



*"Small Town Atmosphere
Outstanding Quality of Life"*

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

- Date:** October 12, 2021
- To:** State Clearinghouse, Agencies, Organizations and Interested Parties
- Subject:** Notice of Scoping Meeting and Preparation of a Program Environmental Impact Report for the Town of Danville 2023-2031 Housing Element Update
- Scoping Meeting:** Tuesday, October 26, 2021
5:00 p.m.
(Teleconference Only – see instructions below)
- Project Description:** The Housing Element is a state-mandated policy document that is a component of the Town of Danville 2030 General Plan. The Housing Element contain policies and programs that support and create the framework for the production, preservation, and maintenance of the Town’s housing stock for all income levels.
- Comment Period:** October 12, 2021 to November 12, 2021

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

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

510 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

Administration
(925) 314-3388

Building
(925) 314-3330

Engineering & Planning
(925) 314-3310

Transportation
(925) 314-3310

Maintenance
(925) 314-3450

Police
(925) 314-3410

Parks and Recreation
(925) 314-3400

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

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

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

October 2021

Introduction

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

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

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

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

Project Setting

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

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

Project Overview and Background

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

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

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

2023-2031 Housing Element Update Components

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

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

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

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

Regional Housing Needs Assessment

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

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

Housing Opportunity Sites

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

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

Required Approvals

Actions to be taken by the Town include:

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

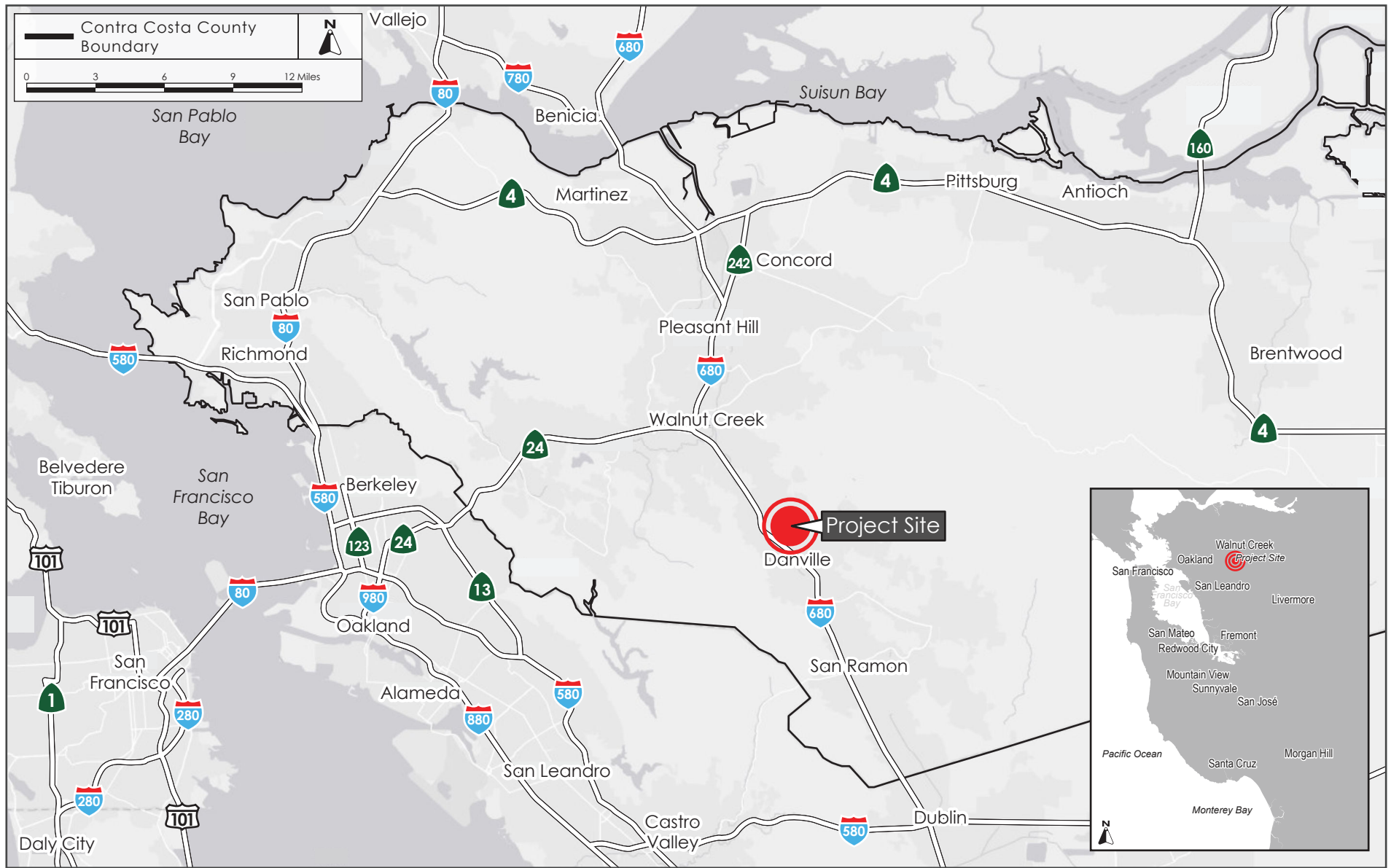
Following adoption, the updated Housing Element will be submitted to HCD for certification.

