



**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION
FOR THE TOWN OF MORAGA, CALIFORNIA
AMENDMENTS TO HILLSIDE AND RIDGELINE
DEVELOPMENT REGULATIONS**

Project Title: Amendments to Town of Moraga Hillside and Ridgeline Development Regulations

Project Location: Town of Moraga, California

Lead Agency: Town of Moraga, California

County: Contra Costa County

PROJECT DESCRIPTION:

The proposed project consists of a series of proposed amendments to the Town's regulations pertaining to hillside and ridgeline development, including regulations that implement the voter-approved Moraga Open Space Ordinance (MOSO), as well as those that regulate development on hillsides and ridgelines, and within Scenic Corridors, more generally. Amendments would be made to the Town of Moraga General Plan (Including the General Plan Land Use Diagram), Moraga Municipal Code and Zoning Map, Guidelines for Interpreting and Implementing the Moraga Open Space Initiative (MOSO Guidelines), and Town of Moraga Design Guidelines. The proposed amendments are the result of a process initiated by the Town of Moraga in 2013, to examine the Town's hillside and ridgeline regulations, and update and clarify them as needed.

REVIEW PERIOD:

The review period for the IS/ND begins on **September 14, 2016** and ends on **October 3, 2016**. Comments will be accepted on the IS/ND until 5:00 PM on October 3, 2016 and may be submitted by mail or email to:

Ellen Clark, Planning Director
Moraga Planning Department
329 Rheem Boulevard, Moraga, CA 94556
Email: planning@moraga.ca.us

PUBLIC MEETINGS:

In accordance with CEQA and the CEQA Guidelines, the Town of Moraga Planning Commission and Town Council will conduct public hearings to solicit comments on the amendments to Town of Moraga Hillside and Ridgeline Development Regulations and consider the adoption of the IS/MND.

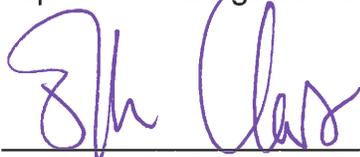
Planning Commission Hearing

Wednesday, October 5, 2016, starting at 7PM
Town Council Chambers
335 Rheem Boulevard, Moraga, CA 94556

The Town Council Hearing will be on a date to be determined, and for which separate notice will be provided:

DOCUMENTS AVAILABLE FOR REVIEW:

Copies of the Draft Amendments to Town of Moraga Hillside and Ridgeline Development Regulations and Draft Initial Study/Negative Declaration are available for public review during normal business hours in the Town of Moraga Planning Department, 329 Rheem Boulevard, Moraga, CA, and the Moraga Library at Moraga Public Library at 1500 St. Mary's Road, Moraga, CA. A copy of these documents is also available for review on the Town of Moraga website: <http://www.moraga.ca.us/hillsides>



Ellen Clark, Planning Director

9-13-16

Date: September 13, 2016