



Town of Moraga

Comprehensive Advanced Planning Initiative

ENVIRONMENTAL REVIEW SCOPING MEETING

February 17, 2022



Agenda

- Introduction
- Project Description
- What is CEQA?
- What is Scoping?
- Schedule and Next Steps
- How to Submit Comments
- Questions



Introduction



- **Town Staff**
 - Afshan Hamid, AICP, Planning Director
 - Brian Horn, Associate Planner
 - Mio Mendez, Assistant Planner
- **Advanced Planning Initiative Consultant**
 - Barry Miller, FAICP, Barry Miller Consulting
- **Environmental Consultant**
 - Darcy Kremin, AICP, Rincon Consultants

Introduction



- The California Environmental Quality Act (CEQA) requires the Town to convene a “Scoping” meeting for its Comprehensive Advanced Planning Initiative
- Purpose of scoping is to identify environmental issues related to a project *before* preparing an EIR
- Scoping can also identify feasible alternatives or mitigation measures to avoid potentially significant environmental effects.



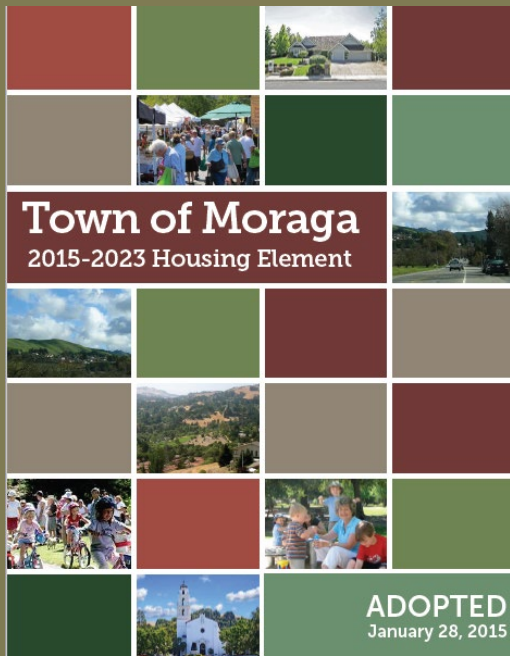
What is the “Project”?

