



Meeting Date: March 7, 2011

TOWN OF MORAGA

STAFF REPORT

To: Planning Commission

From: Lori Salamack, Planning Director

Subject: Public hearing on draft Environmental Impact Report (EIR) for the Hetfield Estates Subdivision.

Request:

Conduct a public hearing and receive comments on the draft document.

Background:

On January 14, 2009, the Town Council considered an appeal from the Planning Commission approval of a Conceptual Development Plan for the Hetfield Estates subdivision. At that meeting, the Town Council remanded the matter to the Planning Commission with direction to staff to commence the process to undertake a focused EIR, focusing on the geological, geotechnical, hydrological, groundwater issues and issues with respect to MOSO, slope calculations, the high risk question and General Plan consistency.

In accordance with the Town Council direction, a draft EIR has been prepared. The draft EIR was released in January 2011 with the required 45-day comment period commencing on Thursday, January 20, 2011. A copy of the notice of availability of the draft EIR is provided as ATTACHMENT A. The notice was provided to State Clearinghouse and all property owners within 300 feet of the subject property. Because the draft document was sent to the State Clearinghouse, the review period should not be less than 45 days or more than 60 days (CEQA Guidelines section 15105). The notice of availability indicated that the review period would extend until March 7, 2011 but it could be extended by the Planning Commission to March 21, 2011. No further public hearing is required but the Town would consider all written comments submitted by the end of the comment period in preparation of the final EIR.

Discussion:

No action by the Planning Commission is required but the Commission could extend the comment period to March 21, 2011.

1 **Recommendation:**

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3 Conduct the public hearing and either close the public comment period or extend
4 the public comment period to March 21, 2011. No further Planning Commission
5 action is required.

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7 **Attachments:**

8 A. Notice of availability

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ATTACHMENT A
Notice of Availability



Town of Moraga

329 Rheim Boulevard
Moraga, CA 94556
PH: (925) 888-7040
FAX: (925) 376-5203

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: All Responsible, Trustee, State, Public, Local Agencies and Interested Parties

The Town of Moraga, as the Lead Agency, has issued an Environmental Impact Report (EIR) for the project identified below. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Project Title: Hetfield Estates Subdivision EIR

Project Description:

The project being evaluated by this EIR is the subdivision of a 58.2-acre parcel into seven lots. Six single-family lots would be located on 6.75 acres, with the remaining lot containing 51.45 acres that would remain in permanent open space. The open space area would be maintained either by a homeowner's association or a special district, e.g., geological hazard abatement district. The six residential lots would range in size from 41,826 square feet (.96 acre) to 59,930 square feet (1.38 acres). The proposed development is located on the northern portion of a remnant parcel that was previously subdivided in 2001 (Subdivision 8444). At that time, the entire parcel contained 65.5 acres and 7.4 acres were developed for single-family housing in the southwest corner of the property.

The new houses would be served by East Bay Municipal Utility District (EBMUD), Central Contra Costa Sanitary District (CCCSD), PG&E, and AT&T for cable television. Students would attend schools in the Moraga Elementary School District and the Acalanes Unified School District.

The site is not a known toxic site.

Project Impacts:

Potentially significant impacts of the project include:

There is no evidence that the proposed project would result in a potentially significant impact, either individually or cumulatively, that could not be mitigated to a level of insignificance.

Based upon written and oral comments received on the previous Initial Study/Mitigated Negative Declaration, the following were identified as potential areas of concern:

Aesthetics/Visual Impacts,

Geology/Soils,

Hydrology/Storm Drainage, and

General Plan and Moraga Open Space Ordinance (MOSO) Compliance.

Report Availability: Planning Department
Town of Moraga
329 Rheem Boulevard
Moraga, CA 94556
925.888.7040

Moraga Public Library
1500 St. Mary's Road
Moraga, CA 94556

Review Period: The review period will extend until March 7, 2011.

Please send your response to:

Lori Salamack, Planning Director
Town of Moraga
329 Rheem Boulevard
Moraga, CA 94556

Public hearings:

The Town of Moraga Planning Commission will be conducting a public hearing on the EIR on Monday, March 7, at 7:30 p.m. at the Moraga Library, 1500 Saint Mary's Road, Moraga, California. If you would like to learn more about this project, or if you have questions or concerns, please come to this public hearing meeting.

Signature: _____ Date: January 20, 2011
Lori Salamack, Planning Director