of a traffic signal at Hidden Oaks Drive/Magee Ranch Road/Blackhawk Road could potentially alter the arrival patterns at the gated entrance at Hidden Oaks Drive. The primary concern would be that left turn vehicles would arrive at the intersection in platoons, rather than the current "random" arrivals. However, this is dependent on the traffic signal phasing, cycle length, and whether left turn pockets are introduced. If the roadway geometry (i.e., number of lanes at each approach) is left unchanged and the traffic signal is operated with permitted phasing on all approaches, then the vehicle arrivals patterns at the gate would be very

similar to today. Left turn vehicles would be required to locate a gap in opposing traffic before entering the gated driveway, which would create gaps between when successive vehicles would enter, thus allowing vehicles at the subject gate to clear. If left turn pockets are introduced on Blackhawk Road and protected left turn phasing is used, then the intersection capacity would be increased and the cycle length (i.e., the time it takes to serve all movements at the intersection) could be reduced. Level of service calculations show that a cycle length of 65 seconds could be employed, and the resulting 95th percentile queue in the left turn pocket serving the gated entrance would be 4 vehicles. Under this design condition, the queues from the gated entrance could still be accommodated by the existing storage. The most desirable traffic signal phasing and roadway geometry at the Blackhawk Road/Hidden Oaks Drive intersection would be determined during the design phase of the traffic signal. The signal timing plan employed at that time would consider the overall average delay at the intersection as well as the vehicle queues at the intersection. If needed, the signal timing could be modified to prevent vehicles from spilling back from the gated entrance onto Blackhawk Road.

III. Mitigation Improvements at Mt Diablo Scenic Boulevard/Diablo Road Intersection

Comment: Several commenters were concerned that the improvements at the intersection of Mt. Diablo Scenic Boulevard and Diablo Road identified in the TIA and DEIR as mitigation for significant impacts could degrade operations along Diablo Road. (Refer to Mitigation Measure 4.12-2 on page 4.12-36 of the DEIR.)

Response: As described on page 4.12-37 of the DEIR, the project trips added to this intersection under cumulative plus project conditions would increase the V/C ratio by 0.05 or more. Based on the thresholds of significance, this would constitute a significant impact and mitigation is required. In addition, while the overall average delay is LOS C (or better) under existing conditions, the intersection intermittently experiences long eastbound and westbound vehicle queues of 300 feet and ½ mile, respectively. The long vehicle queues on Diablo Road/Blackhawk Road are due to the all-way stop.

The DEIR identified two options to address the significant impact at this intersection: 1) conversion of the existing three-way stop to a stop control only on the minor street approach (Mt. Diablo Scenic Boulevard), or 2) the installation of a traffic signal at the intersection. If the all-way stop were to be removed and only the minor street was stop controlled, the overall average delay would be improved. This can also be accomplished with installation of a traffic signal, which can provide for the orderly movement of conflicting vehicles and pedestrians. When appropriately installed, traffic signals can increase the traffic handling capacity of an intersection (reduce the current queuing) and improve the efficiency and safety of both vehicles and pedestrians. At upstream and downstream signalized intersections, the Town can optimize signal timing at these signalized intersections to better adapt to the change in arrival characteristics from the new signal.

A number of commenters, including Contra Costa County Department of Conservation and Development (Letter 4) and the Diablo Community Service District (Letter 9), did not support the conversion of the three-way stop control. Given that this intersection is located within Contra Costa County's jurisdiction and the north leg of the intersection is located within the Diablo Community Service District, the option related to the conversion of the three-way stop control has been eliminated from Mitigation Measure 4.12-2, as presented in Section 3.0.

The Contra Costa County Department of Conservation and Development (Letter 4) also requested a preliminary analysis of a roundabout at the intersection of Mt. Diablo Scenic Boulevard and Diablo Road. However, a roundabout would require acquisition of private property outside the Town's jurisdiction and, therefore, the Town determined a roundabout would not be feasible under CEQA.

With the removal of the three-way stop control conversion as an option, Mitigation Measure 4.12-2 would identify only the installation of a traffic signal. The project applicant would be required to contribute their fair share towards this improvement.

It should be noted that because this intersection is within the County and not the Town's jurisdiction, the Town cannot require the County to implement this mitigation measure. The County, in using its own standards or thresholds to determine if a traffic impact exists, will ultimately decide if the improvement is necessary. An EIR is required to identify feasible measures for all potentially significant impacts even if those measures are within the jurisdiction of another public agency and not the agency considering the project, as per CEQA Guidelines Section 15091(a)(2). Consistent with this requirement, the Town has identified feasible mitigation measures for this intersection.

IV. Bicycle Safety on Diablo Road

Comment: A number of comments expressed concerns that the addition of project traffic would pose increased traffic hazards to bicyclists along Diablo Road.

Response: Diablo/Blackhawk Road is a popular route used by bicyclists. However, portions of the roadway are narrow and do not have bike lanes. This route is not a designated Bike Route in the Town's General Plan. Given the narrow right-of-way along Diablo/Blackhawk, both vehicles and bicyclists should use caution. While the project would add traffic to Diablo/Blackhawk Road, it would not significantly change existing conditions for cyclists. In addition, the physical constraints along Diablo/Blackhawk Road (i.e., narrow roadways and shoulders, existing drainages, the close proximity of trees and telephone poles) limit the feasibility of widening for future bicycle facilities.

2.4.3 Master Responses to Emergency Access Comments

Comment: A number of comments were received raising concerns related to emergency access along the Diablo/Blackhawk Road corridor from existing traffic combined with incremental increases in traffic from the project. Comments stated that existing traffic currently inhibits emergency access in the area and that the contribution of project traffic would worsen existing roadway operations such that emergency vehicles would be unable to respond to an emergency in the area. Comments did not necessarily identify potential concerns related to emergency access to the project site; but were related to concerns about inadequate access to the surrounding area. Some comments also raised concerns that the project could be exposed to potential wildland fire hazards and that compliance with existing regulatory requirements were not sufficient to minimize potential impacts.

Response: Please note that traffic considerations are provided in the Master Response to Traffic in Section 2.4.2. The San Ramon Valley Fire Protection District (District or SRVFPD) was consulted during preparation of the EIR to solicit their input concerning potential impacts to fire and emergency protection services (see page 4.11-4 of the DEIR). The District also provided written comment on the NOP indicating that the project would be subject to specific conditions of approval to ensure that fire protection considerations were appropriately addressed through site design. The District also provided direct input on existing response times, whether the responses to the site would be within recommended standards, and whether additional staff and/or equipment would be necessary to serve the project (personal communication, Ian Hardage, Fire Plans Examiner, January 24, 2012, August 25, 2011). The District did not identify any significant concerns related to existing services or the project. In addition, existing documentation was also reviewed in support of the DEIR to identify existing standards of coverage, facility operations, and other factors related to potential fire hazards. These sources included the following:

- Town of Danville, 2010 General Plan
- San Ramon Valley Fire Protection District (SRVFPD), Standards of Coverage, 2010
- SRVFPD, Annual Operating Budget, Fiscal Year 2011/2012
- SRVFPD, Annual Operating Budget, Fiscal Year 2012/2013
- SRVFPD, Strategic Plan 2008-2013, 2008
- Diablo Fire Safe Council, Community Wildfire Protection Plan, date unknown.

The DEIR evaluated potential impacts to fire protection services in connection with the implementation of the project. The DEIR identified that the project would be required to comply with applicable Town of Danville policies related to roofing material due to the site's location in an area subject to potential wildland fire hazards. The DEIR also identified that the project would be required to comply with all applicable California Fire Code and Uniform Building Code requirements in addition to specific requirements identified by the District. The DEIR determined that the project would not result in a significant impact for the purposes of CEQA. No new facilities or existing facilities would need to be constructed or expanded in order to serve the project's incremental demand for services such that a significant environmental impact would occur.

The DEIR also identified that the project could be exposed to potential wildland fire hazards due to the sites proximity to undeveloped open space. The DEIR identified that the project would be subject to a number of regulatory requirements relating to fire protection considerations and that compliance with those requirements, which were developed for the purposes of minimizing potential impacts to the public health and welfare due to fire hazards, would ensure impacts would be less-than-significant. As a result, no potentially significant impacts would occur in connection with the project. The construction or expansion of new or existing facilities would not be warranted and existing regulatory requirements are adequate for the purposes of addressing potential wildland fire hazards. Where necessary, revisions to the DEIR have been incorporated to clarify and amplify the existing analysis, as presented in Section 3.0.

The DEIR also evaluated potential impacts to emergency access and determined the project would not result in a significant impact related to emergency access for the purposes of CEQA. (See p. 4.12-41 of DEIR). In addition, the District was consulted in February 2013 to provide additional information related to emergency access and potential wildland fire hazards (personal

communication Ian Hardage, February 2013). Comment letters raised concerns that the existing roadway network was inadequately designed to accommodate emergency vehicles and an increase in vehicle volumes on the roadway network during a fire could impede emergency access. The District has indicated that the existing roadway network is sufficient to accommodate the range of emergency vehicles used by the District and meets minimum roadway standards. While congestion affects target response times and could potentially impair fire response during an emergency, the District has identified that response times are within the District's established five minute standard. In addition, the District operates a number of stations that could respond to an emergency within the area. If during an emergency vehicle access was impaired, the District would be able to respond to the emergency from a number of different stations. In addition, the District is able to utilize a network of fire access trails in adjacent open space areas for emergency response purposes. Existing fire trails, including trails located in the Sycamore Valley Open Space Preserve and fire access trails located within the boundaries of the project site that will be retained as undeveloped "open space," would be utilized by the District, as necessary, to respond to potential fire-related hazards in surrounding areas, including areas subject to potential wildland fire hazards. The proposed project is also providing a ½ mile alternative route within the project boundaries along a portion of Diablo Road that can be used as an emergency route (from the project entrance to the EVA), if needed.

Four stations are located in the Town of Danville. The District identified that Station 33, which is located at 1051 Diablo Road, would be the station responsible for responding to the project and immediate surrounding area due to its proximity to the area. Station 33 is located approximately two miles from the proposed main entry to the project, east of Jillian Way. Average response times to the site, which typically vary depending on the nature of the emergency, are within the District's five minute standard. In the event that Station 33 is not able to respond to an emergency due to access constraints, other stations in the area would respond. As identified above, the District is able to access adjacent open spaces from existing fire trails, including a point of access to the Sycamore Valley Open Space Preserve. Other area stations that would be available to respond to a fire in the area include Station 36, Station 35, and Station 31. Emergency access to the area from Station 33 would be provided from Diablo Road. Secondary emergency access would also be available from Blackhawk Road and Camino Tassajara. It is assumed that either Station 35 or Station 36 would respond to emergency calls if access was obstructed along Diablo Road.

The District is aware that existing traffic may impede emergency access, particularly in the event of a major fire in congested areas, but acknowledges that the existing roadway network is adequately sized and designed to accommodate emergency vehicles. The existing roadway network meets minimum design standards (e.g., width, clearance, etc.) necessary to accommodate emergency vehicle access. While potential access could be restricted during periods of heavy congestion or a large emergency, such as a mandatory evacuation, multiple stations serve the project area and there are multiple points of entry to ensure appropriate response. The District's response to an emergency in the surrounding area would consider such factors as congestion and accessibility during a large emergency in order to determine the appropriate response, access, and responding station. The District has also confirmed that the project would not adversely affect existing responses times and/or cause an increased demand for services such that new or expanded facilities are required (personal communication Ian Hardage, February 2013).

2.4.4 Master Responses to Biological Comments

Comment: Several commenters identified concerns regarding the presence and protection of biological resources on the project site. Comments specifically questioned the effectiveness of mitigation measures identified in the DEIR to avoid significant impacts to special status species and habitat, including the California red-legged frog.

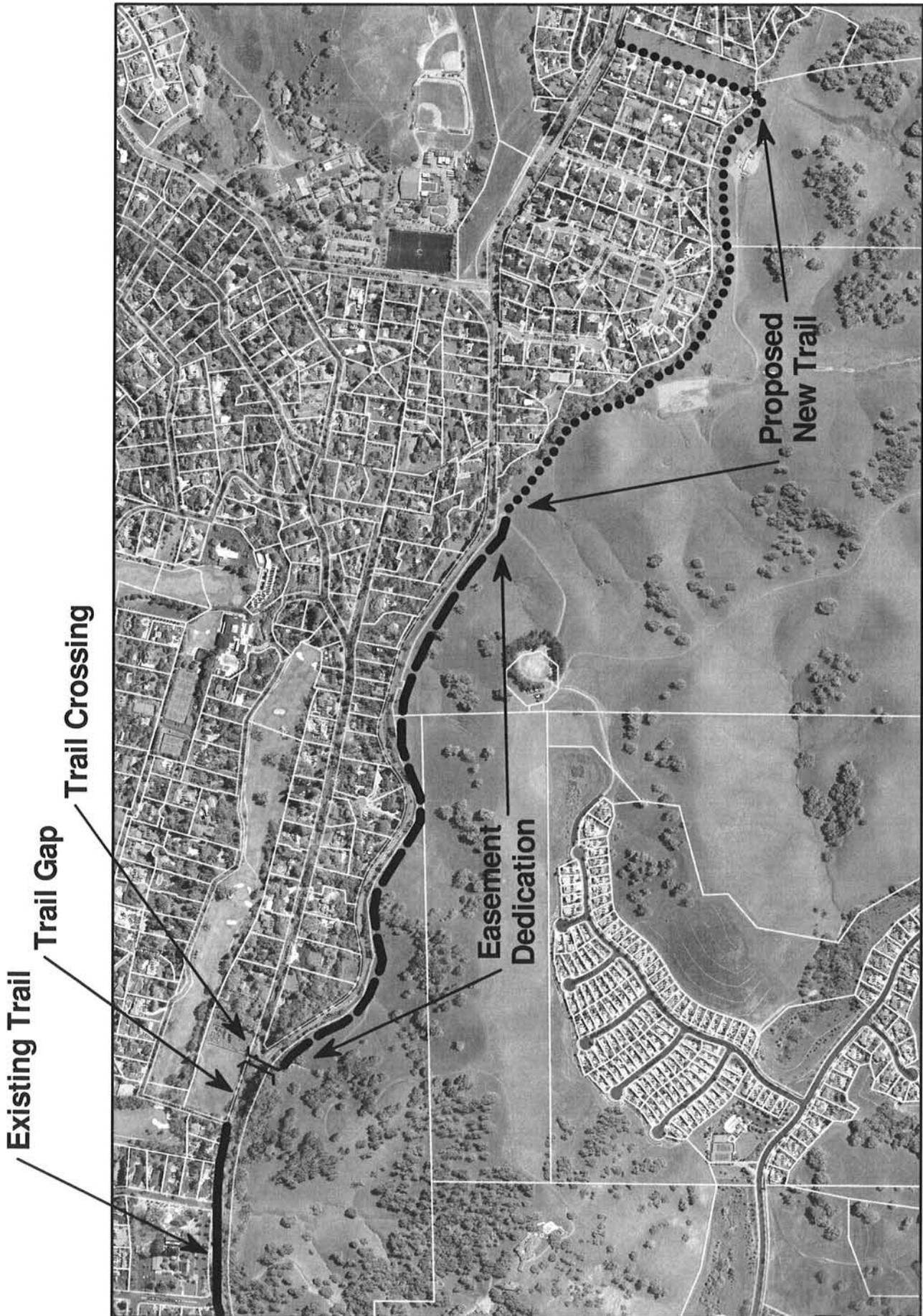
Response: The project's impacts on biological resources are addressed in detail in Section 4.5 of the DEIR; this analysis was based on a comprehensive biological evaluation prepared by Live Oak Associates. As described in the DEIR, the biological evaluation included the following efforts:

- Field reviews of the project site, including protocol-level surveys for California red-legged frogs, larval surveys for California tiger salamanders, and focused rare plant surveys.
- Supplemental protocol-level surveys for California red-legged frogs.
- Formal wetland delineation of the site.
- Identification of biological resources that could occur on the project site based on habitat suitability and the proximity of the site to a species' known range.
- Assessment of project impacts to biological resources as per CEQA and state and federal laws.
- Identification of avoidance and mitigation measures.