Overview of the Comprehensive Advanced Planning Initiative



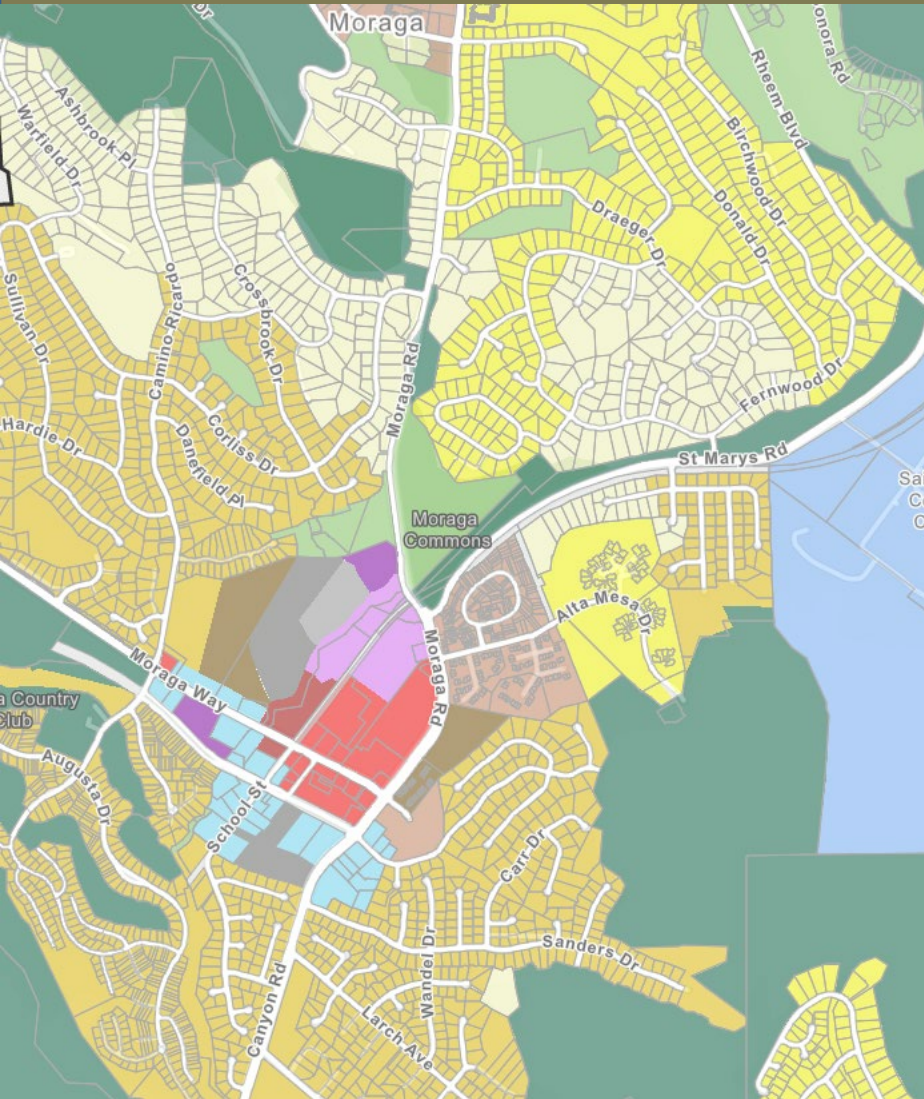
Housing Element

Our Guide to Meeting Local Housing Needs



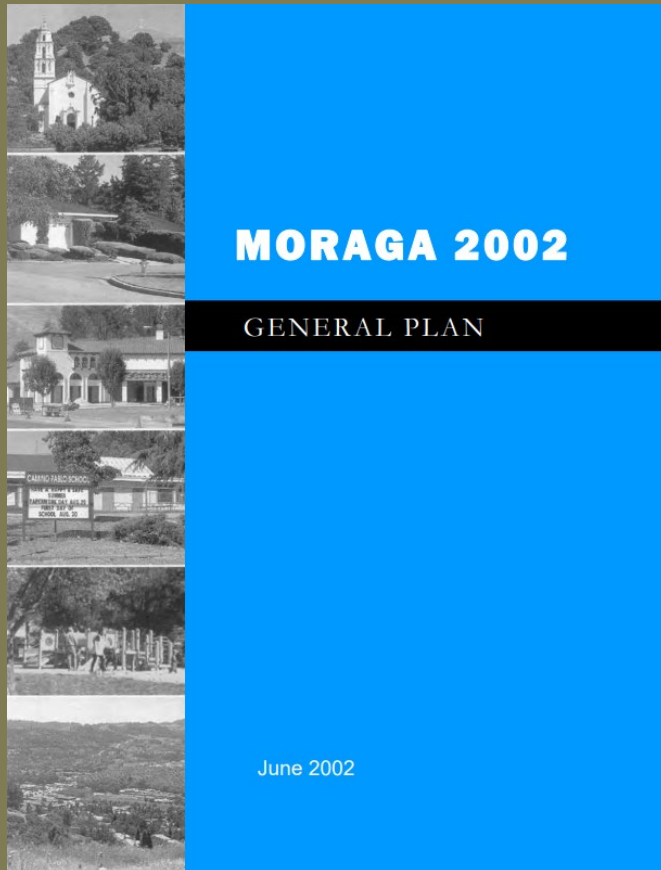
- Required part of the General Plan since 1969
- Must be updated every eight years
- Only part of Plan subject to State certification
- Content defined by State Government Code
- All cities and towns must demonstrate they can accommodate their “fair share” of the region’s housing needs
- Moraga’s “fair share” is 1,118 units, including 501 affordable to lower income households

Rezoning



- Town does not currently have a sufficient number of sites zoned to meet its housing “assignment”
- Strategic rezoning is needed and may include:
 - Allowing multi-family housing on some commercial (office and retail) sites where it is not allowed today
 - Increasing the allowable density of multi-family development on some sites where multi-family housing is already permitted
 - “Objective standards” that facilitate or streamline the approval process, as required by State law
- Town does not build housing—it writes the rules that make it possible for the private sector to do so

General Plan Amendments



- General Plan is Moraga's "constitution" for growth, development, and conservation
- Plan was adopted 20 years ago
- New State laws require amendments to Circulation and Safety Elements
- Amendments will include new policies and programs addressing traffic, evacuation, safety
- Changes are also needed for internal consistency once Housing Element is prepared

