

From: [JANET DOBBS](#)
To: [Planning](#)
Subject: South Camino Annexation
Date: Sunday, September 6, 2020 3:01:19 PM

Dear Commissioners,

I have concerns about this project moving forward in its present form. I thought that building on steep slopes was not allowed after the recent Ridgeline development changes. This project requires an enormous amount of grading, contributing to the instability of the hillside. I am also concerned about the inordinately large home sizes which are inconsistent with the neighborhood.

Please consider these important issues and require ameliorative modifications to the project.

Thank you,

Janet Dobbs
120 Walford Drive

From: [Jim Robertson](#)
To: [Planning](#)
Subject: Comments on Camino Pablo subdivision proposal
Date: Monday, September 7, 2020 6:55:25 PM

Planning Commission:

My wife and I have been Moraga residents in the Camino Pablo area for 25 years. We are very concerned about the pattern of development in Moraga over that period, and we would like to voice opposition to the Camino Pablo subdivision as it is currently proposed.

Number of Units: the cumulative impact of recent and proposed developments is having a negative impact on our town services. Schools in our area are described as “impacted” and our recent neighbors aren’t able to enter their children in their desired school. Traffic continues to increase during commute times and fire department leaders describe the increased risk of fire and the difficulty evacuating Moraga residents in the event of a fire.

Visual Impacts: the proposed subdivision occupies a hillside and ridge highly visible by Moraga residents traveling to and from Rancho Laguna. For walkers (on the sidewalk) and people traveling by car, this open area reinforces the bucolic character of Moraga. The 3D renderings indicate that new sightlines are dominated by contemporary structures and carefully maintained landscaping. The negative aesthetic impact is startling and it makes Moraga less special.

Please forward this email to the Planning Commission.

Respectfully,

Jim and Valerie Robertson

From: [Pamela Pocklington](#)
To: [Planning](#)
Subject: Camino Pablo Development
Date: Monday, September 7, 2020 8:57:07 PM

My husband and I have lived here 38 years and are very concerned by the over development of Moraga. Schools are impacted and roads are over crowded. Our infrastructure is not being maintained. We plan to view the upcoming meeting on Sept 8. We do not support it.

Pam and Terry Pocklington

Sent from my iPhone

From: [walt blum](#)
To: [Planning](#)
Subject: Camino Pablo Subdivision
Date: Tuesday, September 8, 2020 9:29:08 AM

Dear Planning Commission,

We are opposed to the planned development of homes at the corner of Camino Pablo and Tharp for the following reasons.

October 2019 we experienced a fire on the hillsides behind Merrill dr during a period that PG&E had shut off power in our area of Moraga. We had to evacuate in the middle of the night (2:00 am), a frightening experience fleeing for our lives not knowing exactly where the fire was and where to go. There were hundreds of cars exiting Sanders Ranch and on Camino Pablo, visibility very limited with no lights other than those from automobiles.

We live in a fire zone and adding additional homes to the area is ill advised and also a disregard to the communities safety. We do not want to be another neighborhood destroyed by fire as we saw in Santa Rosa.

To put the seriousness into perspective, many residences in the Sanders Ranch/Camino Pablo/Tharp area, including ourselves, have been informed by our insurance companies of "Non-renewal" due to high fire risk due to surrounding vegetation and potential wild fires. This is the actual hill side these homes are proposed to be built upon. Fires in Moraga will occur again and it's a matter of time and where. Lets not add fuel to the potential fire by adding these homes and adding more automobiles to our road way.

The city is moving forward with the redevelopment of the down town area which will add hundreds of more residences and many more businesses increasing road congestion which is already not good during rush hour and will only get worse.

The roads in and out of Moraga have not changed in 50 years and yet we have increased the number of autos and residences. This is a dangerous situation and even if you turn all 3 roads, Moraga rd, Moraga way and Canyon into one way exit routes (6 lanes), which Police Chief King has indicated would occur during an emergency, the 16.5K residences could not get out and emergency vehicles would NOT be able to enter the city of Moraga to provide assistance.

BTW, the schools in Moraga are already at a "impacted" position, so why make it worse? We have prided ourselves as Moragans of our strong educational system, now it is being tested with overcrowding and by approving this development will only make the situation worse.

Bet smart and look at our safety in the community first and don't look at the property taxes these homes will provide.

Regards,

Walt and Judy Blum

101 Fairfield Pl

From: [Ben Noble](#)
To: [Steve Kowalski](#)
Cc: [Raquel Segovia](#)
Subject: Fw: Camino Pablo annexation project
Date: Tuesday, September 8, 2020 1:00:25 PM

Additional public comment received.