The potential impacts of the project on biological resources were assessed based on specific thresholds identified in the CEQA Guidelines and applied using local standards and expertise. Where significant impacts were identified, mitigation measures are presented in the DEIR to avoid and minimize impacts to sensitive habitat and species during project construction and implementation. These measures consist of standard methodologies and techniques approved by the resource agencies (e.g., USFWS and CDFW) and have been applied throughout California and the Bay Area to protect sensitive habitats and species.

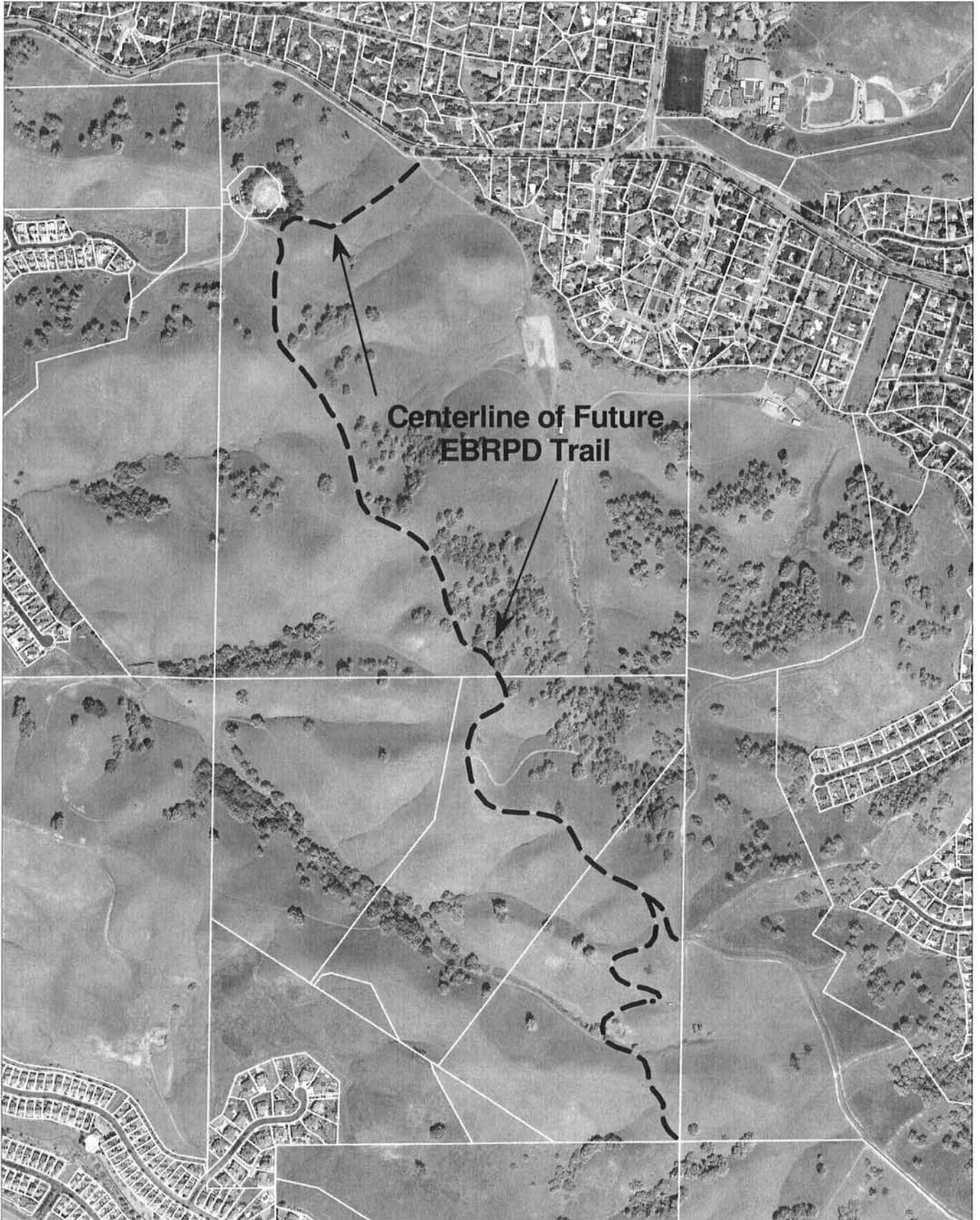
A Mitigation and Monitoring Plan and Conservation Management Plan (MMP/CMP) was prepared for the project that describes in additional detail the mitigation measures recommended in the DEIR to reduce impacts on jurisdictional waters, riparian habitat, and California red-legged frog, and identifies monitoring methods during project implementation. The MMP/CMP also includes provisions for preserving the onsite open space area and addresses the land uses, features, anticipated level of human/vehicle use, management level of the open space, and the preservation and funding mechanism for managing the open space. This MMP/CMP is included as Attachment C.

The project applicant has obtained letters from the U.S. Army Corps of Engineers (USACE) verifying that the project will permanently impact approximately 0.5 acres of jurisdictional waters that are under the USACE's jurisdiction. These are included in Attachment D.



Staff Study - Trails

Exhibit H



Staff Study - EBRPD Trails
Exhibit I

David Crompton

From: Hilde Clark <hilde.clark@gmail.com>
Sent: Wednesday, April 17, 2013 1:41 PM
To: David Crompton
Subject: Magee Ranch Project

I am writing to express my frustrations and concerns over the SummerHill EIR.

TRAFFIC: The Town has not explained why it is appropriate to use current traffic surveys WITH THE TRAFFIX BUSES IN PLACE to analyze the significance of adding 80+ more car trips during peak hours, and then conclude that there WILL BE AN INSIGNIFICANT EFFECT ON THE DIABLO/GREEN VALLEY/MCCAULEY ROAD INTERSECTION. The Town is fully aware that 90% of the cost of the Traffix buses for the Diablo Road corridor is paid for by Measure J tax money and that that money could be reallocated elsewhere at any time. In fact, last spring, a new traffic survey was done comparing the traffic around Coyote Creek Elementary in Dougherty Valley to the Diablo Road corridor traffic. The Diablo Road corridor was still more congested, so the money for the next year or two will be used on Diablo Road. However, Dougherty Valley continues to be heavily developed, and will likely be worse than the Diablo corridor in the coming years and win the competition for bus money. In any case, Measure J expires in 2034. Will SummerHill be torn down if the bus funding goes away? Lastly, a letter from Traffix verifying that they have the buses, personnel, and ability to physically serve the proposed development was requested. No such confirmation letter appears in the EIR file.

MEASURE S: This project requires a Measure S vote and the Town has not adequately explained or addressed how P-1 clustered residential zoning can be used for Agricultural-designated land WHEN NEITHER PAGE 52 OF THE 2010 GENERAL PLAN NOR THE 2030 GENERAL PLAN LIST P-1 AS A CONSISTENT (i.e. allowable) ZONING FOR SUCH LAND. The legally correct analysis is that P-1 can only be used for SummerHill if the 200-acre Agricultural parcel is re-designated to a RESIDENTIAL USE. That re-designation triggers MEASURE S and a public vote should the Town approve the project.

HYDROLOGY: The Town has still not analyzed erosion issues downstream from the project and has not addressed the fact that the project will lengthen the duration of flooding downstream by 15 minutes (per the hydrologist hired by the Diablo Community Services District). Currently, flooding downstream occurs in narrow reaches of the creek during major storms. This will cost the Town of Danville and tax payers significant additional monies in repair work to the creek and town infrastructure.

BIOLOGY: The Final EIR contains some additional mitigation measures planned to avoid annihilation of the endangered red-legged frog. Nonetheless, the siting of the project within mere feet of creek creates the risk that the project will eliminate the endangered frogs from their last habitat in Danville.

Hilde Clark

--

"Attitude is a paintbrush that colors all you say and do" Anonymous

"Life is a God-given opportunity to become who we are." Nouwen

"To be perfect is fulfilling one's purpose in life rather than being flawless."

3 Brightwood Way
Danville, CA 94506
925-406-4944 hm
216-469-8469 cell (H)

hilde.clark@gmail.com

David Crompton

From: Planning
Sent: Wednesday, April 17, 2013 8:44 AM
To: David Crompton
Subject: FW: Magee Ranch Comment

FYI

From: linda@dgates.com [mailto:linda@dgates.com]
Sent: Tuesday, April 16, 2013 5:49 PM
To: Planning
Subject: Magee Ranch Comment

Data from form "Comments for the Public Record" was received on 4/16/2013 5:48:43 PM.

Magee Ranch - Comments for the Public Record

Field	Value
FirstName	linda
LastName	gates
Address	2052 diablo road
City	danville
State	calif
Zip	94526
Organization	prop qwner
Title	local landscape architect
Email	linda@dgates.com
Phone	925 683 6254
Fax	
Concerns Comments	<p>the plans perapred by RJA lol 1-3 and EVA grading exhibit misrepresnt the existing conditons in this portion of the creek. Both section A1 and A2 illustrate a crossection very ,very differnt from the reality . In this portion of the creek the existing bank is a vertical cliff over 20 feet in height The large oaks on the magee side of the creek are threatened by the drastic undercuting of this erosion. In converstions in the fielded with summerhill represntives they acknowledge that this conditon is not represented in their informaion, and acknowledge it will threaten the viablity of the EVA. They stated that they do not have any intention of adressing these eroding slides and that when the EVA is undermined the GHAD will repair the damaged raod. I think this not good planning t create an EVA that you acknowledge is likely to fail and then then defer the probelm the developer created to a future public GHAD.The developer does not want to</p>

Field	Value
	<p>undertake any improvements to the creek because of the environmental issues and permitting challenges. This plan will create a situation where the public through the GHAD will have to solve the erosion failures which have been ongoing for many years, and deal with the fish and game wetland/creek biology issues after the EVA and other failures.</p> <p>I am very concerned that the EIR does not comment on the reality of constructing this EVA upon which the project is dependent. Clearly an amended creek restoration and mitigation plan is needed to address these erosion problems in a biologically appropriate manner. This plan should be part of the approval process which has not been addressed in the current plan. The GHAD plan will only fix what fails after it fails. Our property is on the creek and is currently in the short term path of this erosion. Let's stop the erosion and destruction of our property with a thoughtful plan with the creek biologists at the table, not after the fact with the GHAD. We thank Wendy of Summerhill for bringing RJA engineers to perceive the problem from our property.</p>

Email "Magee Ranch Comment" originally sent to Planning@danville.ca.gov from linda@dgates.com on 4/16/2013 5:48:43 PM.

David Crompton

From: JON ISOM <jonpat@sbcglobal.net>
Sent: Tuesday, April 16, 2013 9:02 AM
To: David Crompton
Subject: Summerhill EIR

Mr. Crompton,

My question regarding parcel 202-050-071 was not addressed. The 6 month tax bill in 2010 was \$176.29. In 2012 it is \$1807.07.

My question regarding the published inadequacies of the HCM (their own statement) was not addressed.

Issue # 9 from CCC Flood Control regarding erosion downstream from the project was not addressed.

I sent you a copy of the Williamson Contract and a copy of the non-renewal of parcels 202-050-071, 202-050-073, 202-050-078 and 215-040-002. Where is the non-renewal for the other parcels? (not addressed)

In your answer 38C you state that the "Matadera roadway connection between Blwemer Road and Matera Way removes a significant volume of traffic from the Diablo/Green Valley intersection." That roadway is not open.

Thank you.

Pat Isom

PLANNED UNIT DEVELOPMENT SUBDIVISION 9291 - MAGEE RANCHES TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA



SITE COVERAGE

LAND USE	ACRES	% OF SITE
LOTS (1-58, 67-69)	20.5	5.0%
CUSTOM LOTS (59-66)	10.2	2.5%
STREET RIGHT OF WAY	7.5	1.8%
OPEN SPACE	371.9	90.7%
TOTAL	410.1	100.0%

SITE SUMMARY

- **NUMBER OF UNITS 61
- GROSS SITE AREA 410.1
- *NET SITE AREA 28.0 AC
- *NET DENSITY 2.2 DU/AC
- *NOTE: OPEN SPACE & CUSTOM LOTS EXCLUDED.
- **NOTE: CUSTOM LOTS EXCLUDED.

UNIT SUMMARY TABLE

*RESIDENTIAL LOTS	PLAN	# UNITS
1-58, 67-69	1	10
	2	17
	3	17
	4	17
59-66	CUSTOM	8
TOTAL		69

*NOTE: AS REQUIRED, A MINIMUM OF 10% OF RESIDENTIAL LOTS WILL HAVE CASITAS.

SETBACK REQUIREMENTS

FRONT	20' MIN.
PORCH	15' MIN.
GARAGE DOOR FACING FRONT	20' MIN.
SECONDARY FRONT YARD (CORNER LOT)	15' MIN.
SIDE YARD	15' AGGREGATE WITH A 5' MIN.
REAR YARD	20' AGGREGATE WITH A 15' MIN.

