



Town of Moraga

Comprehensive Advanced Planning Initiative

DRAFT EIR PUBLIC MEETING

November 7, 2022



Agenda

- Introduction
- Project Description
- Draft EIR Analysis and Conclusions
- Schedule and Next Steps
- How to Submit Comments



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



Draft EIR is available to download here: makemoragahome.org



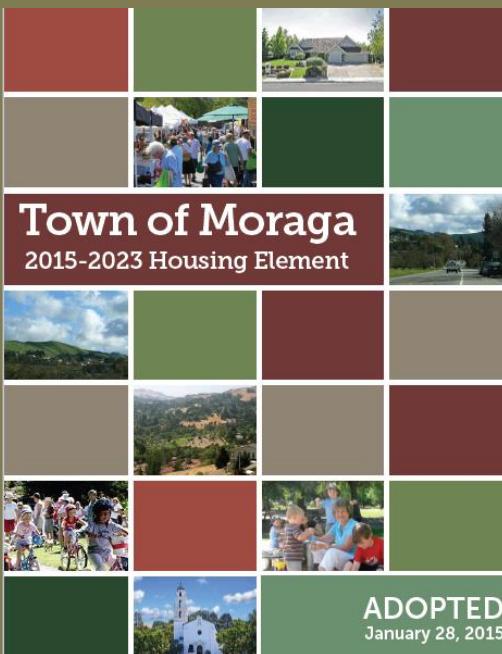
What is the “Project”?

