



NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
PREPARED BY THE TOWN OF MORAGA FOR
THE SOUTH CAMINO PABLO ANNEXATION PROJECT

Project Title: South Camino Pablo Annexation Project (aka Camino Pablo Estates)

Project Location: Assessor's Parcel Number (APN) 258-290-023 fronting the east side of Camino Pablo north of Knoll Drive and South of Sanders Ranch Road in the Town of Moraga. The site is located in unincorporated Contra Costa County, but is within the Urban Limit Line and Sphere of Influence for the Town of Moraga.

Lead Agency: Town of Moraga Planning Department

County: Contra Costa County

Applicant: Dobbins Properties, LLC (contact: Matt Dobbins)
1520 W. Kettleman Lane, Suite A-1
Lodi, CA 95242

PROJECT DESCRIPTION:

The proposed project would develop 13 single-family two-story detached homes on individual lots ranging in size from 15,105 square feet to 40,027 square feet, with an average lot size of approximately 22,367 square feet. Six of the homes would include an accessory dwelling unit (ADU). The homes would be located at the southern end of the site on approximately 8.5 acres, and the remaining approximately 15.4 acres of the site would be preserved as permanent open space. The homes would be accessed from a new public street (Street "A") that would intersect with Camino Pablo, opposite Tharp Drive, creating a new four-way intersection. The new street would terminate at a cul-de-sac and would have a sidewalk on the northeast side of the street. The project would require a General Plan Amendment to change the designation of approximately six acres from Residential, 1 Dwelling Unit per Acre (1-DUA) to Residential, 3 Dwelling Units Per Acre (3-DUA). The 8.5-acre development area, including eleven 3-DUA lots and two Open Space (OS) lots, would have a gross density of 1.53 dwelling units per acre. The project would require annexation into the Town of Moraga.

REVIEW & COMMENT PERIOD:

The review/comment period for the Initial Study/Draft Negative Declaration begins on **Monday June 29, 2020** and ends on **August 24, 2020**. Comments will be accepted until 5:00 PM on **August 24, 2020**, and may be submitted by mail or email to:

Ben Noble, Contract Planner
Moraga Planning Department
329 Rheem Boulevard, Moraga, CA 94556
Phone: 510-559-6901; email: bnoble@bnplanning.com

PUBLIC MEETINGS:

In accordance with the requirements of the California Environmental Quality Act (CEQA), the Town of Moraga Planning Commission will conduct a public meeting to consider the proposed project as well as the Draft Mitigated Negative Declaration. The details for this public hearing are as follows:

Planning Commission Meeting Details:

Date/Time: Tuesday, September 8, 2020 beginning at 7:00 PM

Location: If the COVID-19 Shelter-in-Place Order remains in effect, meeting will be held via teleconference: <https://livestream.com/moraga>

In person meeting, if allowed, will be held at:

Town Council Chambers

335 Rheem Boulevard, Moraga, CA 94556

DOCUMENTS AVAILABLE FOR REVIEW:

The Town of Moraga Offices are currently closed to the public due to the COVID-19 public health emergency. Copies of the application materials for the proposed project as well as the Initial Study/Draft Mitigated Negative Declaration are available for public review on the Town's website here:

<https://www.moraga.ca.us/173/South-Camino-Pablo-Annexation>

Hard copies of the application materials and Initial Study/Draft Mitigated Negative Declaration can also be made available for viewing on the premises of the Town Offices at 329 Rheem Boulevard by appointment only. If you wish to view hard copies of any of the documents at the Town Offices, please contact Steve Kowalski, Senior Planner, at 925-888-7042 to make the necessary arrangements.

STEVE KOWALSKI

Senior Planner

June 25, 2020

Date