LOT SUMMARY TABLE

LOT	AREA (SQ. FT.)	AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	13,948	31	14,130
2	11,812	27	12,119
3	13,023	32	13,335
4	12,080	34	12,521
5	11,935	35	12,471
6	10,098	35	10,510
7	12,440	35	12,680
8	11,756	39	12,465
9	10,459	40	10,850
10	12,070	42	14,432
11	11,169	43	11,800
12	12,894	44	10,793
13	13,971	45	10,883
14	11,284	47	11,514
15	11,597	48	14,594
16	10,681	49	10,352
17	12,452	51	15,481
18	10,929	52	13,300
19	11,160	54	10,421
20	11,445	57	13,135
21	13,830	58	15,912
22	12,628	60	10,018

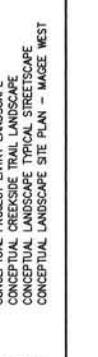
LOT SUMMARY TABLE

PLAN	AREA (SQ. FT.)	AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	14,130	31	14,130
2	12,119	27	12,119
3	13,335	32	13,335
4	12,521	34	12,521
5	12,471	35	12,471
6	10,510	35	10,510
7	12,680	35	12,680
8	12,465	39	12,465
9	10,850	40	10,850
10	14,432	42	14,432
11	11,800	43	11,800
12	10,793	44	10,793
13	10,883	45	10,883
14	11,514	47	11,514
15	14,594	48	14,594
16	10,352	49	10,352
17	15,481	51	15,481
18	13,300	52	13,300
19	10,421	54	10,421
20	13,135	57	13,135
21	15,912	58	15,912
22	10,018	60	10,018

SHEET INDEX

SHEET NO.	DESCRIPTION
P1	TITLE SHEET
A1.1	PLAN 1 FLOOR PLAN-CALIFORNIA RANCH
A1.2	PLAN 1 ELEVATIONS/ROOF PLAN-CALIFORNIA RANCH
A1.3	PLAN 1--ALTERNATIVE ELEVATIONS
A2.1	PLAN 2 FLOOR PLANS-CRAFTSMAN
A2.2	PLAN 2 ELEVATIONS/ROOF PLAN-CRAFTSMAN
A2.3	PLAN 2--ALTERNATIVE ELEVATIONS
A3.1	PLAN 3 FLOOR PLANS-CRAFTSMAN
A3.2	PLAN 3 ELEVATIONS/ROOF PLAN-CRAFTSMAN
A3.3	PLAN 3--ALTERNATIVE ELEVATIONS
A4.1	PLAN 4 FLOOR PLANS-MEDITERRANEAN
A4.2	PLAN 4 ELEVATIONS/ROOF PLAN-MEDITERRANEAN
A4.3	PLAN 4--ALTERNATIVE ELEVATIONS
A4.4	CONCEPTUAL LANDSCAPE SITE PLAN
L1	CONCEPTUAL PROJECT ENTRY LANDSCAPE
L2	CONCEPTUAL OREKESIE TRAIL LANDSCAPE
L3	CONCEPTUAL LANDSCAPE TYPICAL STREETScape
L4	CONCEPTUAL LANDSCAPE SITE PLAN - MAGEE WEST
L5	

LOCATION MAP



LOT SUMMARY TABLE

PLAN	AREA (SQ. FT.)	AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	14,130	31	14,130
2	12,119	27	12,119
3	13,335	32	13,335
4	12,521	34	12,521
5	12,471	35	12,471
6	10,510	35	10,510
7	12,680	35	12,680
8	12,465	39	12,465
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15	14,594	48	14,594
16	10,352	49	10,352
17	15,481	51	15,481
18	13,300	52	13,300
19	10,421	54	10,421
20	13,135	57	13,135
21	15,912	58	15,912
22	10,018	60	10,018

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PLAN	AREA (SQ. FT.)	AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	14,130	31	14,130
2	12,119	27	12,119
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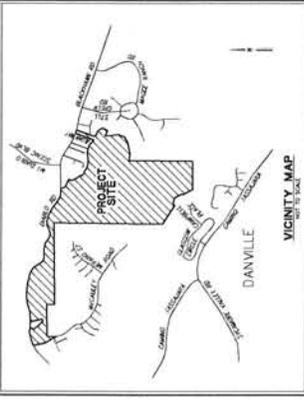
LOT SUMMARY TABLE

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1	14,130	31	14,130
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11	11,800	43	11,800
12	10,793	44	10,793
13	10,883	45	10,883
14	11,514	47	11,514
15	14,594	48	14,594
16	10,352	49	10,352
17	15,481	51	15,481
18	13,300		

BENCHMARK

CONTRA COSTA COUNTY BENCHMARK # 1560
STANDARD CONTRA COSTA COUNTY BENCHMARK PLATE SET IN TOP OF CONCRETE
PIERCE ON THE EAST SIDE OF GREEN VALLEY ROAD AT THE
INTERSECTION OF DABLO ROAD AND GREEN VALLEY ROAD.
ELEVATION = 429.118 1984 ADL

VESTING TENTATIVE MAP SUBDIVISION 9291 - MAGEE RANCHES TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA



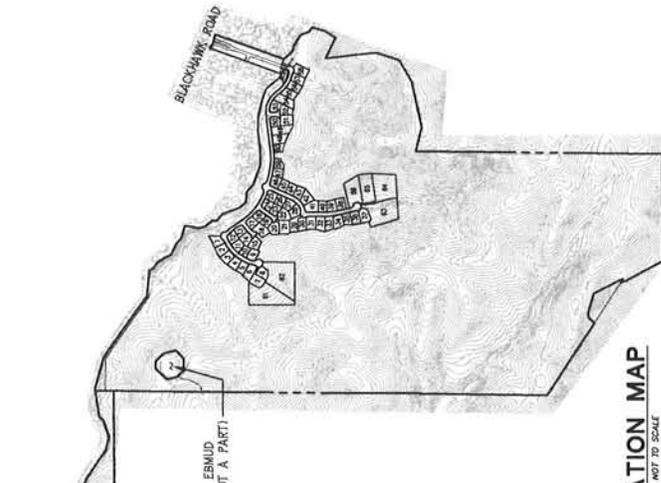
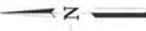
LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB & GUTTER	---
---	SEE WALK	---
---	CONCRETE DITCH	---
---	SCENIC HILLSIDE LINE	---
---	RIIDE LINE	---
---	BUILDABLE AREA	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	WATER VALVE	---
---	WATER LATERAL WITH METER	---
---	STREET LIGHT	---
---	FENCE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	SHALE TREE	---
---	REMOVE TREE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---

---	EXISTING
---	EXISTING
---	EXISTING

LOT SUMMARY TABLE

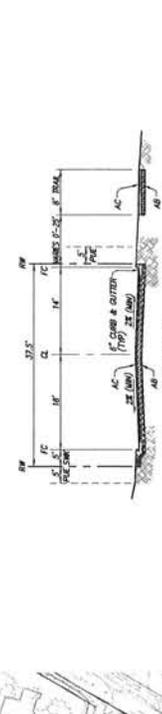
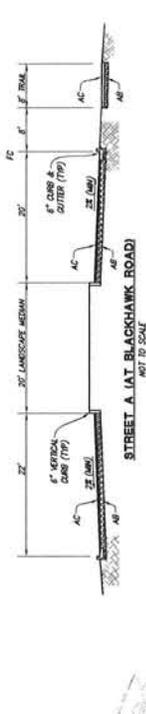
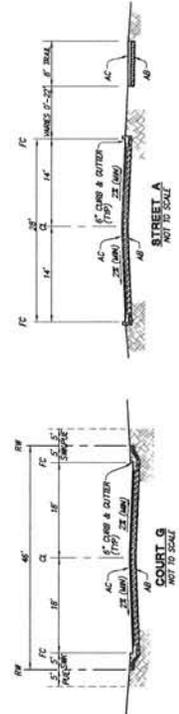
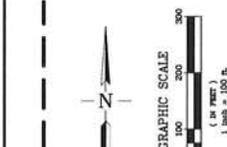
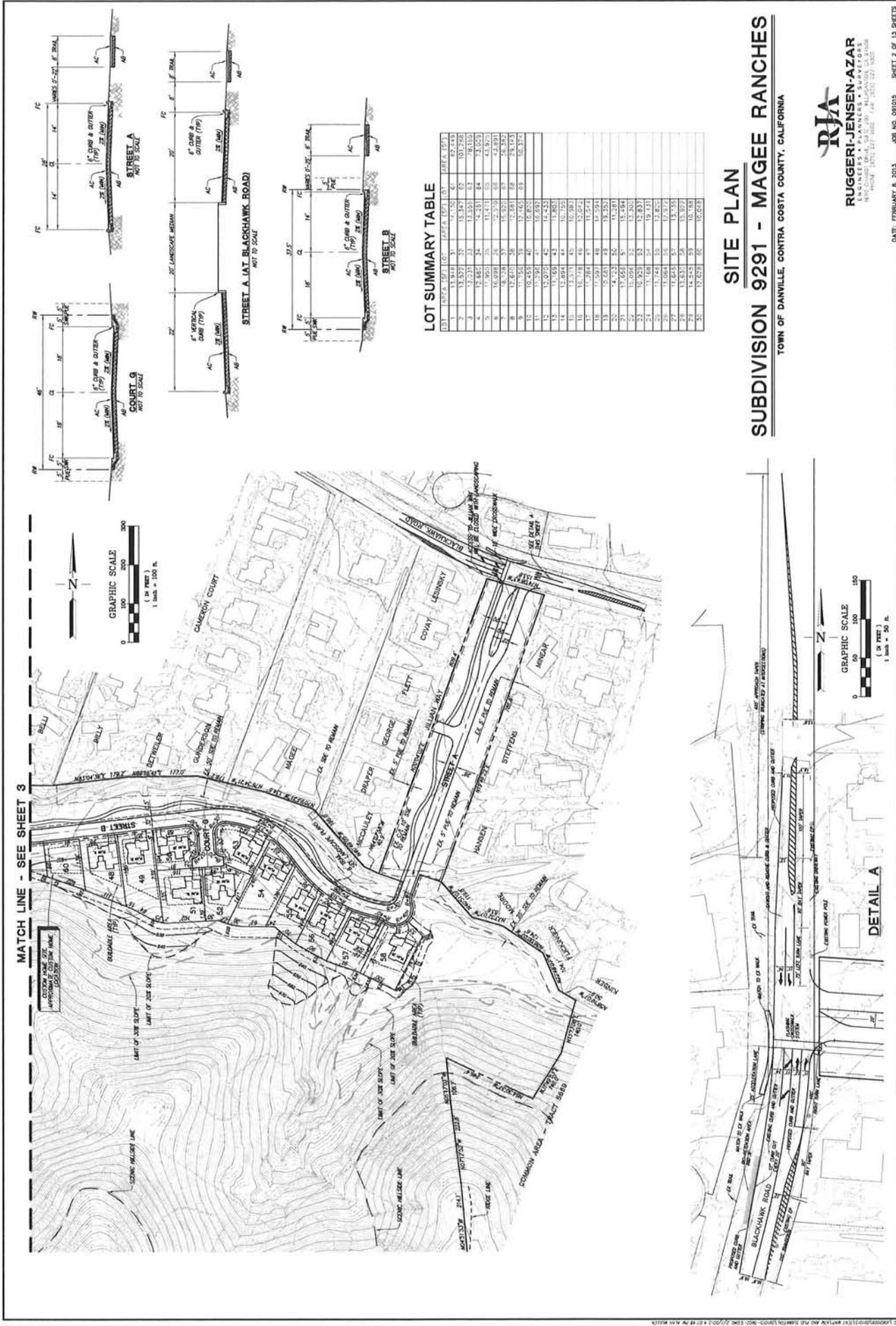
LOT	AREA (SQ FT)	PERCENT	TITLE	DATE
1	13,242.31	3.5	15,247.62	07/1988
2	13,242.31	3.5	15,247.62	07/1988
3	13,242.31	3.5	15,247.62	07/1988
4	13,242.31	3.5	15,247.62	07/1988
5	13,242.31	3.5	15,247.62	07/1988
6	13,242.31	3.5	15,247.62	07/1988
7	13,242.31	3.5	15,247.62	07/1988
8	13,242.31	3.5	15,247.62	07/1988
9	13,242.31	3.5	15,247.62	07/1988
10	13,242.31	3.5	15,247.62	07/1988
11	13,242.31	3.5	15,247.62	07/1988
12	13,242.31	3.5	15,247.62	07/1988
13	13,242.31	3.5	15,247.62	07/1988
14	13,242.31	3.5	15,247.62	07/1988
15	13,242.31	3.5	15,247.62	07/1988
16	13,242.31	3.5	15,247.62	07/1988
17	13,242.31	3.5	15,247.62	07/1988
18	13,242.31	3.5	15,247.62	07/1988
19	13,242.31	3.5	15,247.62	07/1988
20	13,242.31	3.5	15,247.62	07/1988
21	13,242.31	3.5	15,247.62	07/1988
22	13,242.31	3.5	15,247.62	07/1988
23	13,242.31	3.5	15,247.62	07/1988
24	13,242.31	3.5	15,247.62	07/1988
25	13,242.31	3.5	15,247.62	07/1988
26	13,242.31	3.5	15,247.62	07/1988
27	13,242.31	3.5	15,247.62	07/1988
28	13,242.31	3.5	15,247.62	07/1988
29	13,242.31	3.5	15,247.62	07/1988
30	13,242.31	3.5	15,247.62	07/1988



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- OWNER: TEARDROP PARTNERS, LP, AND MAZE INVESTMENT COMPANY
1500 W. HUNTER STREET, SUITE 200
ALAMO, CA 94501
CONTACT: C/O MENDI BAKER (925) 244-7534
- DEVELOPER: SUMNERHILL HOMES
5000 EXECUTIVE PARKWAY, SUITE 150
SAN RAMON, CA 94583
CONTACT: MENDI BAKER (925) 244-7534
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
1500 W. HUNTER STREET, SUITE 200
ALAMO, CA 94501
CONTACT: MARK FALCOUT (925) 227-8100
- SOILS ENGINEER: ENGED, INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: PHILIP STROGHELI (925) 866-9000
- ASSESSOR'S PARCEL NUMBERS: 202-050-074-6, 202-050-074-7, 202-050-074-8, 202-050-074-9, 202-100-038-1, 202-100-040-1, 202-100-040-2, 202-100-038-2, 202-100-038-3, 202-100-038-4, 202-100-038-5, 202-100-038-6, 202-100-038-7, 202-100-038-8, 202-100-038-9, 202-100-038-10, 202-100-038-11, 202-100-038-12, 202-100-038-13, 202-100-038-14, 202-100-038-15, 202-100-038-16, 202-100-038-17, 202-100-038-18, 202-100-038-19, 202-100-038-20, 202-100-038-21, 202-100-038-22, 202-100-038-23, 202-100-038-24, 202-100-038-25, 202-100-038-26, 202-100-038-27, 202-100-038-28, 202-100-038-29, 202-100-038-30, 202-100-038-31, 202-100-038-32, 202-100-038-33, 202-100-038-34, 202-100-038-35, 202-100-038-36, 202-100-038-37, 202-100-038-38, 202-100-038-39, 202-100-038-40, 202-100-038-41, 202-100-038-42, 202-100-038-43, 202-100-038-44, 202-100-038-45, 202-100-038-46, 202-100-038-47, 202-100-038-48, 202-100-038-49, 202-100-038-50, 202-100-038-51, 202-100-038-52, 202-100-038-53, 202-100-038-54, 202-100-038-55, 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LOT SUMMARY TABLE