Bollinger Canyon Study Area Rezoning



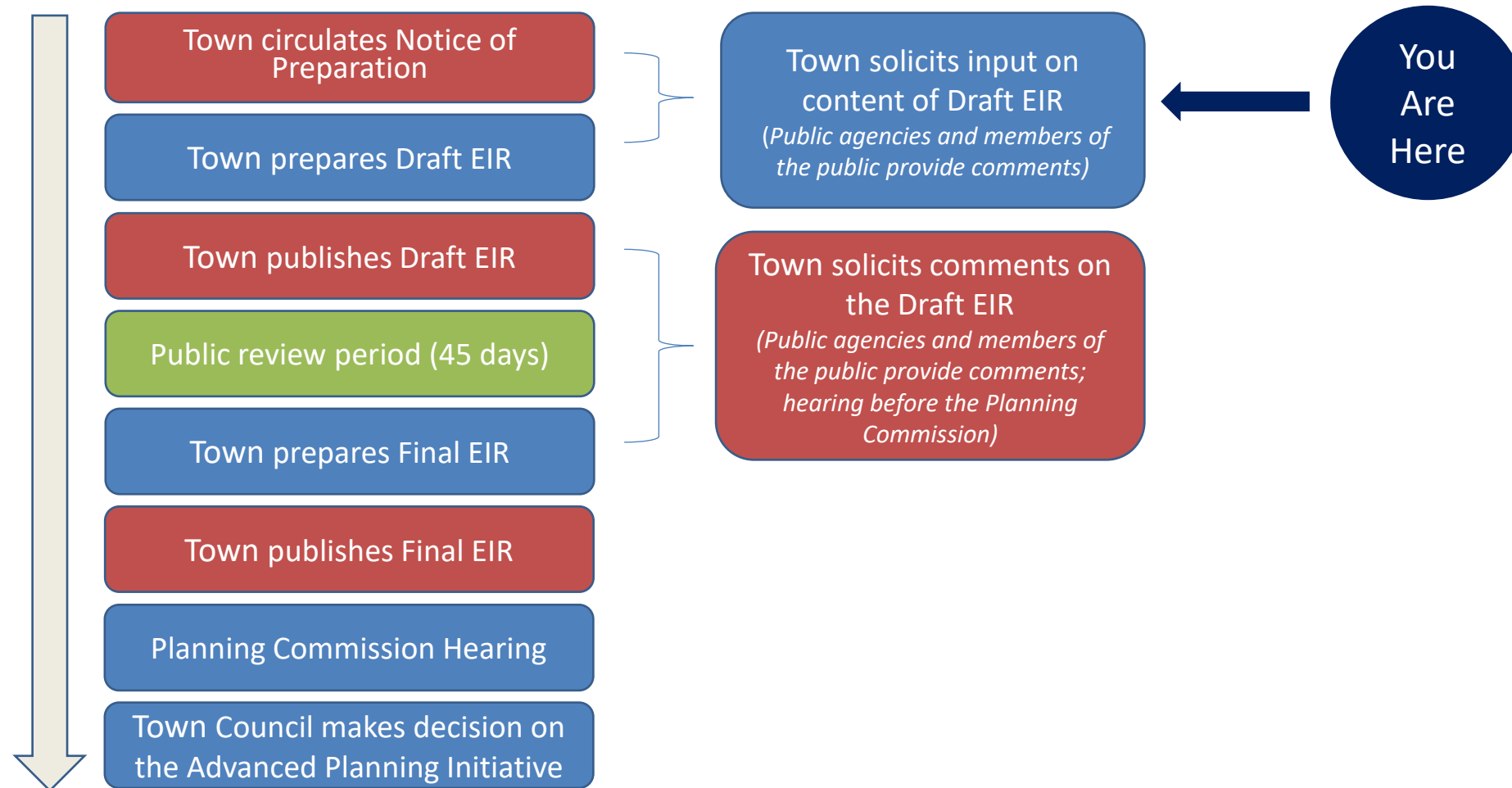
- 423-acre area northeast of St Mary's College was designated a "Study Area" when first Moraga General Plan was adopted (1979)
- "Study Area" designation remains in place today
- Neighborhood meeting (1/25) and Town Council Study Session (2/9) were convened to discuss options
- Staff is now developing General Plan and zoning text based on Council direction
- No development projects are proposed at this time

What is CEQA?



- California Environmental Quality Act (1970)
- Public disclosure and input process
- Minimize, reduce or avoid environmental impacts
- Adopt mitigation monitoring program
- Program-level analysis

CEQA Environmental Review Process



What is Scoping?