Overview of the Comprehensive Advanced Planning Initiative



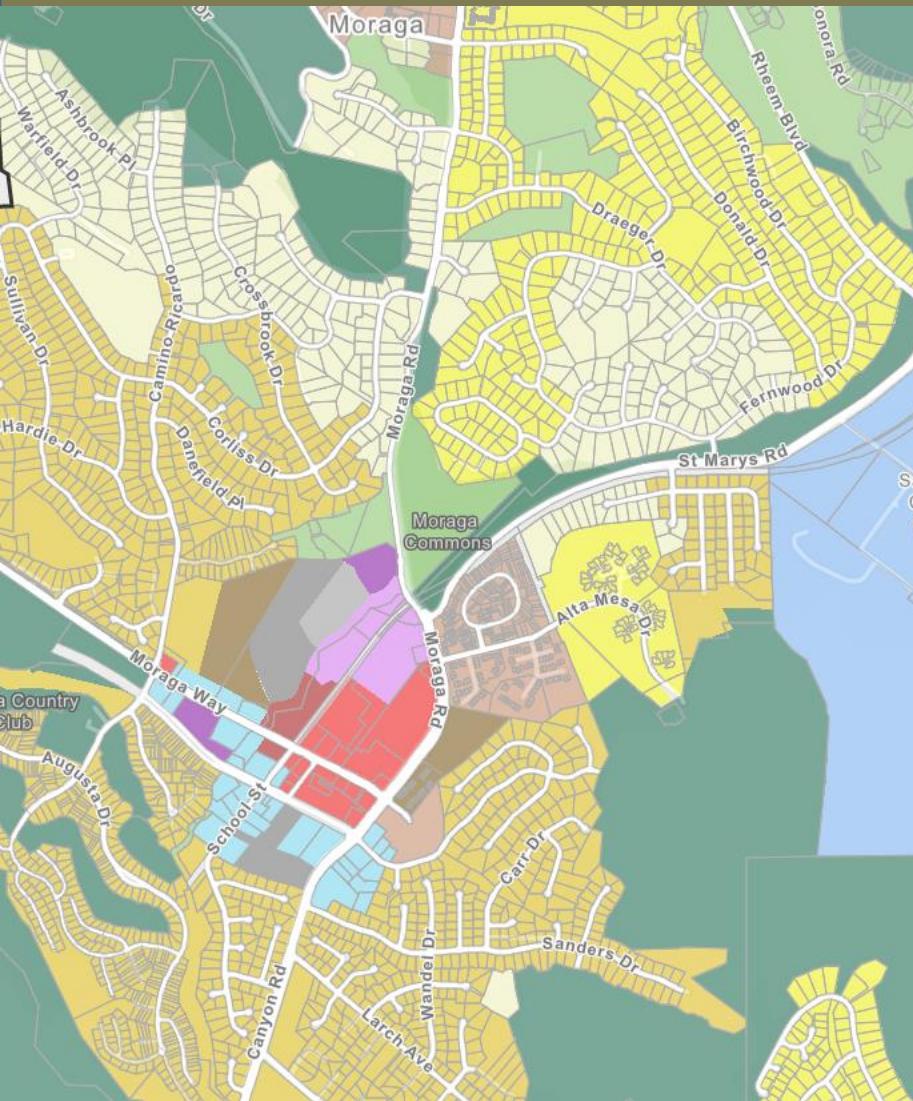
Housing Element

Our Guide to Meeting Local Housing Needs



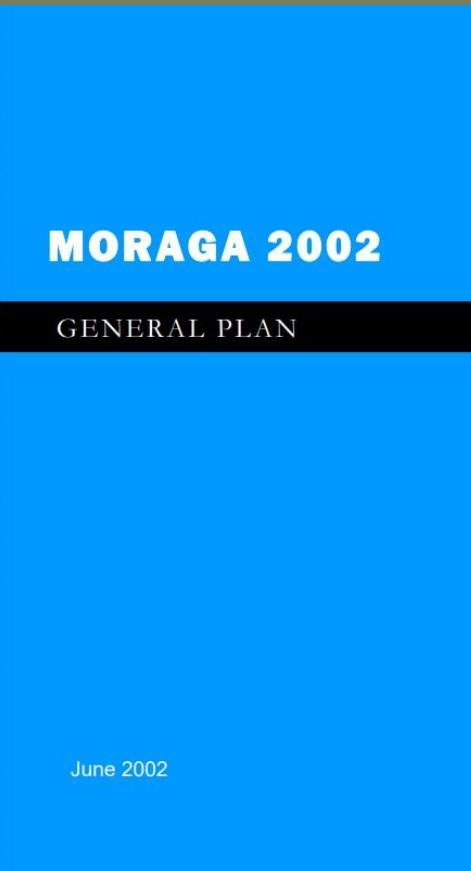
- Required part of the General Plan since 1969
- Must be updated every eight years
- Only part of Plan subject to State certification
- Content defined by State Government Code
- All cities and towns must demonstrate they can accommodate their “fair share” of the region’s housing needs
- Moraga’s “fair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