LOT	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	13,948.31	31	4,730.67
2	13,257.37	32	82,448.48
3	12,865.34	33	101,750.00
4	11,905.26	34	4,325.84
5	16,098.28	35	11,811.05
6	12,467.36	36	4,325.84
7	11,758.79	37	12,081.68
8	10,455.40	38	12,467.36
9	12,078.22	39	10,455.40
10	12,078.22	40	10,455.40
11	12,078.22	41	10,455.40
12	12,078.22	42	10,455.40
13	12,078.22	43	10,455.40
14	12,078.22	44	10,455.40
15	12,078.22	45	10,455.40
16	12,078.22	46	10,455.40
17	12,078.22	47	10,455.40
18	12,078.22	48	10,455.40
19	12,078.22	49	10,455.40
20	12,078.22	50	10,455.40
21	12,078.22	51	10,455.40
22	12,078.22	52	10,455.40
23	12,078.22	53	10,455.40
24	12,078.22	54	10,455.40
25	12,078.22	55	10,455.40
26	12,078.22	56	10,455.40
27	12,078.22	57	10,455.40
28	12,078.22	58	10,455.40
29	12,078.22	59	10,455.40
30	12,078.22	60	10,455.40

SITE PLAN
SUBDIVISION 9291 - MAGEE RANCHES
 TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

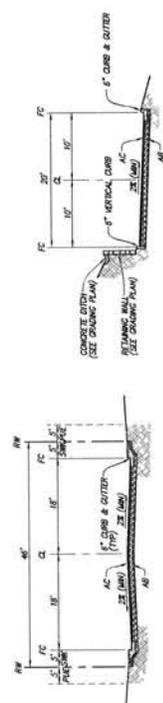




LOT SUMMARY TABLE

LOT	AREA (SQ. FT.)	AREA (SQ. FT.)
1	13,948.37	12,747.62
2	13,522.32	12,747.62
3	13,522.32	12,747.62
4	11,925.35	11,171.65
5	11,925.35	11,171.65
6	10,008.58	12,747.62
7	10,128.37	12,747.62
8	11,758.58	12,747.62
9	11,758.58	12,747.62
10	16,459.50	16,459.50
11	11,298.47	16,459.50
12	11,010.82	11,010.82
13	12,094.84	12,094.84
14	12,094.84	12,094.84
15	15,371.42	15,371.42
16	17,948.48	17,948.48
17	17,948.48	17,948.48
18	11,537.48	11,537.48
19	10,181.49	10,181.49
20	11,121.55	11,121.55
21	10,098.29	10,098.29
22	10,098.29	10,098.29
23	10,098.29	10,098.29
24	11,068.54	11,068.54
25	11,068.54	11,068.54
26	11,068.54	11,068.54
27	11,068.54	11,068.54
28	11,068.54	11,068.54
29	12,543.39	12,543.39
30	10,023.52	10,023.52

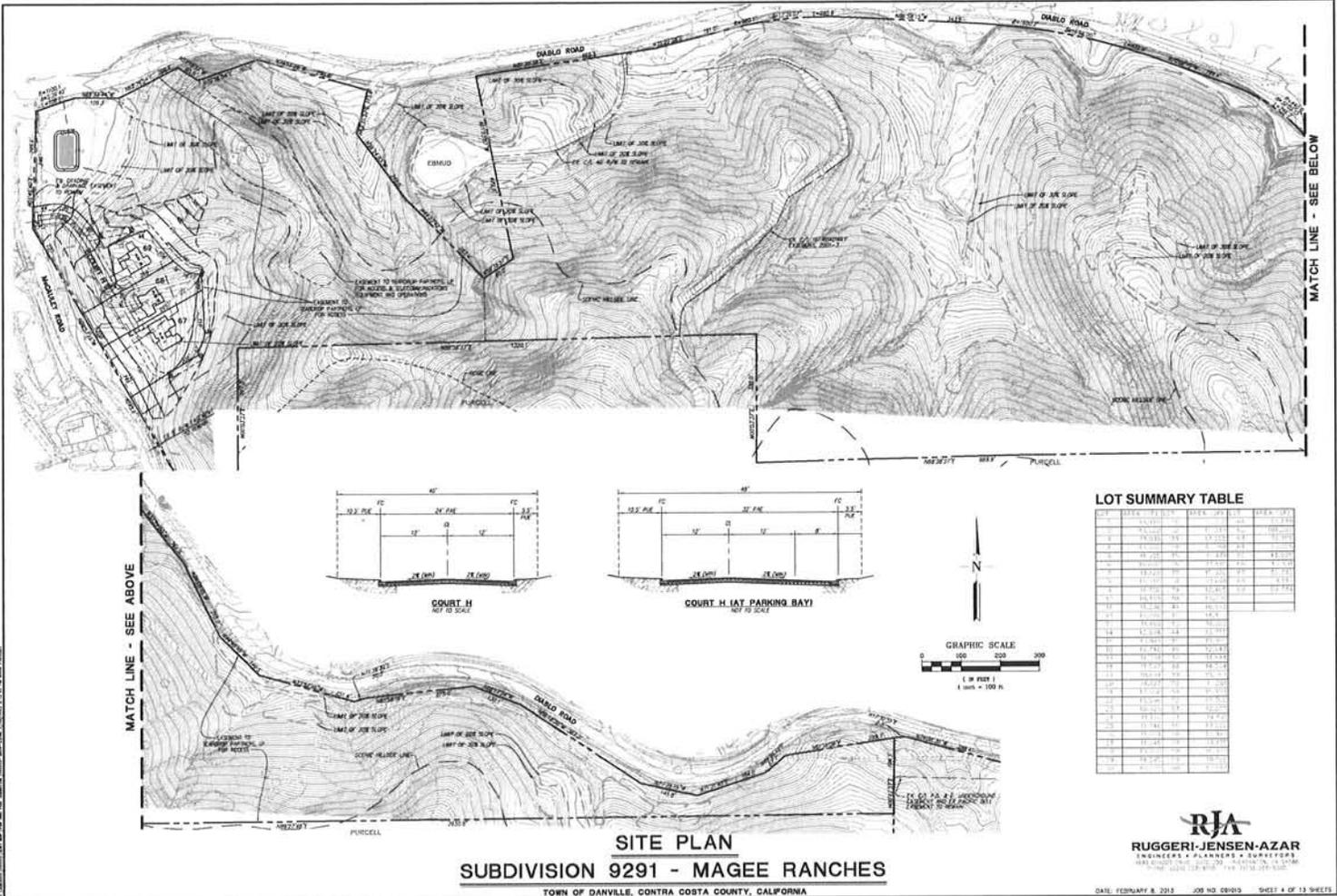
MATCH LINE - SEE SHEET 2



RJA
RUGGERI-JENSEN-AZAR
 REGISTERED PROFESSIONAL ENGINEERS
 10000 DANVILLE ROAD, SUITE 100
 DANVILLE, CALIFORNIA 94526
 PHONE: (925) 277-1800 FAX: (925) 277-1805

SITE PLAN
SUBDIVISION 9291 - MAGEE RANCHES

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

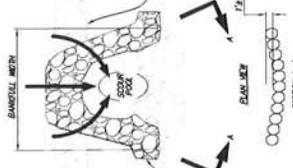
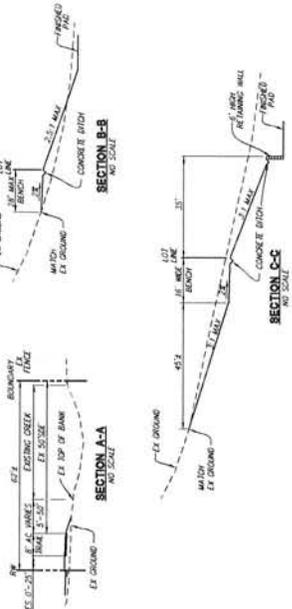
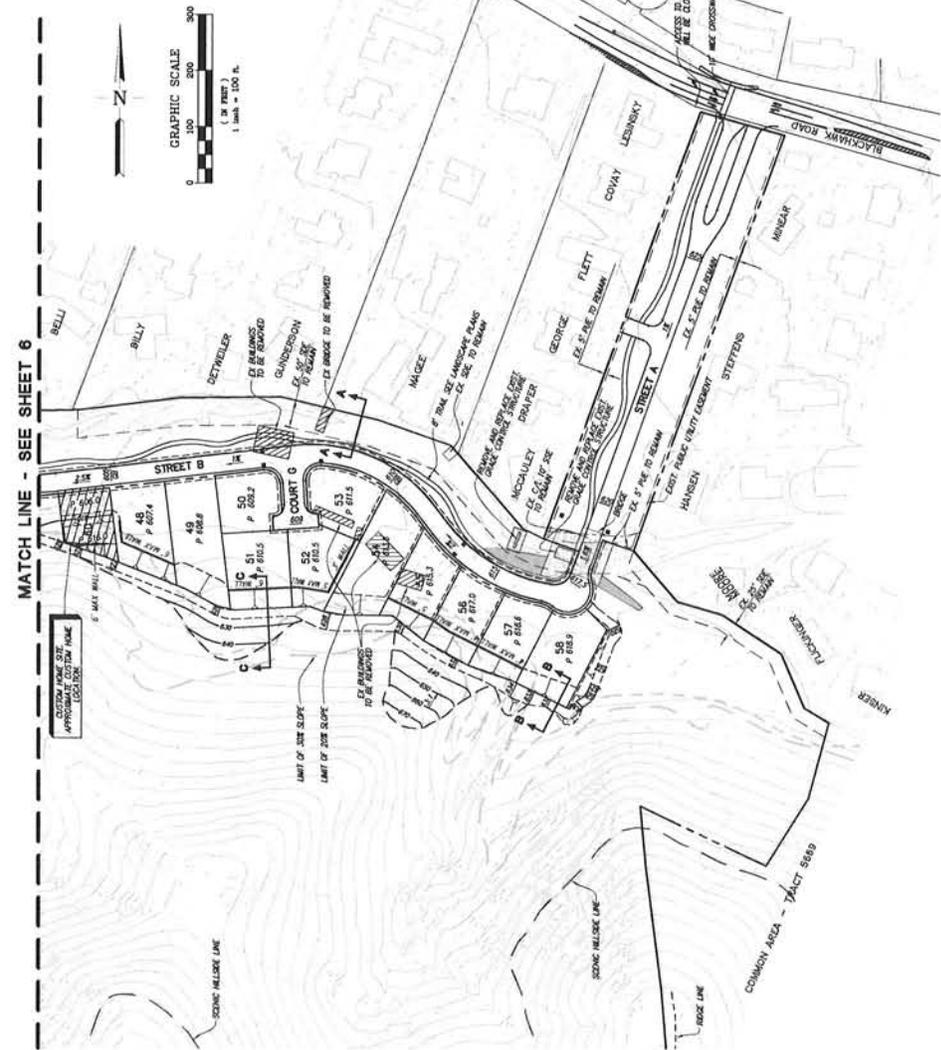


SITE PLAN
SUBDIVISION 9291 - MAGEE RANCHES
 TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

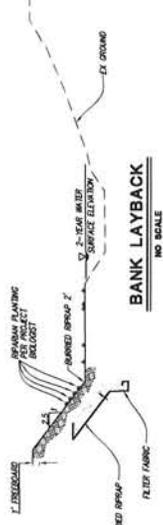
LOT SUMMARY TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	10,000	228	0.23
2	10,000	228	0.23
3	10,000	228	0.23
4	10,000	228	0.23
5	10,000	228	0.23
6	10,000	228	0.23
7	10,000	228	0.23
8	10,000	228	0.23
9	10,000	228	0.23
10	10,000	228	0.23
11	10,000	228	0.23
12	10,000	228	0.23
13	10,000	228	0.23
14	10,000	228	0.23
15	10,000	228	0.23
16	10,000	228	0.23
17	10,000	228	0.23
18	10,000	228	0.23
19	10,000	228	0.23
20	10,000	228	0.23
21	10,000	228	0.23
22	10,000	228	0.23
23	10,000	228	0.23
24	10,000	228	0.23
25	10,000	228	0.23

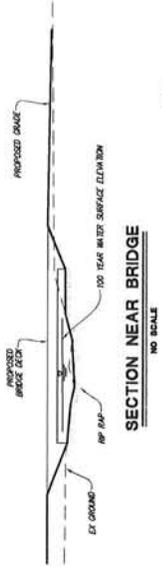
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS + PLANNERS + SURVEYORS
 1000 RUGGERI DRIVE, SUITE 200, DANVILLE, CA 94519
 TEL: (925) 426-8800 FAX: (925) 426-8801



