Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2010112042

Project Title: Magee Ranches

Lead Agency: Town of Danville
Contact Person: David Crompton
Mailing Address: 510 La Gonda Way, Danville, CA
Phone: (925) 314-3349
Town of Danville
Zip: 94526
County: Contra Costa

Project Location: County: Contra Costa
City/Nearest Community: Town of Danville
Cross Streets: Diablo and McCauley Roads
Zip Code: 94526
Lat. / Long.: 37° 50' 1.89" N / 121° 58' 25.50" W
Total Acres: 410
Assessor's Parcel Nos.: 202-050-071, 202-050-073, 202-050-078, 202-050-079, 202-050-080, 202-100-017, 202-100-019, 202-100 -038, 202-100-040, and 215-040-002

Section:
Twp.:
Range:
Base:

Within 2 Miles: State Hwy #: SR 680
Waterways: Green Valley Creek – East Branch
Airports: _____
Railways: _____
Schools: Green Valley Elementary, Los Cerros Middle School, Vista Grande Elementary, Monte Vista High

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other _____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☒ Planned Unit Development
- ☐ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☒ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other _____

Development Type:

- ☒ Residential: Units 70 lots Acres 410
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational
- ☐ Recreational _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type
- ☐ _____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☐ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Wildlife
- ☒ Growth Inducing
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other _____

Present Land Use/Zoning/General Plan Designation: **Present Land Use**: Ranch Land **Zoning**: Agricultural Preserve District (A-4), General Agricultural District (A-2), and Planned Unit District (P-1) **General Plan Designations**: Public and Open Space – Agricultural; Public and Open Space – General Open Space; Residential – Rural Residential; Residential – Single Family – Low Density.

Project Description: *(please use a separate page if necessary)* SummerHill Homes proposes to subdivide approximately a 410-acre site into 70 single-family lots, with six lots on the west portion of the site (Magee West) and 64 lots on the east portion of the site (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 ±302 acres of the site would be preserved as permanent open space.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Highway Patrol
_____ CalFire
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning (Headquarters)
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mountains Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Integrated Waste Management Board
_____ Native American Heritage Commission

_____ Office of Emergency Services
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
__S__ Regional WQCB # __2__
_____ Resources Agency
_____ S.F. Bay Conservation & Development Commission
_____ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mountains Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other _____
_____ Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date November 30, 2012 Ending Date January 29, 2013

Lead Agency (Complete if applicable): Town of Danville

Consulting Firm: Denise Duffy & Associates, Inc.
Address: 947 Cass Street, Suite 5
City/State/Zip: Monterey, CA 93940
Contact: Leianne Humble
Phone: (831) 373-4341

Applicant: SummerHill Homes
Address: 5000 Executive Pkwy, Suite 150
City/State/Zip: San Ramon, CA 94583
Phone: (925) 901-1046

Signature of Lead Agency Representative: PaT **Date:** 11/29/12

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.