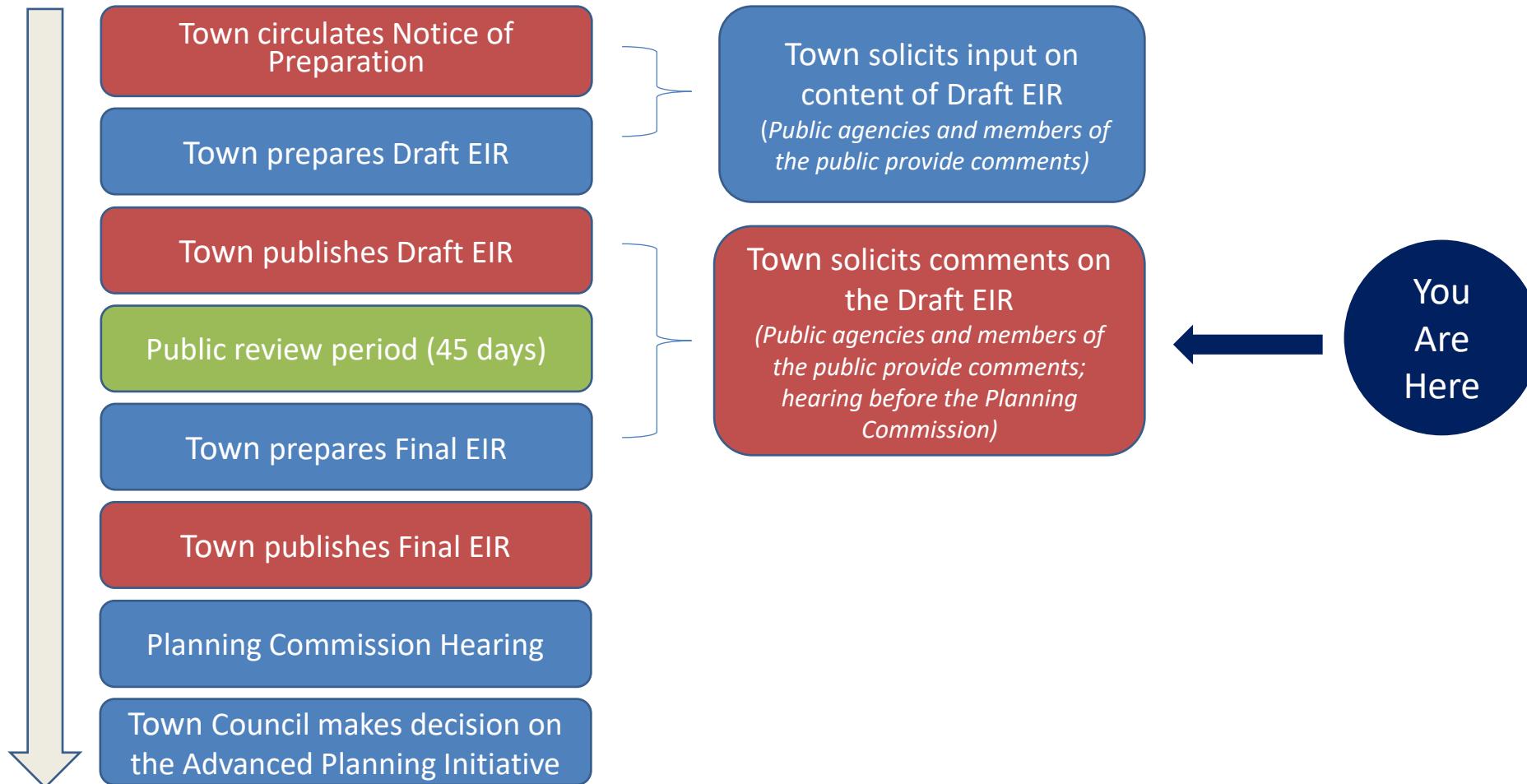


- 423-acre area northeast of St Mary's College was designated a "Study Area" when first Moraga General Plan was adopted (1979)
- "Study Area" designation remains in place today
- Neighborhood meeting (1/25) and Town Council Study Session (2/9) were convened to discuss options
- Staff is now developing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

Draft EIR

Analysis & Conclusions

CEQA Environmental Review Process



Analysis & Conclusions

- Analyzed 20 environmental resource impacts, and other CEQA topics
- No Impacts or Less than Significant Impacts to:
 - Aesthetics
 - Cultural Resources
 - Energy
 - Geology and Soils
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning
 - Population and Housing
 - Public Services and Recreation
 - Tribal Cultural Resources

Analysis & Conclusions

- Significant and Unavoidable Impacts:
 - Air Quality
 - Biological Resources (Bollinger Canyon only)
 - Greenhouse Gas Emissions
 - Noise
 - Transportation
 - Utilities and Service Systems (Bollinger Canyon only)
 - Wildfire

Mitigation Measures

- The Draft EIR includes 17 proposed mitigation measures
- Proposed Implementation Programs for Cultural, Tribal Cultural and Paleontological Resources
- Not every mitigation measure will apply to every project
- Mitigation measures are listed in the Executive Summary
- Full descriptions are in individual resource sections

Mitigation Measures

- AQ-1 Construction Equipment Emission Control Measures
- BIO-1 Biological Resources Screening and Assessment
- BIO-2 Pre-Construction Bird Surveys, Avoidance, and Notification
- BIO-3 Roosting Bat Surveys and Avoidance Prior to Removal
- BIO-4 Alameda Whipsnake Pre-Construction Surveys and Impact Avoidance
- BIO-5 Conduct Jurisdictional Delineation
- BIO-6 Perform Restoration for Impacts to Waters and Wetlands
- BIO-7 Project Design for Wildlife Connectivity
- BIO-8 Maintain Connectivity in Drainages
- BIO-9 Construction Best Management Practices to Minimize Disruption to Wildlife
- HAZ-1 Property Assessment – Phase I and II Environmental Site Assessment
- NOI-1 Construction Noise Reduction Measures
- NOI-2 Vibration Control Plan
- TRA-1 Implement VMT Reduction Measures
- WFR-1 Develop Wildfire Assessment Plan and Guidelines
- WFR-2 Construction Wildfire Risk Reduction
- WFR-3 Project Design Wildfire Risk Reduction