TYPICAL GRADE CONTROL STRUCTURE
NO SCALE



BANK LAYBACK
NO SCALE



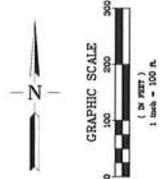
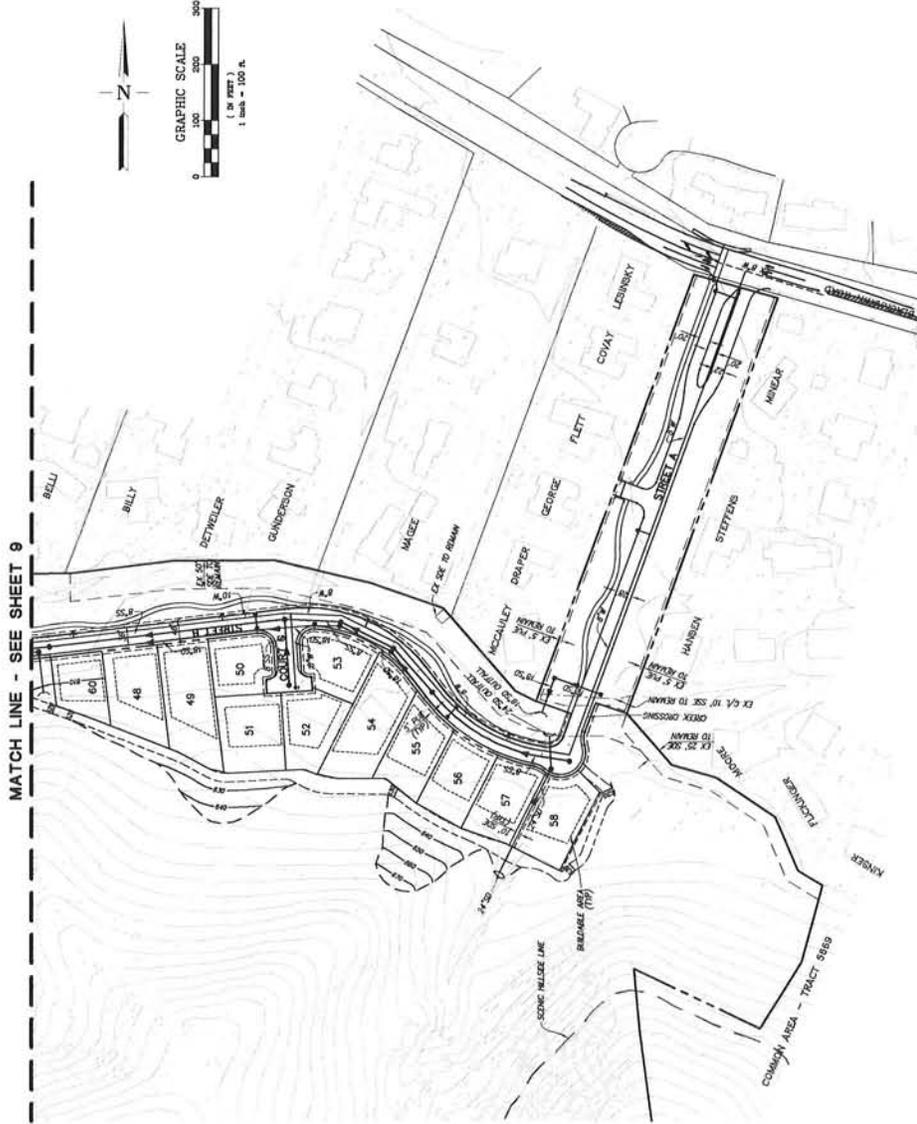
SECTION NEAR BRIDGE
NO SCALE

- LEGEND:
- BANK LAYBACK
 - GRADE CONTROL STRUCTURE
 - LIMIT OF ALLOWABLE DEVELOPMENT

GRADING PLAN
SUBDIVISION 9291 - MAGEE RANCHES

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

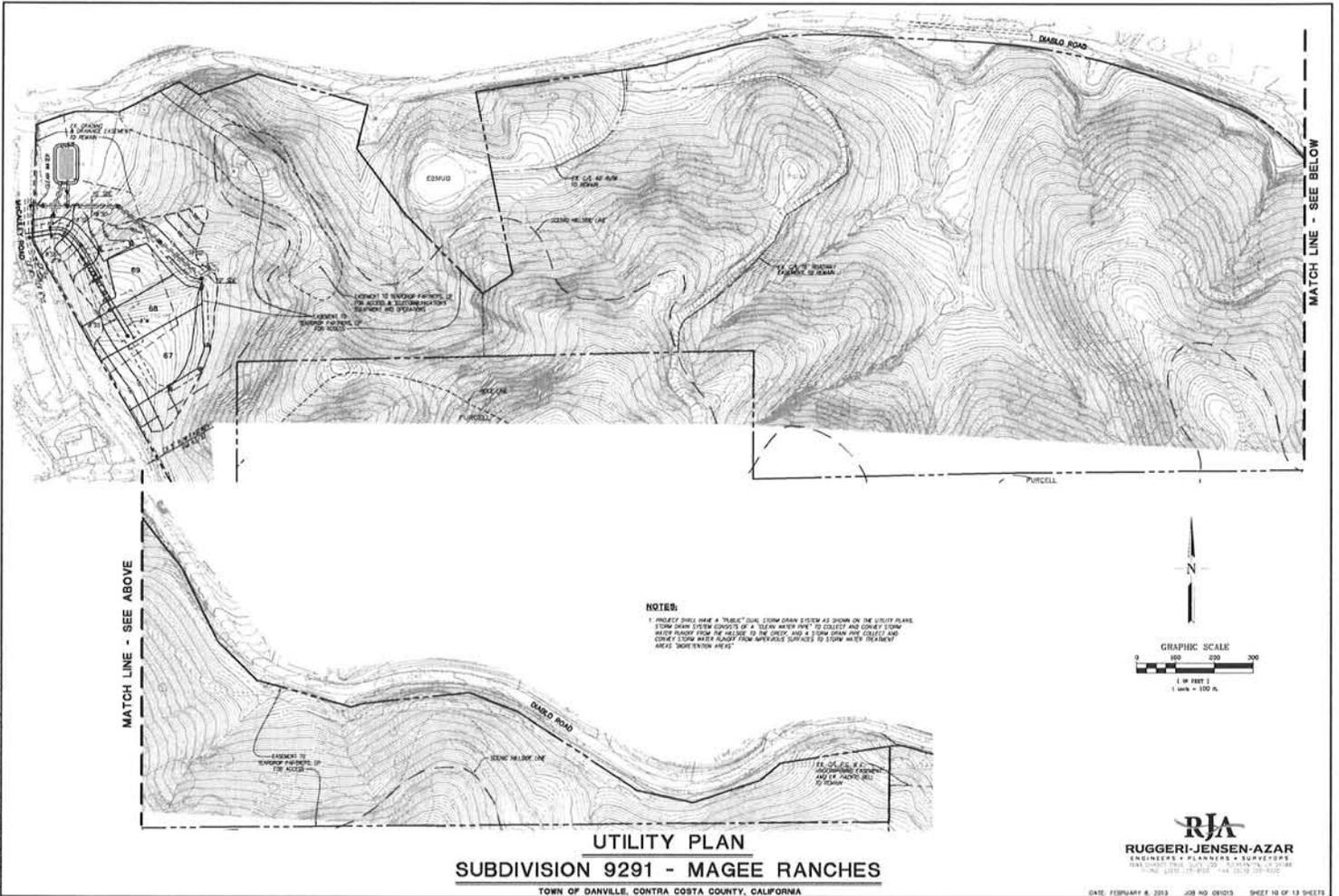
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
10000 RIVER STREET, SUITE 200
DANVILLE, CA 94526
PHONE: (925) 277-8227 FAX: (925) 277-8200



NOTES:
 1. PROJECT SHALL HAVE A "PUBLIC" DUAL STORM DRAIN SYSTEM AS SHOWN ON THE UTILITY PLANS.
 2. STORM DRAIN SYSTEM CONSISTS OF A "LOW WATER" PIPE TO COLLECT AND CONVEY STORM WATER TO THE STREET AND A "HIGH WATER" PIPE TO COLLECT AND CONVEY STORM WATER FROM NEARBY SURFACES TO STORM WATER TREATMENT AND ALSO "BORDERLINE" ABOUT.



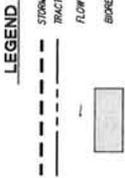
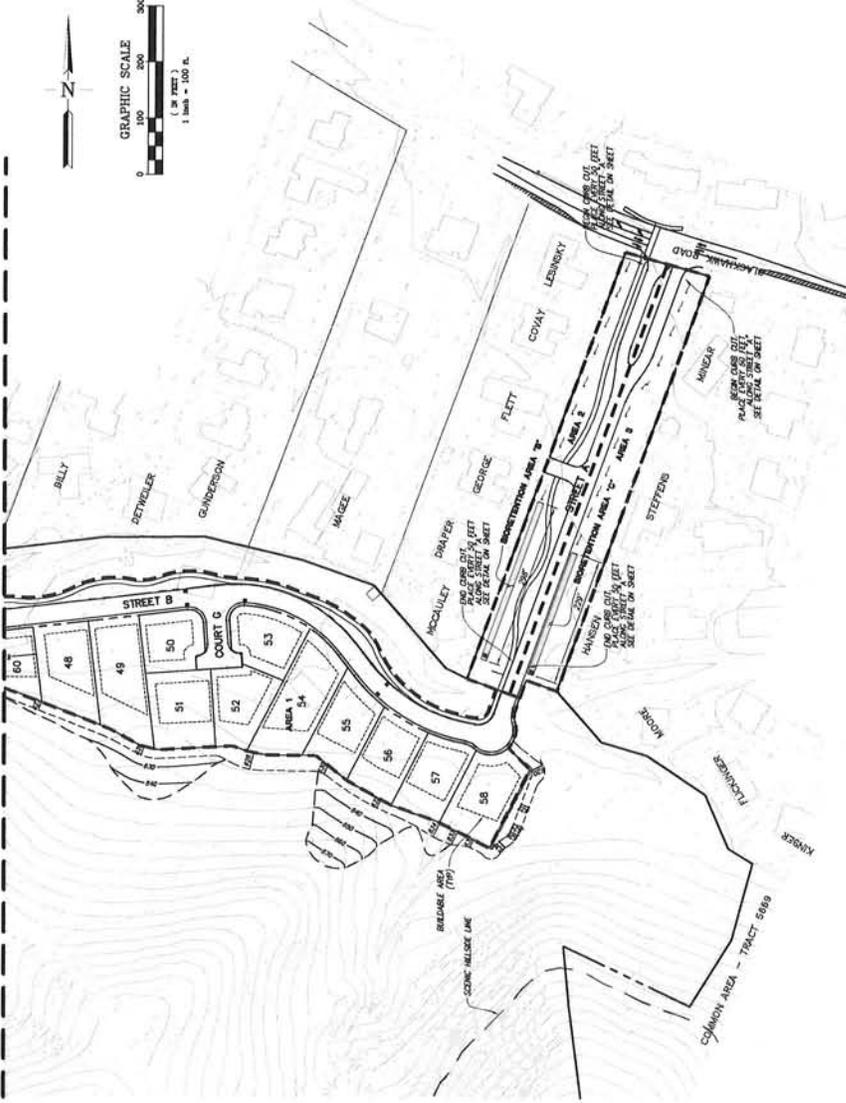
UTILITY PLAN
SUBDIVISION 9291 - MAGEE RANCHES
 TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA



UTILITY PLAN
SUBDIVISION 9291 - MAGEE RANCHES
 TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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 ENGINEERS - PLANNERS - SURVEYORS
 1000 COLLETT DRIVE, SUITE 100
 DANVILLE, CALIFORNIA 94526

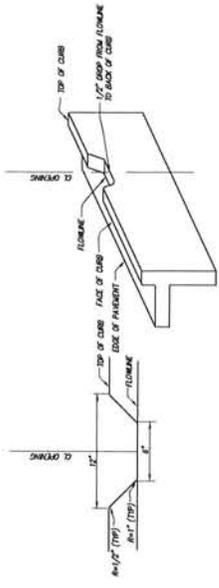
MATCH LINE - SEE SHEET 12



STORM WATER TREATMENT CALCULATION

AREA #	SURFACE	AREA (SF)	IMP USED	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
AREA 1	PAVING	281,470			
	ROOF	232,000	80-RETENTION AREA "A"	88,800	94,900
	LANDSCAPING	912,500			
AREA 2	PAVING	42,725			
	ROOF	14,652	80-RETENTION AREA "B"	5,187	6,009
	LANDSCAPING	14,652			
AREA 3	PAVING	46,353			
	ROOF	15,610	80-RETENTION AREA "C"	4,750	5,550
	LANDSCAPING	15,610			
AREA 4	PAVING	15,610			
	ROOF	15,000	80-RETENTION AREA "D"	5,725	6,467
	LANDSCAPING	37,778			

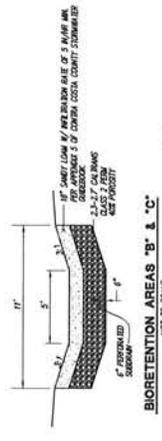
- NOTES:
- THE VOLUMES ARE BASED ON THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM, 2010, AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2010, TREATMENT-FLOW CONTROL.
 - ASSUME EACH LOT = 4,000 SF IMPERVIOUS SURFACE.
 - CUSTOM LOTS #59-68 SHALL HAVE INDIVIDUAL ON LOT STORM WATER TREATMENT. SEE DETAIL ON SHEET 12 FOR CUSTOM LOT BIORETENTION DETAIL.



ISOMETRIC VIEW
NOT TO SCALE

PROFILE
NOT TO SCALE

CURB OPENING FOR BIO-RETENTION ADJACENT TO CURB
NOT TO SCALE



BIORETENTION AREAS "B" & "C"
NOT TO SCALE

STORM WATER TREATMENT
SUBDIVISION 9291 - MAGEE RANCHES
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

RJA
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ENGINEERS • PLANNERS • SURVEYORS
10000 RIVERVIEW DRIVE, SUITE 200
DANVILLE, CA 94526
TEL: (925) 427-7882 FAX: (925) 427-7885