Potential Environmental Impacts of the Project

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

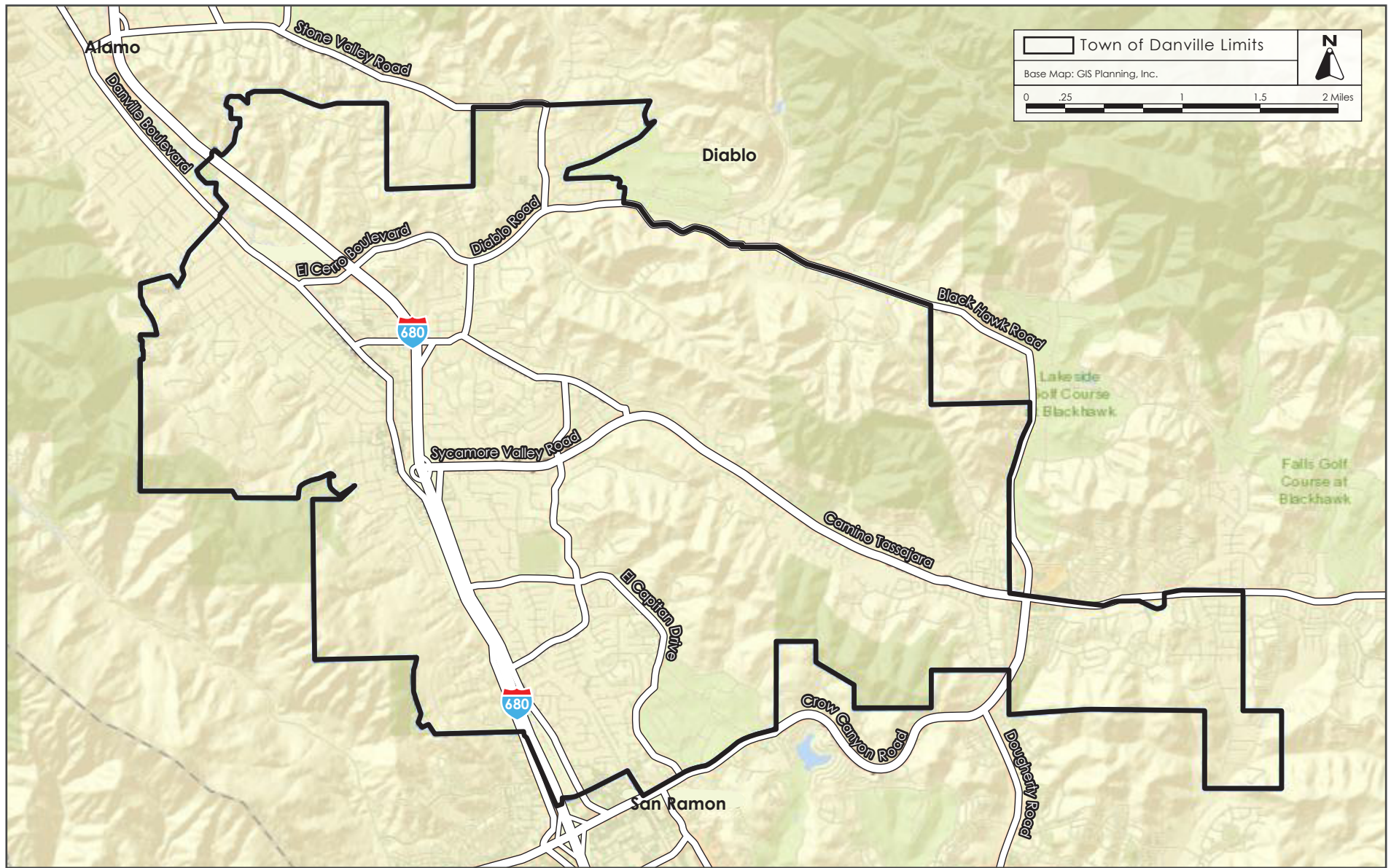
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing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




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



REGIONAL MAP

FIGURE 1



 Town of Danville Limits	
Base Map: GIS Planning, Inc.	
	

TOWN MAP

FIGURE 2