Ben Noble
City and Regional Planning
510-559-6901
510-529-8820 (mobile) bnoble@bnplanning.com
www.bnplanning.com

From: leslie nuccio <leslienuccio@gmail.com>
Sent: Tuesday, September 8, 2020 12:53 PM
To: Ben Noble <bnoble@bnplanning.com>
Subject: Camino Pablo annexation project

Hi,

As a homeowner and resident on Butterfield Pl (which directly looks out on this hill - I can see it from my front porch and from my living room), I am writing to express my concerns about the proposed development at 1211 Camino Pablo Drive.

This development was already stalled. I don't appreciate this being pushed through in the middle of a pandemic. I especially don't appreciate the thought of having to look at and listen to a giant construction project while we're all meant to be home all the time, but mostly I don't appreciate that Moraga is trying to develop one of the last visible open spaces to its residents.

This development would sadly decimate the treasured "Cow Hill" that so many residents enjoy as a landmark in our beautiful Town. Beyond the sentimental and emotional attachment to open space associated with Cow Hill, this development in Moraga brings many other problems. I have listed some of them out below.

If the only open hillside with cows that our children can see is the mural on the kindergarten wall, we've just undermined one of the things that makes Moraga different than any other suburb (and this will affect our property values).

This is a classic case of harming many to benefit a privileged VERY few. And it also creates some significant hazards.

Fire Evacuation Route

As we saw with the Merrill Fire, the risk of wildfire in our community is real. Housing in this area will only create more challenges around fire evacuation for the Camino Pablo community.

Can you ensure that we can all get out alive if a Paradise situation arises?

Adding more people to this part of town in particular is wildly irresponsible.

View Ordinance/Property Values

Part of the reason I bought my home is because the view from the front of the home is that open hillside with the cows on it. I can also see it from my backyard (we have a hill in back - I'm at the top of Butterfield). This development ruins that view and hurts my home values.

Those of us with this situation are discussing legal action against the town, the planning committee members personally, and the developer due to this and other issues.

Traffic and School Safety

With two schools located on Camino Pablo, additional development located at 1211 would create additional traffic, congestion, and safety risks. Already, it is a regular occurrence to see speeding cars almost hitting children who are walking or biking to school. There are often severe traffic bottlenecks around the schools, and additional housing development further down on Camino Pablo will only amplify these safety issues.

Lack of Public Transportation Access

It would be irresponsible for the Town of Moraga to approve additional housing development that is solely auto-dependent. There are plenty of other locations within Moraga that are on the County Connector Bus Line. This location is not, thus requiring sole access by motor vehicle. Such a location thus has potentially severe impacts on climate change, traffic congestion, and pollution.

Parcel Gradient

This project is a poorly planned development, on a parcel of land that has a slope gradient that is not appropriate for housing. As a result, this development would result in increased runoff into our creeks and the Bay. Keeping a hill slope like this one in open space is the best option for avoiding and minimizing drainage and runoff problems.

Wildlife Habitat Loss

The development would be devastating from an environmental perspective with the loss of open space, wildlife habitats, and ecological diversity. This piece of land is a crucial wildlife habitat corridor, bordering existing open space and connecting the parcels of protected land in Moraga. With the recent coyote interactions, we have seen what happens when wildlife habitats are infringed on. This development would bring increased risks of human-wildlife interaction due to habitat loss and fragmentation.

Urban Sprawl

In closing, this development is an example of "urban sprawl." This would be single family, low-density, auto dependent housing that spreads out over our treasured open space. This planned development would potentially result in high water use and water pollution, air pollution, increased traffic fatalities and jams, loss of agricultural capacity, increased car dependency.

I urge the Town of Moraga to not accept this project proposal. The money that was embezzled by a certain Town Council member could have been used to just purchase this land.

This project and the way it's going is disgraceful.

Thanks,

Leslie

From: [ROBIN.CORT](#)
To: [Planning](#)
Subject: South Camino Pablo Annexation-comments for Planning Commission meeting
Date: Tuesday, September 8, 2020 2:18:44 PM

Please consider the following as my comment to the Planning Commission.

I live directly across the street from the proposed development and am completely opposed to the project and strenuously object to the Town considering moving forward with this project without preparing a complete Environmental Impact Report. I am an environmental scientist with a Ph.D. in ecology and 35 years of experience in implementation of the California Environmental Quality Act. The Initial Study is totally inadequate and attempts to whitewash the many significant unavoidable environmental impacts that would be associated with the project. There is substantial evidence to support a fair argument that an EIR is required due to the potential for a number of significant unavoidable adverse impacts associated with the project, including:

- Significant visual impacts that would destroy the visual character of the Camino Pablo scenic corridor;
- Significant cumulative contribution to loss of agricultural land in the Town of Moraga;
- Possibly significant air quality impacts that are impossible to evaluate because it is unclear if the IS/MND evaluated the correct construction schedule;
- Significant impacts associated with the loss of Alameda whipsnake critical habitat and associated conflicts with Town policies for protection of open space and wildlife;
- Significant geotechnical risks associated with landslides on the property;
- Significant conflicts with GHG reduction policies;
- Significant conflicts with Town policies regarding development on steeply sloping sites;
- Significant noise impacts associated with 19 months of grading at the site;
- Significant cumulative impact to fire service, requiring the construction of a new fire station at the southern end of Moraga;
- Potentially significant impacts to Vehicle Miles Travelled, which are not even evaluated in the IS/MND
- Significant wildfire hazards associated with development on the suburban/wildland interface.

