

Town of Moraga
NOTICE OF AVAILABILITY (NOA) –
CHANGE IN HEARING DATE
AND REVIEW PERIOD
Draft EIR for Bollinger Valley Project

To: Public Agencies and Concerned
Citizens/Interested Parties

From: Town of Moraga Planning Dept.
329 Rheem Blvd.
Moraga, CA 94556

Project Applicant: Bruzzone Family

Notice: Notice is hereby given that the Town of Moraga (Town), acting as Lead Agency under the California Environmental Quality Act (CEQA), will receive public comment and recommendations on a Draft Environmental Impact Report (EIR) prepared for the Bollinger Valley Project. **The review period extends for 45 60 days beginning February 22, 2013 and ends at 5:00 pm on April 8 23, 2013.** All comments regarding the Draft EIR must be received by this ending date/time. Date of revised NOA: March 11, 2013.

Project Location: Located in the eastern most portion of the Town in the southern portion of Contra Costa County, the 186.33-acre Bollinger Valley Project Area is approximately ½ mile northeast of St. Mary's College and is accessible from St. Mary's Road by driving east on Bollinger Canyon Road and then north on Valley Hill Drive.

Project Description: The Bollinger Valley Project (Project) proposes to establish land use designations and zoning on two parcels covering 186.33 acres in Bollinger Valley in the eastern portion of the Town of Moraga, Contra Costa County, California. The City of Lafayette borders the Project Area to the north, and unincorporated Contra Costa County is located adjacent to the Project Area to the east. In Moraga, residential areas and St. Mary's College are located to the west and south. The Project Area currently has a "Study" land use designation in the Moraga 2002 General Plan. The Project would amend the General Plan land use designation on 92 acres from Study to Residential – 2 Dwelling Units per Acre (DUA) (R2), and adopt zoning as Single Family Residential Planned Development with Density Transfer (2-PD-DT). The land use designation and zoning amendments would provide entitlements for up to 126 detached single-family homes with lot sizes ranging from 15,000 - 40,000 square feet (sf). On the remaining 94.33 acres in Bollinger Valley, the Project would amend the General Plan land use designation from Study to non-Moraga Open Space Ordinance (MOSO) Open Space (N-OS), and the zoning would be Open Space Planned Development with Density Transfer zoning (OS-PD-DT).

Potential Environmental Impacts: Significant and unavoidable impacts have been identified for air quality and greenhouse gases, land use and transportation in the Draft EIR. Potentially significant impacts were identified in other resource areas, including: aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, public services, and utilities and hazards. Each of these impacts would be mitigated to a less than significant level if the identified mitigation measures are implemented.

Public Review Period: The public review period for the Draft EIR extends from February 22, 2013 through April 8 23, 2013. (underlining signifies new text and ~~strikeouts~~ are removed text)

Public Hearing: The Moraga Planning Commission will host an informational meeting on the content of the EIR and the public review process. The public hearing will provide an opportunity to submit oral comments on the information and analysis in the EIR. The public hearing on the Bollinger Valley EIR will be held at:

Moraga Planning Commission Hearing
Joaquin Moraga Intermediate School Auditorium (Building B)
1010 Camino Pablo, Moraga, CA 94556
Wednesday, April 4 17, 2013
7:00 PM

Location Where Document Can Be Reviewed: The Town has prepared a Draft EIR for the subject project pursuant to the California Environmental Quality Act. This document is available for review at the Town Planning offices at 329 Rheem Blvd, Moraga, CA 94566. The Draft EIR and other associated documents, including the project site plans can also be viewed on the Town's website: <http://www.moraga.ca.us>.

Comments on the Draft EIR must be received, *in writing*, by the **end of the review period, April 8 23, 2013, at 5:00 p.m.** Comments can be sent to:

Shawna Brekke-Read
Town of Moraga Planning Department
329 Rheem Blvd.
Moraga, CA 94556
Phone 925-888-7040; Fax 925-376-5203

Written comments may also be submitted via email to planning@moraga.ca.us with "Bollinger Valley DEIR" noted in the subject line.