

zoning will likely require new policies in the Land Use, Community Design, Public Safety, Open Space and Conservation, and Circulation Elements. In addition, the Town will adopt VMT thresholds for future projects in Moraga as part of the update to the Circulation Element. Updated language for the Bollinger Canyon Study Area also will be developed.

Project Alternatives: The EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and reduce or avoid potential environmental effects, including a required No Project Alternative.

Potential Environmental Effect Areas: The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The Town anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- Aesthetics/Visual
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Less than Significant Impacts (Agriculture and Mineral Resources)
- Cumulative Effects
- Growth Inducing Effects

When the Draft EIR is completed, it will be available for review at the Town's Planning Department located at 329 Rheem Boulevard, Moraga, California 94556 and online at: www.makemoragahome.org. The Town will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

If you have questions regarding this NOP or the scoping meeting, please contact Afshan Hamid at (925) 888-7043 or via email at makemoragahome@moraga.ca.us.



Afshan Hamid, Planning Director

February 1, 2022

Date