PROJECT TEAM

Developer

SummerHill Homes
3000 Executive Parkway, Suite 450
San Ramon, California 94583

Contact:
Wendy Baker
wbaker@shhomes.com
P: 925-244-7534

Architect

Darlin Group Architecture | Planning
5865 Owens Dr.
Pleasanton, California 94588

Contact:
Sean Reynolds
sreynolds@darlinggroup.com
P: 925-251-7200

Landscape Architect

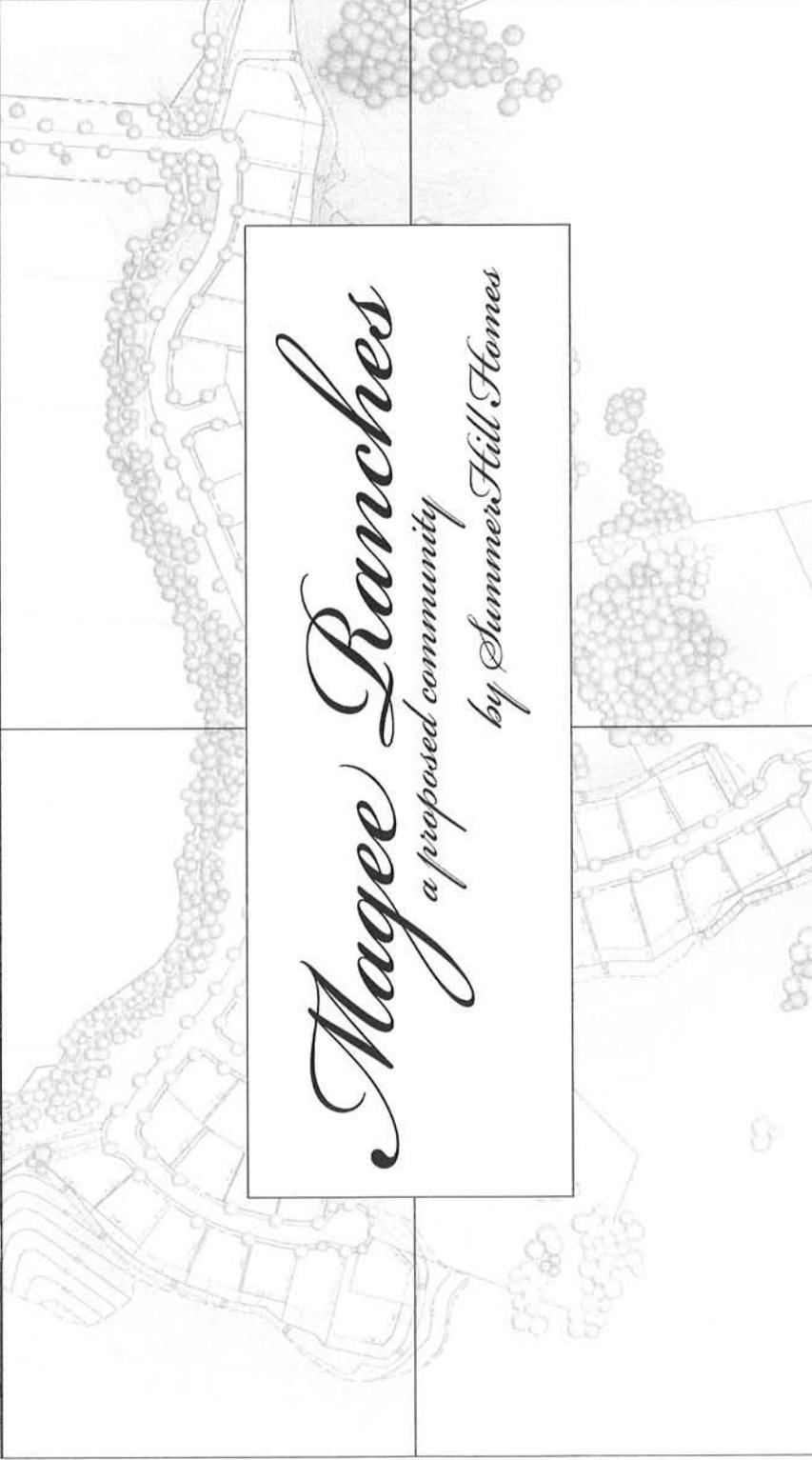
Ripley Design Group
1615 Bonanza Street, Suite 314
Walnut Creek, California 94596

Contact:
Jim Ripley
jim@ripleydesign.com
P: 925-938-7377

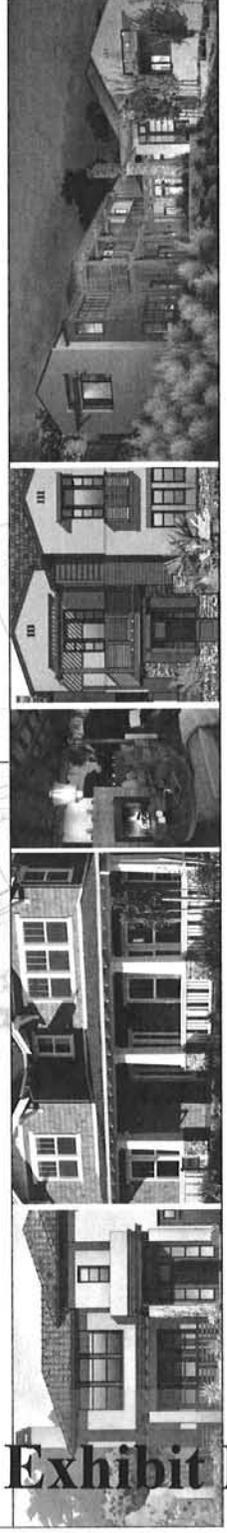
Civil Engineer

Ruggieri-Jensen-Azar
Engineers - Planners - Surveyors
4690 Chabot Drive, Suite 200
Pleasanton, California 94588

Contact:
Mark Raigout
mraigout@rja-gps.com
P: 925-227-9100



Magee Ranches
a proposed community
by SummerHill Homes





PLAN 1 - CALIFORNIA RANCH
 FLOOR PLAN
 FEBRUARY 8, 2013

PLAN 1 - CALIFORNIA RANCH FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 3102 SQ. FT.

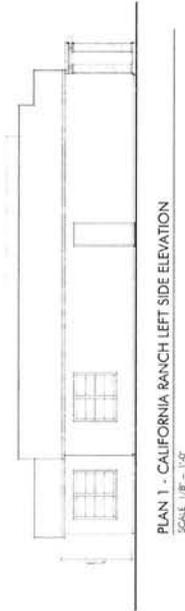
PROJECT NO. 192 869



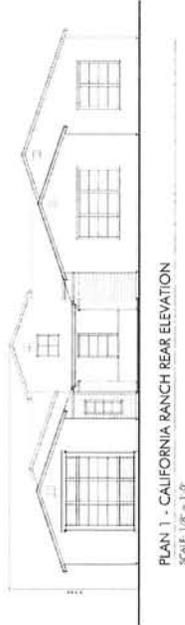
2565 Owens Drive
 Pleasanton, CA 94568
 925.251.7200
 925.251.7201 fax

SUMMERHILL HOMES - MAGEE RANCHES

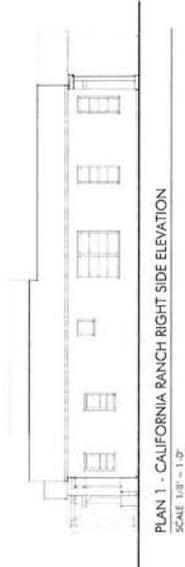
DANVILLE, CALIFORNIA



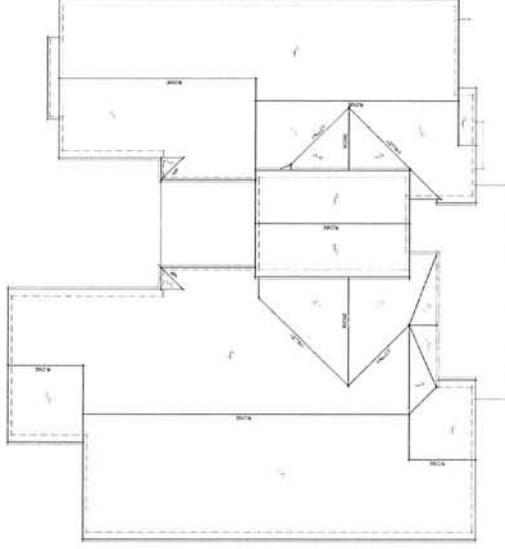
PLAN 1 - CALIFORNIA RANCH LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PLAN 1 - CALIFORNIA RANCH REAR ELEVATION
SCALE: 1/8" = 1'-0"



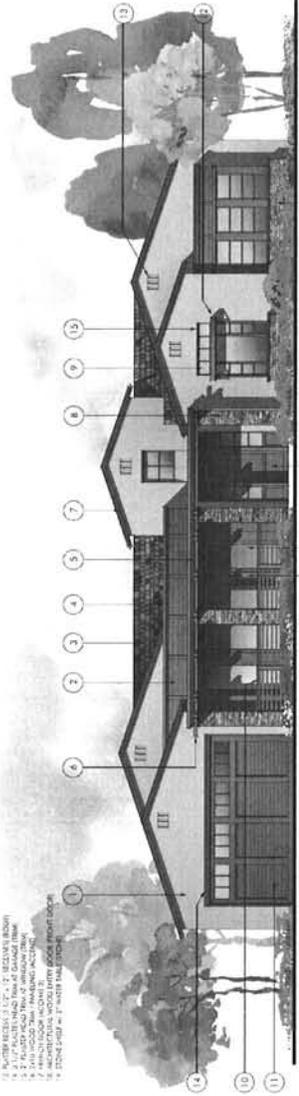
PLAN 1 - CALIFORNIA RANCH RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PLAN 1 - CALIFORNIA RANCH ROOF PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

1. EXTERIOR WALLS: STUCCO
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97. EXTERIOR WALLS: STUCCO
98. EXTERIOR WALLS: STUCCO
99. EXTERIOR WALLS: STUCCO
100. EXTERIOR WALLS: STUCCO



PLAN 1 - CALIFORNIA RANCH FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PLAN 1 - CALIFORNIA RANCH
ELEVATIONS / ROOF PLAN
FEBRUARY 6, 2012
PROJECT NO. 192.009



3665 Owens Drive
Danville, CA 94519
925.251.7200
925.251.7201 Fax

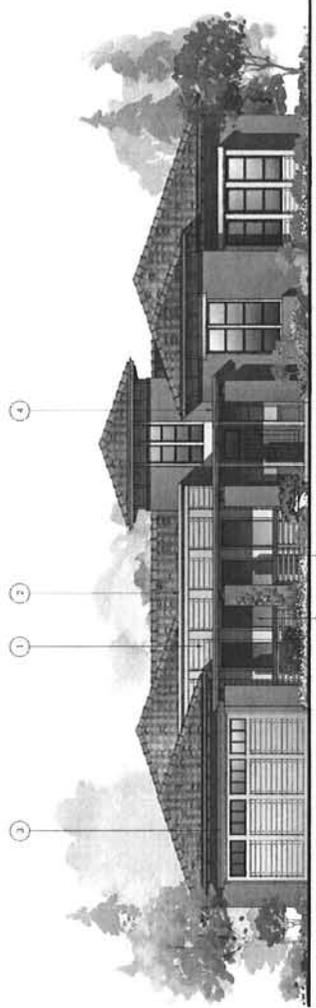
SUMMERHILL HOMES - MAGEE RANCHES
DANVILLE, CALIFORNIA

EXTERIOR FINISHES
 1. PAINT - SEE MATERIAL SCHEDULE
 2. STAIN - SEE MATERIAL SCHEDULE
 3. FINISHES - SEE MATERIAL SCHEDULE
 4. FINISHES - SEE MATERIAL SCHEDULE
 5. FINISHES - SEE MATERIAL SCHEDULE
 6. FINISHES - SEE MATERIAL SCHEDULE
 7. FINISHES - SEE MATERIAL SCHEDULE



PLAN 1 - CRAFTSMAN FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES
 1. PAINT - SEE MATERIAL SCHEDULE
 2. STAIN - SEE MATERIAL SCHEDULE
 3. FINISHES - SEE MATERIAL SCHEDULE
 4. FINISHES - SEE MATERIAL SCHEDULE
 5. FINISHES - SEE MATERIAL SCHEDULE
 6. FINISHES - SEE MATERIAL SCHEDULE
 7. FINISHES - SEE MATERIAL SCHEDULE



PLAN 1 - MEDITERRANEAN FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

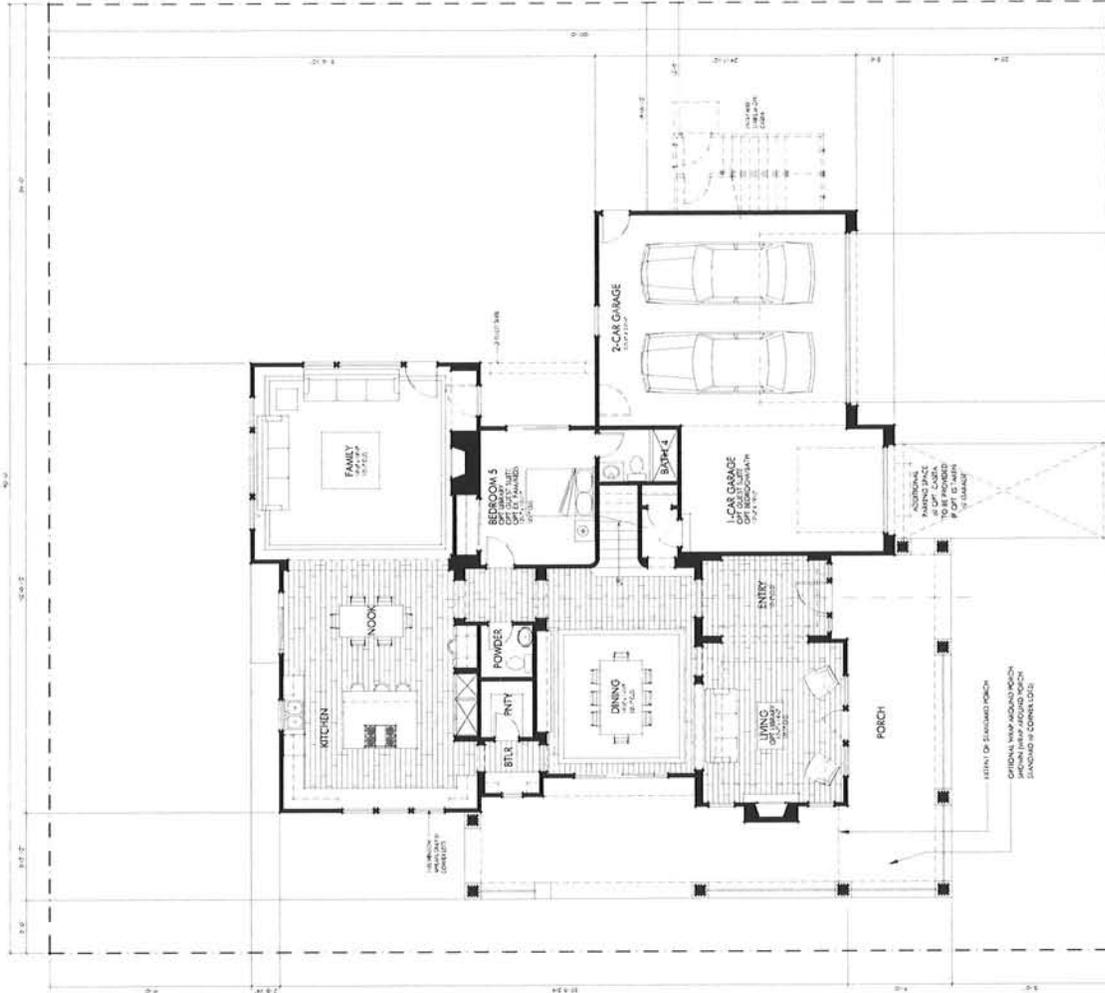
PLAN 1 - ALTERNATIVE ELEVATIONS
 FEBRUARY 8, 2013
 PROJECT NO. 192.009