- Public input on the environmental analyses
- Topic areas
- Issues of concern
- Potential alternatives to the project
- Proposed mitigation measures



Environmental Analysis

- Aesthetics/Visual
- Agriculture/Forestry
- Air Quality
- Biological Resources
- Cultural and Historic Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazards Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services & Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects

EIR Structure

- Introduction and Summary
- Project Description
- Setting, Impacts, and Mitigation
- Alternatives
- Other Impacts



Each topic area includes

- Environmental Setting
- Potential Impacts
- Mitigation Measures (where potential significant impacts are identified)

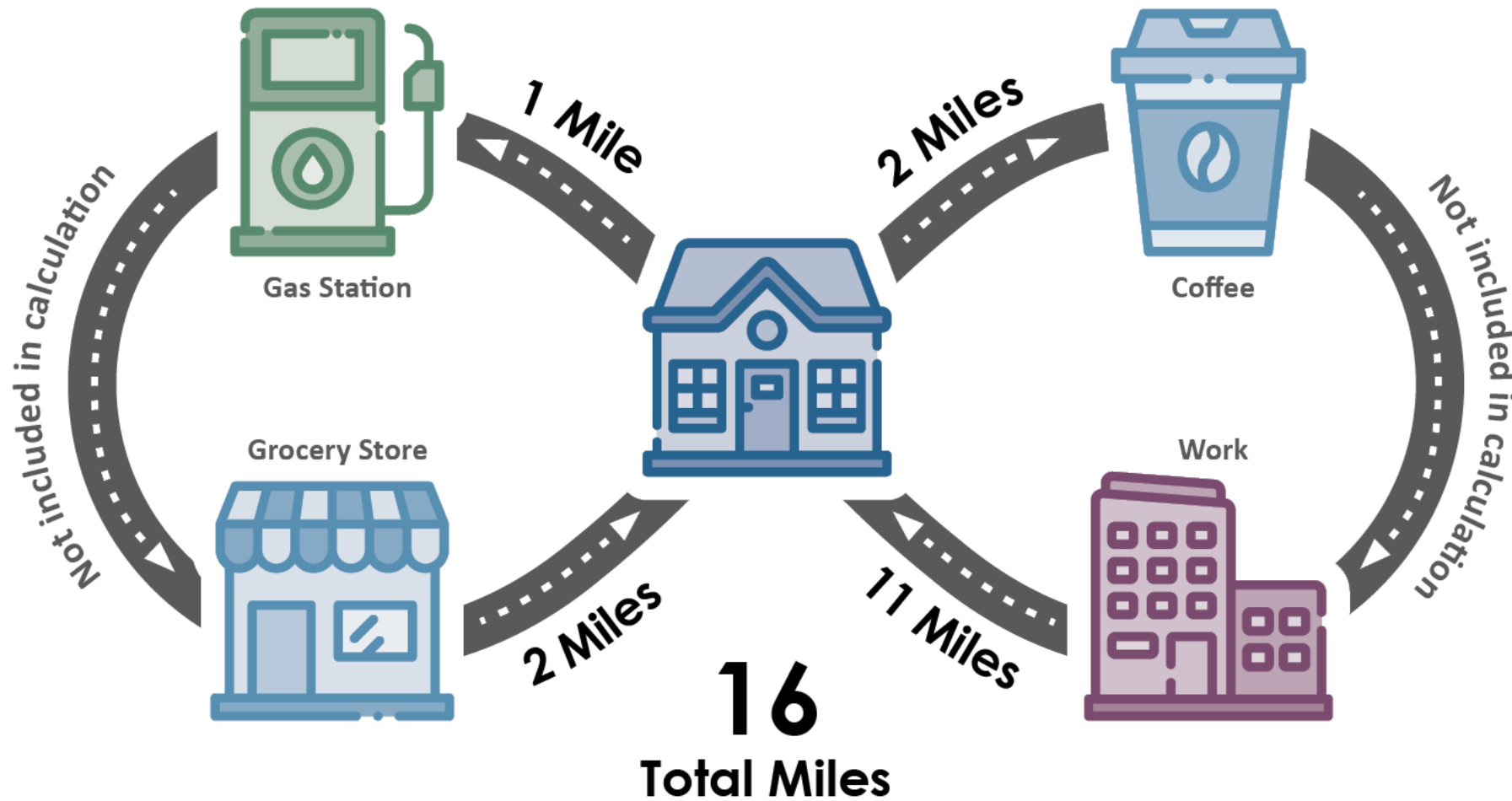
This EIR will be a “Program” EIR, meaning it looks at a series of connected actions that will govern future activities and decisions rather than a specific development project or property