Implementation Programs

- CR-A: Historical and Archaeological Resources Survey
- CR-B: Protect Potential Historic and Archaeological Resources
- CR-C: Construction Monitoring
- CR-D: Unanticipated Discovery of Cultural Resources
- PAL-A: Paleontological Survey
- TCR-A: Suspension of Work Around Tribal Cultural Resources
- TCR-B: Tribal Cultural Resource Treatment Plan

Alternatives

- Alternative 1 – No Project Alternative
- Alternative 2 – Employment-Focused Growth
- Alternative 3 – Clustered Bollinger Canyon Development

Purpose of CEQA alternatives is to meet most of the project objectives and reduce or avoid significant environmental impacts of the project.

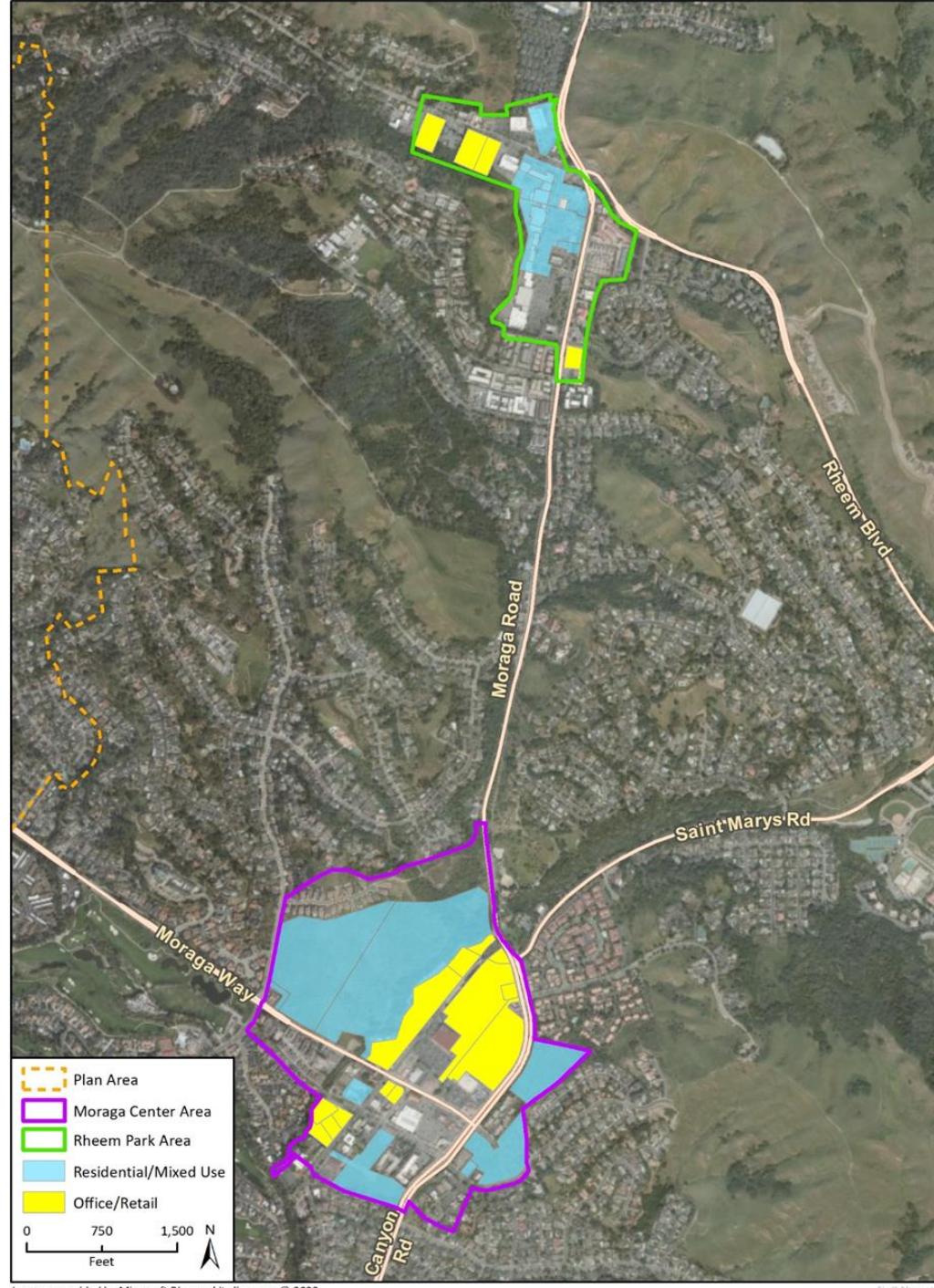
Alternative 1: No Project

- No Project Alternative would include existing zoning and General Plan designations, no development in the Bollinger Canyon Area
- Mitigation measures would not be applicable
- Mitigation measures may be proposed on a project-by-project basis as necessary and feasible

Alternative 2: Employment-focused Growth

- Nine of the Housing Opportunity Sites would be developed (or remain as) office/retail uses
- Would achieve Town's RHNA and create jobs/services in vicinity of housing
- Alternative 2 would accomplish all project objectives

Alternative 2: Employment- focused Growth



Alternative 3: Clustered Bollinger Canyon Development

- Buildout the same except development in Bollinger Canyon would be clustered
- Minimizes ground disturbance and maximizes contiguous open space
- Alternative 3 would accomplish all project objectives

Table 6-1 Impact Comparison of Alternatives