3455 Central Exp.
 Suite 200
 Danville, CA 94526
 925.251.7200
 925.251.7201 Fax

SUMMERHILL HOMES - MAGEE RANCHES

DANVILLE, CALIFORNIA

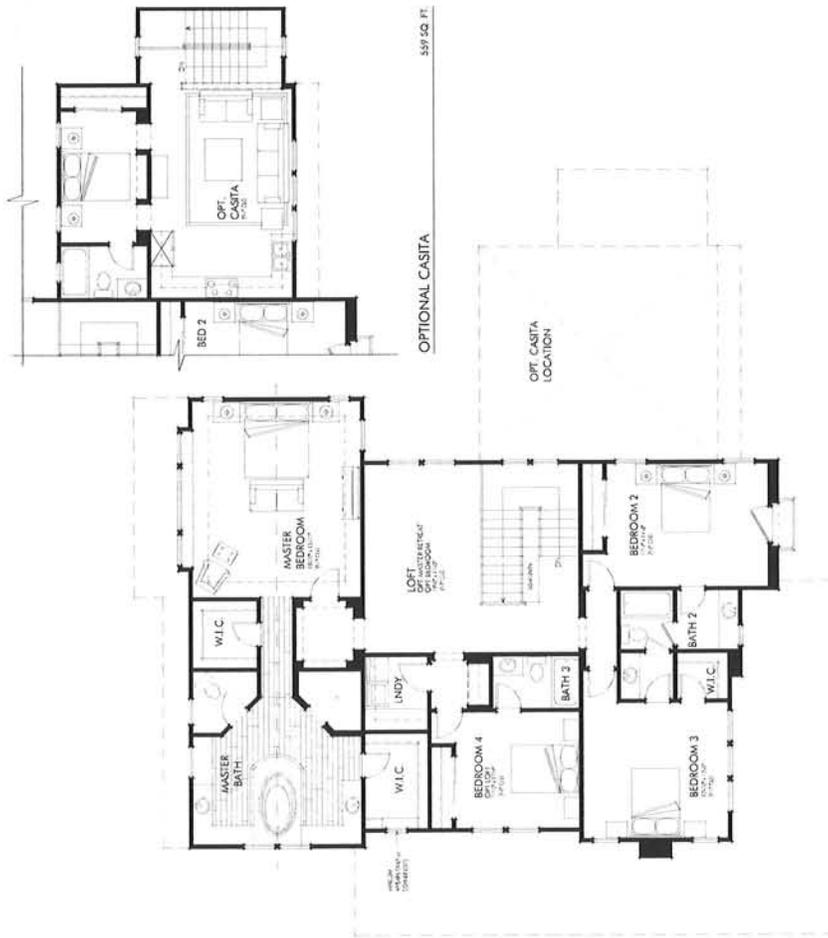


PLAN 2 - CRAFTSMAN
FLOOR PLANS
FEBRUARY 8, 2013

1863 SQ. FT.
TOTAL= 3756 SQ. FT.
CASITA OPTION= 539 SQ. FT.
TOTAL w/ CASITA= 4315 SQ. FT.



2563 Owens Drive
Petaluma, CA 94958
725-231-7200
725-231-7201 fax

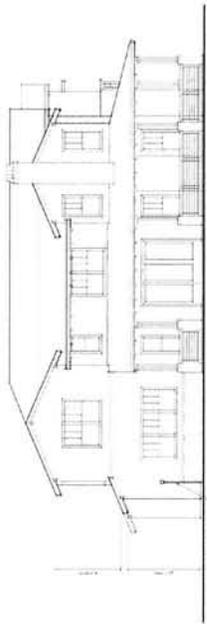


PLAN 2 - CRAFTSMAN SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN 2 - CRAFTSMAN FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SUMMERHILL HOMES - MAGEE RANCHES

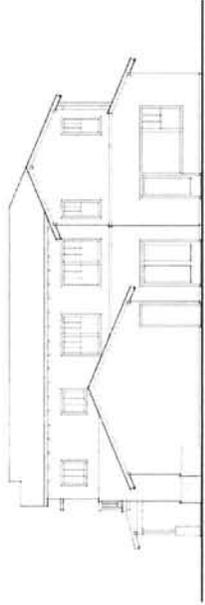
DANVILLE, CALIFORNIA



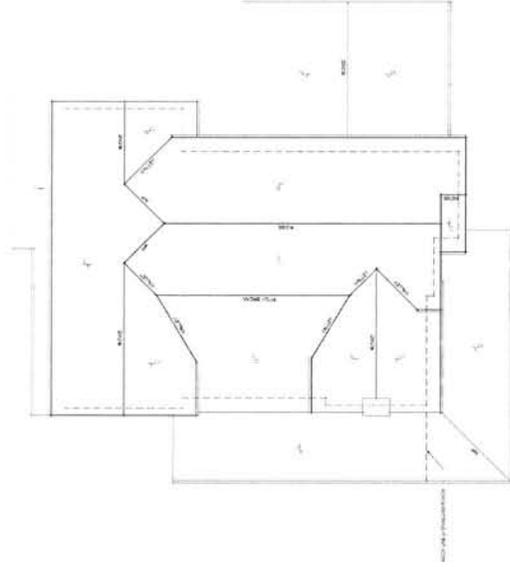
PLAN 2 - CRAFTSMAN LEFT SIDE ELEVATION
SHOWN WITH OPTIONAL WRAP AROUND PORCH
SCALE 1/8" = 1'-0"



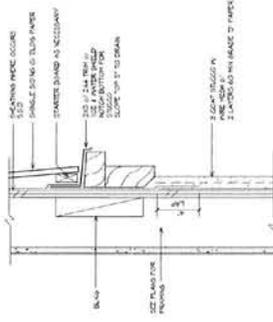
PLAN 2 - CRAFTSMAN REAR ELEVATION
SCALE 1/8" = 1'-0"



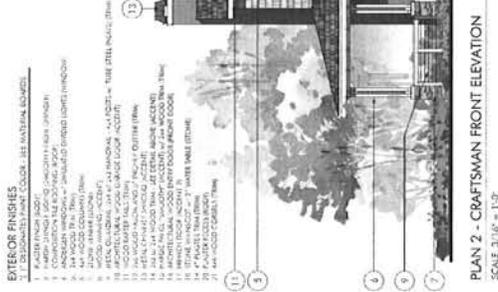
PLAN 2 - CRAFTSMAN RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



PLAN 2 - CRAFTSMAN ROOF PLAN
SHOWN WITH OPTIONAL WRAP AROUND PORCH
SCALE 1/8" = 1'-0"



TYPICAL SHINGLE TO STUCCO TRANSITION
SCALE 3/4" = 1'-0"



PLAN 2 - CRAFTSMAN FRONT ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR FINISHES

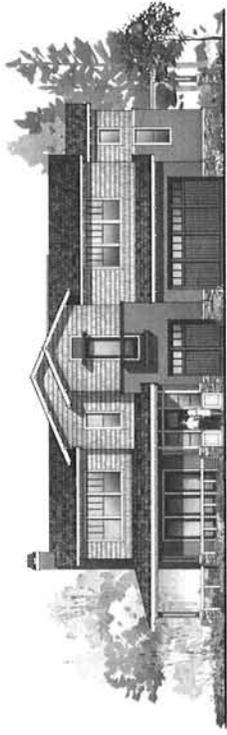
- 1. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
- 2. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
- 3. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
- 4. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
- 5. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
- 6. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
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- 19. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS
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- 21. 1" DISTANCE PAINT COLOR - SEE MATERIAL BOWERS

SUMMERHILL HOMES - MAGEE RANCHES
DANVILLE, CALIFORNIA

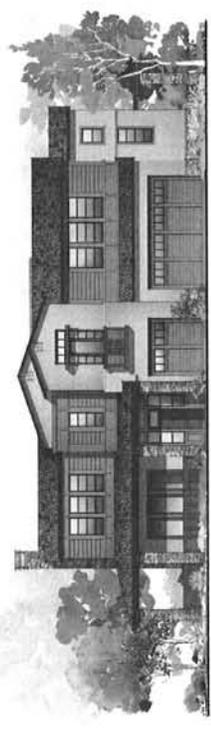
PLAN 2 - CRAFTSMAN
ELEVATIONS / ROOF PLAN
FEBRUARY 4, 2013
PROJECT NO. 1192 089



3645 Owens Drive
Danville, CA 94518
925.251.7200
925.251.7201 Fax



PLAN 2 - CRAFTSMAN - FRONT ELEVATION w/ OPT. CASITA
SCALE 1/8" = 1'-0"



PLAN 2 - CALIFORNIA RANCH - FRONT ELEVATION w/ OPT. CASITA
SCALE 1/8" = 1'-0"



PLAN 2 - MEDITERRANEAN - FRONT ELEVATION w/ OPT. CASITA
SCALE 1/8" = 1'-0"

EXTERIOR FINISHES:
1. METAL CHIMNEY THROUGH ROOF
2. METAL CHIMNEY THROUGH ROOF
3. METAL CHIMNEY THROUGH ROOF



PLAN 2 - CALIFORNIA RANCH FRONT ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR FINISHES:
1. METAL CHIMNEY THROUGH ROOF
2. METAL CHIMNEY THROUGH ROOF
3. METAL CHIMNEY THROUGH ROOF



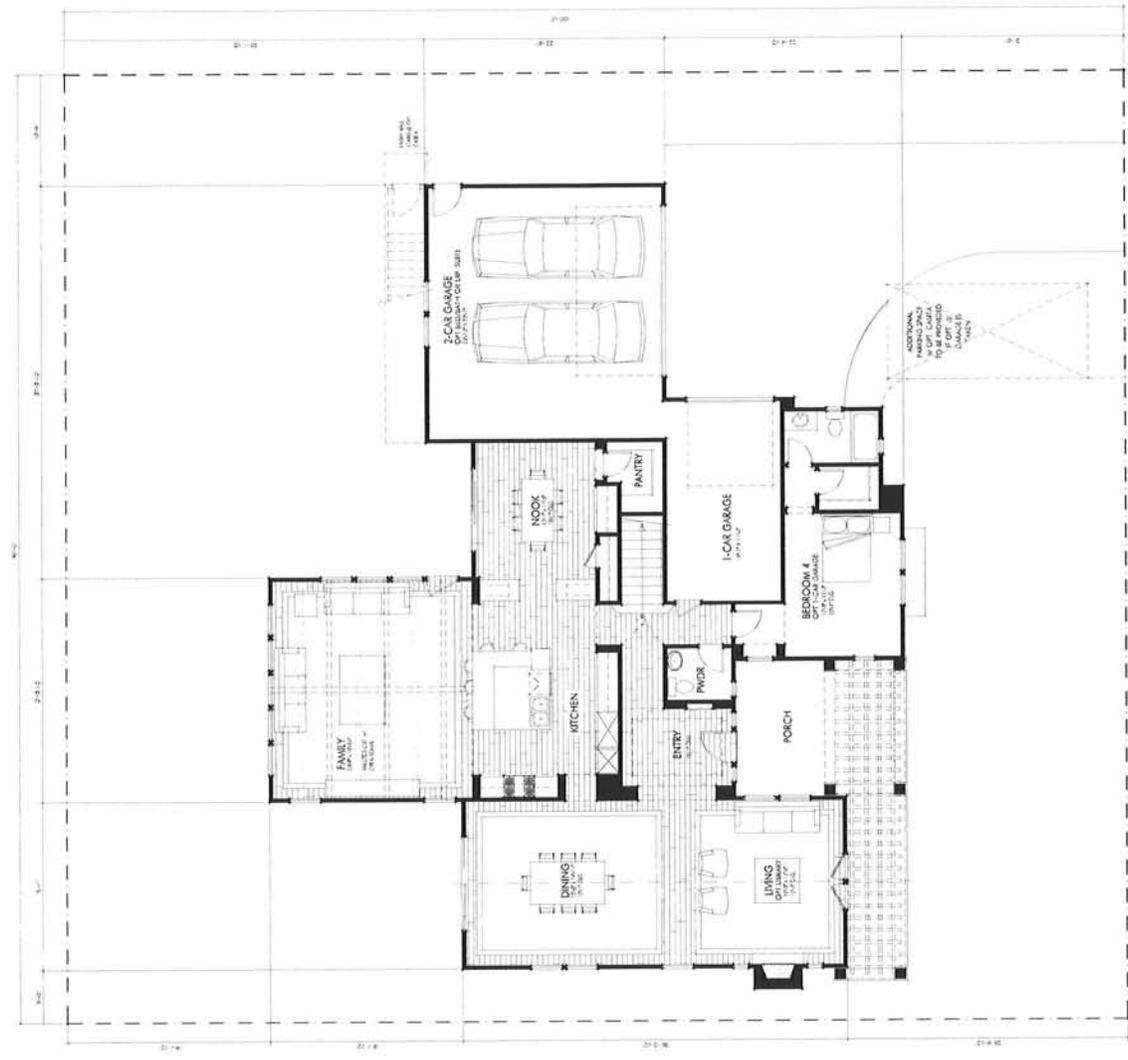
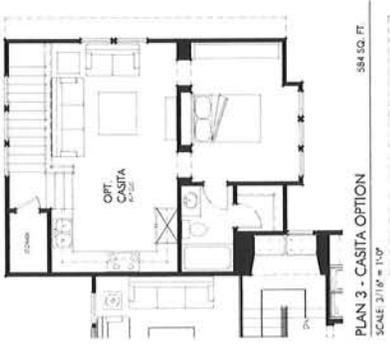
PLAN 2 - MEDITERRANEAN FRONT ELEVATION
SCALE 3/16" = 1'-0"

SUMMERHILL HOMES - MAGEE RANCHES
DANVILLE, CALIFORNIA

PLAN 2 - ALTERNATIVE ELEVATIONS
FEBRUARY 6, 2013
PROJECT NO. 192.009



5655 Owens St.,
P.O. Box 1000,
Danville, CA 94526
925.251.7200
925.251.7201 Fax



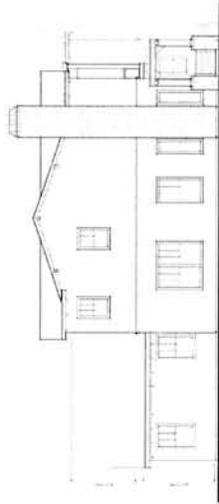
PLAN 3 - CRAFTSMAN
FLOOR PLANS
FEBRUARY 8, 2012
PROJECT NO. 192.089



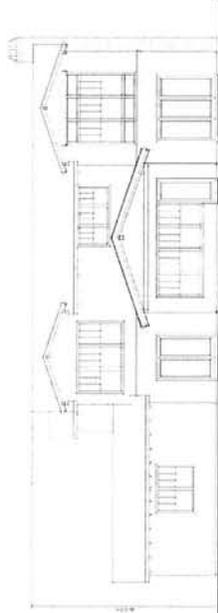
5865 Owens Drive
Danville, CA 94518
925.531.7200
925.251.7201 Fax