The Town should prepare an EIR that addresses these impacts, and that evaluates alternatives, including a drastically reduced density, and an alternative location for this development. The site is suitable for a maximum of 2 homes, NOT 13 homes with 6 accessory dwelling units.

Robin Cort
1876 Camino Pablo
Moraga, CA 94556

From: [Nadine Whisnant](#)
To: [Planning](#); bnoble@bnplanning.com; [Steve Kowalski](#)
Subject: Comment on South Camino Pablo Annexation
Date: Tuesday, September 8, 2020 3:02:52 PM

We are the Owners of 497 Tharp Drive and are writing this letter in strong opposition of the proposed rezoning and development of the property located on Camino Pablo across from our property.

- The proposed development is inconsistent with the properties located at the edges of the development, which are in excess of 1 Acre, in addition the proposed development has homes larger in size and scale than those in the existing development which are primarily between 2000 and 2800 SF.
- The current zoning is agricultural, which permits one unit per 5 Acres. An upzoning is not an entitlement and should not be permitted.
- The properties proposed development and design does not take into account the appearance from adjacent neighborhoods.
- Potential drainage issues have not been addressed, please note a history of drainage issues in the area. The Saunders Ranch Development needed extensive additional work to rectify these. There is no guarantee the developer will have funding to do these, or pay for damages.
- We ask that the developer/property owner submit a full EIR, in the event the zoning is to be modified.

On a side note we find it very disturbing that this project has been side lined for 5 years. It is now submitted in a pandemic, attention has been reduced due to this. In addition, we are not able to make public comments, and not even call in for comment. A large decision such as this should have more daylight and the ability to have opposing voices heard.

Thank you for your consideration,

Nadine and Michael Whisnant

From: [kathryn brown](#)
To: [Planning](#)
Subject: Proposed New Housing Development Tharp Avenue
Date: Tuesday, September 8, 2020 4:40:52 PM

Dear Moraga Planning Commission Team

This email is being written as our voice due to lack in your community communication and vital coordination.

We, a family of four are writing this letter in complete opposition of this development. Further voting on something of this magnitude in this manner goes beyond integrity and morality.

- This opposition is not just about the inconsistent architectural esthetics which are far from what this entire neighborhood and community are built on- it goes further by disrupting evident soil erosion, which will compromise other homes, tax road and sewage entities, and cause upheaval to indigenous birds of prey, foxes, and other small groupings of animals. Drainage and flooding issues are already problematic from run off from the hillside.

- The proposed development lacks planning strategy and fails to address zoning laws. That land is zoned as agricultural land, which ONLY allows one dwelling per five acres of land. You should not be able to cavalierly UPZONE and REZONE current agricultural land laws.

- This proposed project has not taken into account how close the stop sign or round about development will be to the two homes on the corner and down the street on Tharp. Altering the traffic flow, feet from residences front doors, bedrooms windows, back/ and front yards is irresponsible. This will lead to perpetual traffic noise and a completely lacks privacy.

- The acoustical reverberations from this proposed project has not been taken into any consideration. From the sheer roar of perpetual daily construction- to the whirlwind of dirt, sentiment on streets, rocks, nails and other debris in the air, in our homes and lungs. I invite any of you to want to consider living with constant trucks, workers voices, construction hazards, all ECHOING from a hillside across the street from an entire neighborhood- a cow moos or a coyote howls and everyone can here it 10 blocks a way-

- We are already struggling with being able to safely evacuate in the event of a fire, or natural disaster. Camino Pablo is not prepared for more cars and traffic. This proposed development would certainly add to an already compromised situation.

In closing Moraga has approved of more home development in the past five years than ANY five years on record. This is not the neighborhood for another rooftop or gate. The sheer scale and size of each home pays no regard to the seasoned homes and land. This proposed project is not getting the public attention and citizen input it needs- in the middle of a pandemic you are trying to push this through? Shame on all of you.

Respectfully,
Team Brown

Good evening. My name is Markus Anderle. My family, including my wife and 2 children (ages 12, and 14), live at 1844 Camino Pablo, at the corner of Tharp and Camino Pablo.

We are located directly across from the planned development and are significantly impacted by the proposed development.