Issue	Planning Initiative	Alternative 1: No Project	Alternative 2: Employment-Focused Growth	Alternative 3: Cluster Bollinger Canyon Study Area Development
Aesthetics	LTS	LTS (+)	LTS (=)	LTS (=)
Air Quality	SU	LTS (+)	SU (+)	SU (+)
Biological Resources	SU	LTS (+)	SU (=)	SU (+)
Cultural Resources	LTS	SU (-)	LTS (=)	LTS (+)
Energy	LTS	LTS (+)	LTS (+)	LTS (+)
Geology and Soils	LTSM	SU (-)	LTSM (=)	LTSM (+)
Greenhouse Gas Emissions	SU	LTS (+)	SU (+)	SU (+)
Hazards and Hazardous Materials	LTS	LTS (+)	LTS (=)	LTS (=)
Hydrology and Water Quality	LTS	LTS (+)	LTS (=)	LTS (+)
Land Use and Planning	LTS	LTS (-)	LTS (-)	LTS (+)
Noise	SU	SU (+)	SU (+)	SU (-)
Population and Housing	LTS	LTS (-)	LTS (=)	LTS (=)
Public Services and Recreation	LTS	LTS (+)	LTS (+)	LTS (+)
Transportation	SU	SU (+)	SU (+)	SU (+)
Tribal Cultural Resources	LTS	LTS (+)	LTS (=)	LTS (+)
Utilities and Service Systems	SU	LTS (+)	SU (=)	SU (+)
Wildfire	SU	SU (+)	SU (=)	SU (=)

NI = No Impact; LTS = Less than Significant; LTSM = Less than Significant with Mitigation; SU = Significant and Unavoidable

Green: + Superior to the proposed project (reduced level of impact)

Red: - Inferior to the proposed project (increased level of impact)

No color: = Similar level of impact to the Planning Initiative

How to Submit Comments on the Draft EIR

Draft EIR Available here: makemoragahome.org

Comment Period Closes: December 12, 2022 5:00 p.m.

Town of Moraga Planning Department

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COMPREHENSIVE
ADVANCED PLANNING
INITIATIVE

Thank You!

www.makemoragahome.org

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