SUMMERHILL HOMES - MAGEE RANCHES

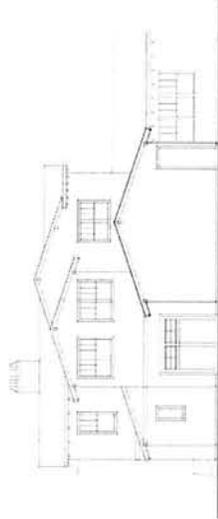
DANVILLE, CALIFORNIA



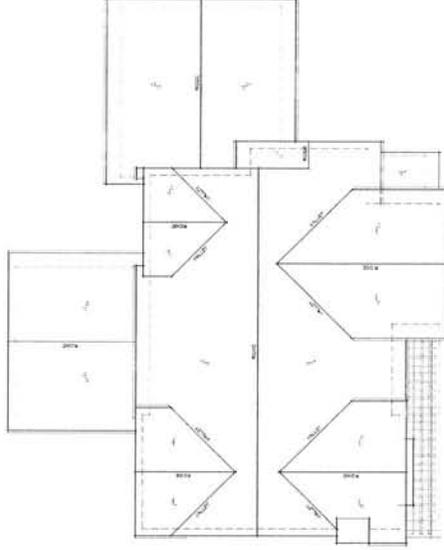
PLAN 3 - CRAFTSMAN LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PLAN 3 - CRAFTSMAN REAR ELEVATION
SCALE: 1/8" = 1'-0"



PLAN 3 - CRAFTSMAN RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PLAN 3 - CRAFTSMAN ROOF PLAN
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISHES**
1. DESIGNATED PAINT COLOR - SEE MATERIAL SCHEDULE
 2. PAINT - 100% SOLID COLOR - SEE SCHEDULE
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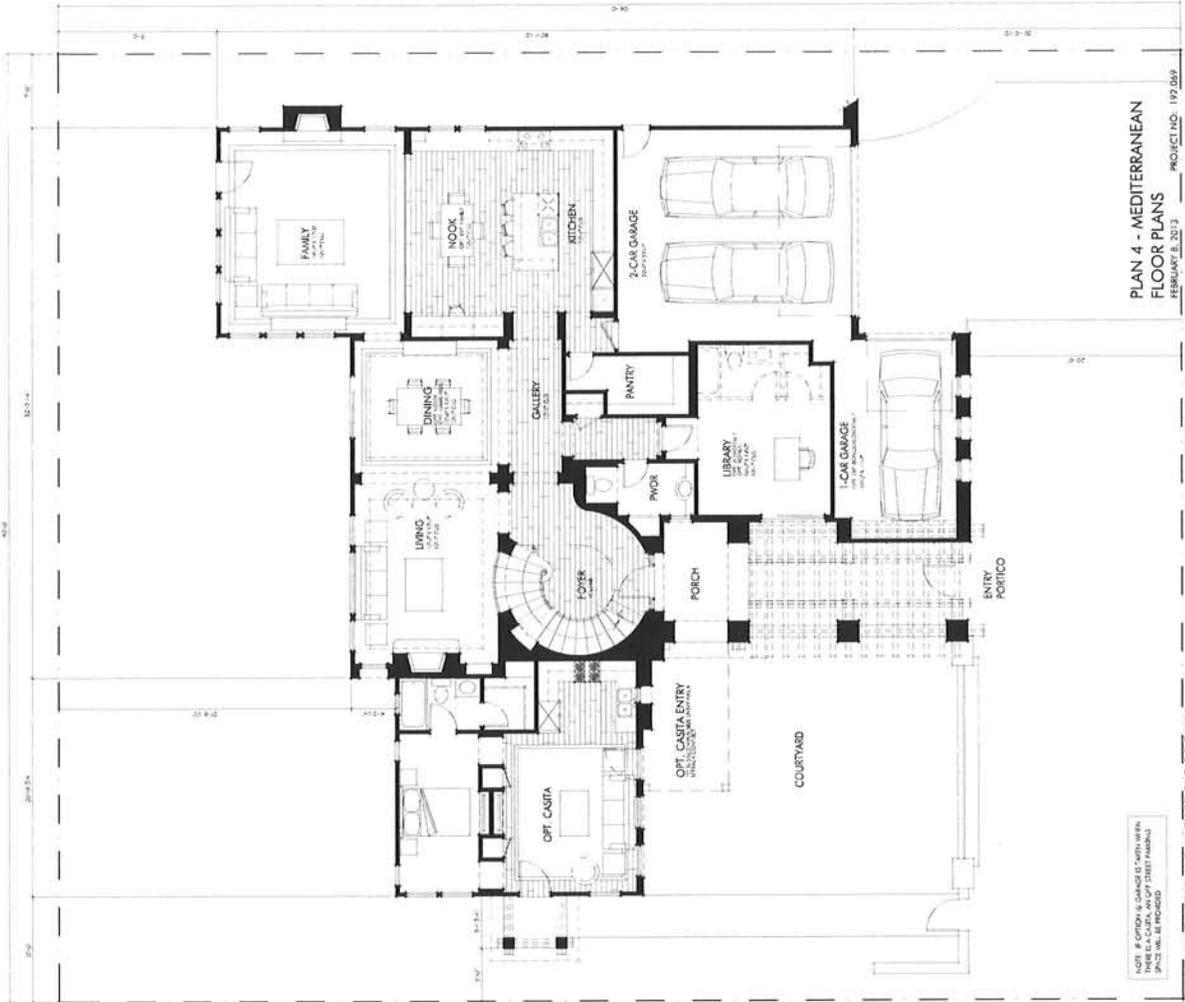


PLAN 3 - CRAFTSMAN FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PLAN 3 - CRAFTSMAN
ELEVATIONS / ROOF PLAN
FEBRUARY 6, 2013
PROJECT NO. 192.009

DAHLIN GROUPE
ARCHITECTURE
INTERIORS

2665 Owens Drive
Danville, CA 94519
925.231.7200
925.231.7201 Fax



NOTE: IF CASITA IS CHANGED TO A DIFFERENT TYPE OR CASITA, ALL OPT. CASITA SPACES WILL BE PROVIDED

PLAN 4 - MEDITERRANEAN FIRST FLOOR PLAN
 SHOWN w/ OPTIONAL CASITA - SEE SHEET A4.3 FOR STANDARD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1895 SQ. FT.
 TOTAL = 4115 SQ. FT.
 COURT. CASITA = 422 SQ. FT.
 TOTAL CASITA = 422 SQ. FT.

PLAN 4 - MEDITERRANEAN FLOOR PLANS
 FEBRUARY 8, 2013 PROJECT NO. 197.069

DAHLIN GROUP
 ARCHITECTS
 3665 DOWNEY BLVD., SUITE 100
 DANVILLE, CA 94526
 925.251.7200
 925.251.7201 Fax



PLAN 4 - MEDITERRANEAN SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

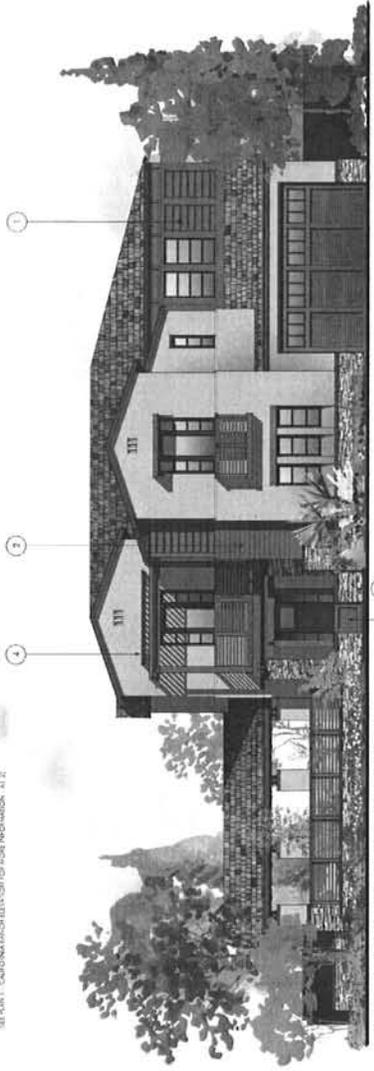
2223 SQ. FT.

SUMMERHILL HOMES - MAGEE RANCHES

DANVILLE, CALIFORNIA

EXTERIOR FINISHES

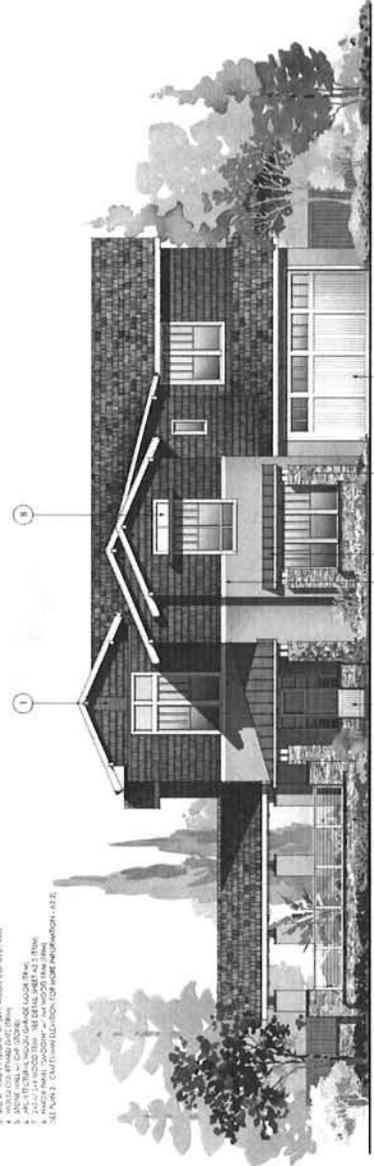
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20. INTERIOR FINISHES - SEE MATERIAL SCHEDULE



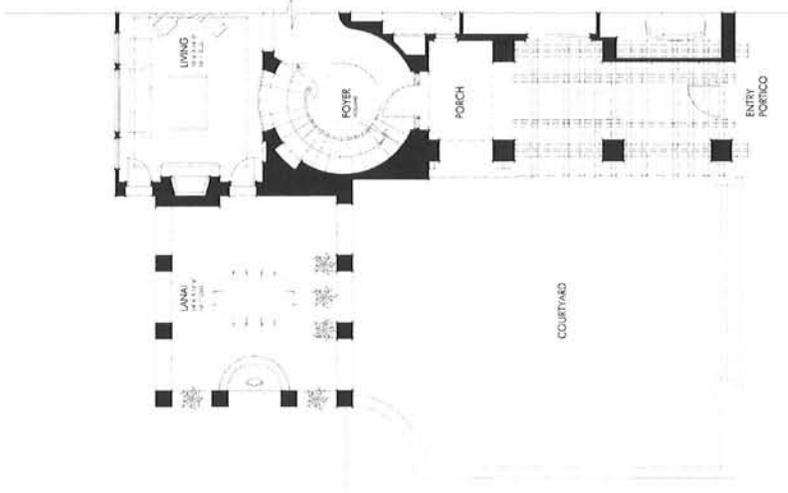
PLAN 4 - CALIFORNIA RANCH FRONT ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR FINISHES

1. INTERIOR PAINT COLOR - SEE MATERIAL SCHEDULE
2. INTERIOR FINISHES - SEE MATERIAL SCHEDULE
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20. INTERIOR FINISHES - SEE MATERIAL SCHEDULE



PLAN 4 - CRAFTSMAN FRONT ELEVATION
SCALE 3/16" = 1'-0"



PLAN 4 - STANDARD LANAI
SCALE 3/16" = 1'-0"

PLAN 4 - ALTERNATIVE ELEVATIONS
PROJECT NO. 192.009
FEBRUARY 6, 2013



5855 Owens Drive
Danville, CA 94526
925.231.7200
925.231.7201 fax

SUMMERHILL HOMES - MAGEE RANCHES
DANVILLE, CALIFORNIA



PLAN 4 - CALIFORNIA RANCH - FRONT ELEVATION w/ OPT. CASITA
SCALE 3/16" = 1'-0"



PLAN 4 - MEDITERRANEAN - FRONT ELEVATION w/ OPT. CASITA ENTRY
SCALE 3/16" = 1'-0"



PLAN 4 - CRAFTSMAN - FRONT ELEVATION w/ OPT. CASITA
SCALE 3/16" = 1'-0"

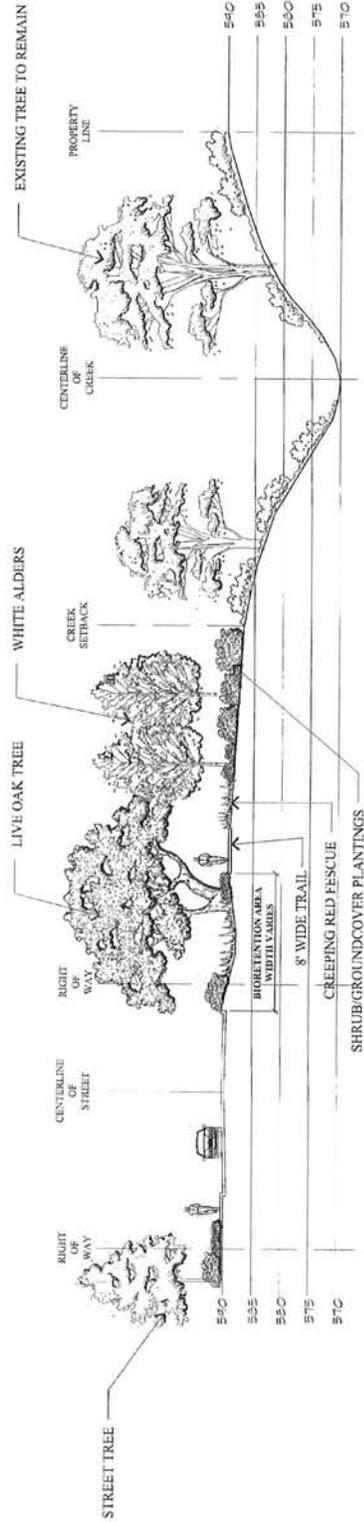
PLAN 4 - ALTERNATIVE ELEVATIONS
FEBRUARY 8, 2013
PROJECT NO. 192.007

DAHLIN GROUP
ARCHITECTS

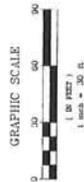
3655 Owens St.
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SUMMERHILL HOMES - MAGEE RANCHES

DANVILLE, CALIFORNIA



TRAIL SECTION A-A
1"=10'-0"



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FEBRUARY 8, 2013

Magee Ranches

Danville, CA

Conceptual Creekside Trail Landscape

SUMMERHILL HOMES

L3