Transition from Level of Service (LOS) to Vehicle Miles Traveled (VMT) for Transportation Impact Assessment

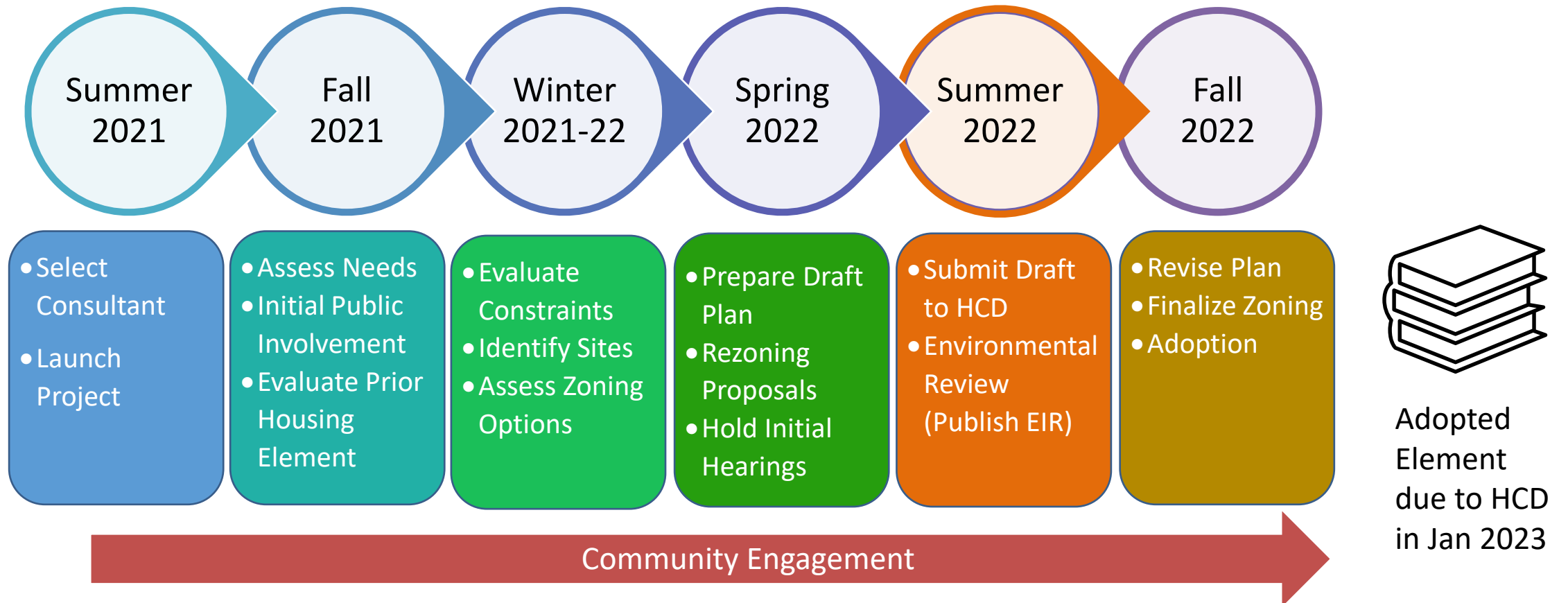
- New State Law (SB 743, 2013)
- Why needed?
- How do we measure?
- Benefits

Method to Calculate Vehicle Miles Traveled (VMT)



Home-based Residential Generated VMT

Timeline



How to Submit Scoping Comments

March 7, 2022 by 5:00 p.m.

Town of Moraga Planning Department

Attn: Afshan Hamid

329 Rheem Boulevard

Moraga, California 94556

makemoragahome@moraga.ca.us

Website and Housing Survey

We value your participation in this process and we want to hear from you!

For more information please visit:

www.makemoragahome.org

At this website, you will be able to access project information, updates, and more.



*You can also take the
Town's housing survey
by scanning the QR
Code above!*



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Thank You!

www.makemoragahome.org

E-mail suggestions or feedback to makemoragahome@moraga.ca.us