I am extremely insulted that “the view of passing motorists and pedestrians” is of more concern to the town than the impact to neighbors. More so, I was hoping that at least the impact on my family’s health would be of serious concern to the planning committee.

- The expanse of the project to shave off the hill across from me with 61,800 cubic yards of grading is excessive. This is equivalent to 4120 dump trucks and is enormous.
- The size of the proposed houses at a maximum of 5474sf is huge compare to a typical house in the neighborhood at 2000sf.
- The claim that the project’s impact is insignificant, during construction and in its final state is therefore incomprehensible.

Most concerning is the significant impact to my family’s health:

- The grading and site preparation activities are expected to take approximately 19 months of excessive noise, vibration and dust pollution.
- Proposed dust impact mitigation measures are limited and unable to keep my property livable and my family healthy. Where is a plan for daily enforcement? Are we expected to call 911 when the dust pollution becomes unbearable? How are my children expected to learn due to the extreme noise pollution and vibration?
- The noise impact from heavy grading equipment and back-up beepers has not been seriously addressed except for language to appease the developer:
 - Language includes “ if available” and “Shall be used”
 - Temporary permits to exceed noise levels and duration are already planned
 - Exact grading equipment is not listed
 - Details and location of noise barriers are not provided

I urge the committee to consider that some homes in the close proximity of the planned development, including mine, become entirely unlivable during the construction process and require relocation to mitigate the significant health impact this development would cause.

TOWN OF MORAGA
PLANNING COMMISSION STUDY SESSION
SEPTEMBER 8, 2020

REVIEW AND COMMENT FOR
INITIAL STUDY/DRAFT MITIGATED NEGATIVE DECLARATION
SOUTH CAMINO PABLO ANNEXATION PROJECT

148 words in the introduction

350 words in comments

Good evening,

My name is Philip Tringale, and my wife and I have owned the home at 2175 Sky View Court for 22 years.

I am a Civil Engineer with a PhD specializing in geotechnical and environmental engineering. My wife is also a professional engineer and has worked at Campolindo High School the past 15 years.

We now live in Lafayette and recently rented our Sky View Court home to a woman with two young children. We intend to keep the home in our family.

For the record, I have submitted updated comments to the Initial Study and I have signed the petition along with hundreds of others that remain in opposition to the development.

It seems fitting that we are revisiting this proposal during a year when we are already suffering from:

Environmental damage,

Economic instability, and

Health concerns

I'll stay with that theme as I proceed

(350 comment words to follow)

THE ENVIRONMENT –

Simulated videos showing abundant greenery along Camino Pablo cannot begin to hide the consequences of this technically flawed proposal – years of massive excavation and construction, hillside scarring, ridge altering, disturbance of a sensitive environment, an earthquake fault, numerous landslides, and steep slopes; **all to build 13 homes in a community that does not want them.**

ECONOMIC CONSEQUENCES -

There is a reason we haven't seen videos showing before and after construction from and along the project's eastern boundary at Sky View; and it's because that boundary consists of the residents' backyard fences.

Instead of existing rolling hills, the views from the Sky View homes would be directly into bedroom windows of multi-storied homes, and that's after years of massive earth moving and construction; property values will suffer, the rental opportunity will greatly diminish if not disappear, and the quality of life for years will be intolerable;

No building lots are appropriate next to those existing homes on Sky View.

HEALTH AND OTHER EFFECTS -

The initial study recognizes but does not address what we all know – that the greatest adverse health and other effects would be to those closest to the construction zone;

For this specific group of the closest residents, the report purposely excludes analyses for the impacts of AIR, NOISE, VIBRATION, VISUAL AND ODOR because the results of those analyses would be significantly unfavorable to the Applicant.

My property is 0 feet from the construction zone – not in the vicinity, not proximate – it is the proposed boundary of the applicant's ill-placed project. Yes I am one of the "few" as they quote in their reports that is in a group specifically excluded from detailed analyses – but in actuality there is a significant number of us that comprise what they erroneously label as the "few".

They are saying I do not matter; they are saying the neighbors do not matter; they are saying the mother and two children that are renting my home on Sky View and playing in that back yard do not matter.

We implore the Town to inform the developer that we all matter.

Thank you

Subject: Against the further development of Moraga

Dear Moraga planning department,

Could you please pass on this feedback to the Planning Commission, Town Council, Town Manager, and Planning Director.

As a homeowner and resident on Shuey Drive, I am writing to express my concerns about the proposed development at [1211 Camino Pablo Drive](#).

This development would sadly decimate the treasured "Cow Hill" that so many residents enjoy as a landmark in our beautiful Town. Beyond the sentimental and emotional attachment to open space associated with Cow Hill, this development in Moraga brings many other problems. I have listed some of them out below.

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I urge the Town of Moraga to not accept this project proposal.

Thank you for your time and consideration.

Ann Chen