



# Town of Moraga

## PLANNING DEPARTMENT

### Notice of Availability of a Final Environmental Impact Report (Final EIR) For the Bollinger Valley Project

DATE: January 6, 2017

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

LEAD AGENCY: Town of Moraga

SUBJECT: Final Environmental Impact Report for Bollinger Valley Project

The Final Environmental Impact Report (FEIR) (SCH # 2006112061) for the Bollinger Valley Project will be available for review on **Friday, January 6, 2017**. The document will be available online at the Town of Moraga Planning Department website at <http://www.ci.moraga.ca.us/dept/planning/Major%20Projects/BollingerValley>. Electronic copies of the document will be available at the Town of Moraga Planning Department at the address below. Printed copies of the document will be available for public review at the following locations during normal business hours:

Town of Moraga  
Planning Department  
329 Rheem Boulevard  
Moraga, CA 94556

Hacienda de las Flores  
2100 Donald Drive  
Moraga, CA 94556

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

**PROJECT NAME:** Bollinger Valley Project

**PROJECT APPROVALS REQUESTED:** Conceptual Development and Conservation Plan; General Plan Amendment; Rezoning

**PROJECT LOCATION:** The project site is located in the central eastern portion of the Town of Moraga, approximately ½ mile northeast of St. Mary's College. It is accessible from St. Mary's Road by driving west and south of the Moraga town limits. The 186-acre site consists of two parcels (Assessors Parcel Numbers: 258-012-013 and 258-012-023).

**PROPERTY OWNERS:** Lafayette Bollinger Development, LLC, 899 Hope Lane, Lafayette, CA 94549

**PROJECT DESCRIPTION:**

The Bollinger Valley Project is a proposed new residential development consisting of up to 126 detached single family homes on lots ranging from 15,000 to 40,000 square feet. The project proposes to establish new land use designations and zoning on two parcels covering 186.33 acres in Bollinger Valley. The project area currently has a "Study" land use designation under the 2002 Moraga General Plan. The Project would amend the General Plan land use designation on 92 acres of the project site from Study to Residential-2 Dwelling Units per Acre (DUA), and adopt zoning as Single Family Residential Planned Development with Density Transfer (2-PD-DT). On the remaining 94.33 acres, 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 changed to Open Space Planned Development with Density Transfer zoning (OS-PD-DT).

**PROJECT INFORMATION:** The project application files are available for review at the Town of Moraga Planning Department, 329 Rheem Boulevard, Moraga, CA 94556. Please contact Holly Pearson, Senior Planner, at [hpearson@moraga.ca.us](mailto:hpearson@moraga.ca.us) or (925) 888-7043.

Additional project information is also available online at:

<http://www.ci.moraga.ca.us/dept/planning/Major%20Projects/BollingerValley>

**NOTICE OF PUBLIC HEARINGS:** The Moraga Planning Commission will hold a public hearing to consider the Bollinger Valley Project and FEIR on Monday, January 30, 2017 at 7:00 pm. The hearing will be held at the Council Chambers, 335 Rheem Boulevard, Moraga.

Please check the Planning Department website (noted above) for further information regarding public hearings on the Bollinger Valley project. Notice of public hearing(s) at the Town Council will be provided at a later time.