

Rancho Laguna  
Draft Environmental Impact Report  
(DEIR)

Moraga, CA

# Rancho Laguna II – Development Process

- 2004 (Rancho Laguna I)
- Application deemed complete for processing (August 2005)
- EIR decision
- Notice of Preparation (NOP) – September 13<sup>th</sup> – October 10<sup>th</sup>, 2005
- Scoping meeting – Planning Commission September 19, 2005

## Rancho Laguna II – Development Process (Cont'd)

- Preparation of DEIR (September 2005 – July 2006)
- Notice of Completion and Notice of Availability (July 2006)
- 45 day Public Review Period (mid July – end of August 2006)
- Planning Commission hearings (July 17, 2006 and August 7, 2006)

# Future actions

- Preparation of Final EIR – add response to comments to the DEIR... and if required make Findings of Facts and Statement of Overriding Considerations (4 – 5 weeks process)
- October 16<sup>th</sup>, 2006 – tentative date for Public Hearing on project entitlements (Conceptual Development Plan, Conditional Use Permit, etc)  
- decision by Planning Commission after deliberation on the adequacy of the EIR

## Future actions (Cont'd)

- Filing of Notice of Determination (NOD) within 5 days of action
- Future entitlements – General Development Plan and Precise Development Plan (Tentative Subdivision Map, etc)

# Project Description

- **Rancho Laguna, LLC, is proposing a residential subdivision of 35 lots on a 180.2 acre site located on the east side of Rheem Boulevard between Moraga Road and St. Mary's Road.**
- **The project site was formerly part of a larger landholding known as "Rancho Laguna de Los Palos Colorado."**
- **Access to the project will be from Rheem Boulevard.**
- **The proposed project clusters 14 residential lots along Rheem Boulevard (ranging in size from 15,043 sq. ft to 20,933 sq. ft) and 21 residential lots on the eastern facing slope of the site (ranging in size from 18,988 sq. ft to 32,714 sq. ft).**
- **The 35 proposed lots and accompanying roadways encompass approximately 26 acres or 14% of the 180.2 acre site and will also include approximately 18 acres of developed Open Space maintained by a Homeowners Association (HOA).**

# Project Description (Cont'd)

- The remainder of the site, 136 acres will be preserved in perpetuity as undeveloped Open Space.
- The project also includes necessary improvements for a portion of Rheem Boulevard, six foot-wide bike lanes on both sides of the road, and the addition of turning lanes at the proposed entrances to the project.
- Widening of Rheem Boulevard for turning lanes and transition sections would extend approximately 350 feet to the north and south of the proposed project entrance.

# Project Description (Cont'd)

- **Due to geologic constraints including soil creep, landslide hazards, age and other sub-grade conditions, a 2,400 foot section of Rheem Boulevard adjacent to the Rancho Laguna property will be improved.**
- **The proposed project includes stabilizing the roadway using a “valley buttress fill.”**
- **This same concept of a valley buttress fill was used to stabilize a portion of Rheem Boulevard (from the existing area of destabilization, westerly along Rheem Boulevard).**
- **The Moraga General Plan Diagram designates the northerly portion or 91.2 acres of the project site as Open-Space-MOSO (Moraga Open Space Ordinance) and the southerly portion or 89.0 acres as Open Space-Planned Development. The proposed project is confined to the site that is designated Open Space Planned Development. There is no development proposed on the site that is designated MOSO.**

# DEIR

- Introduction and Executive Summary  
(Chart includes Summary of Impacts and related mitigation – 103 pages)
- Project Location and Description –  
applicants objectives

# DEIR

- Environmental Analysis

(18 categories – # of Impacts addressed in parenthesis)

Land Use & Planning (7)

Jobs, Population and Housing (2)

Geology & Soils (11)

Hazards & Hazardous Materials (5)

Hydrology, Drainage and Water Quality (5)

# DEIR

- Environmental Analysis (Cont'd)

Visual Quality, Parks, Recreation and Open Space (7)

Traffic, Transportation and Circulation (7)

Air Quality (4)

Noise (4)

Biological resources (32)

# DEIR

- Environmental Analysis (Cont'd)

Fire Protection (3)

Law Enforcement (1)

Schools (1)

Water Supply (5)

Wastewater Services (4)

# DEIR

- Environmental Analysis (Cont'd)

Solid Waste Disposal (2)

Cable/Telecommunications & Energy (2)

Cultural Resources (3)

# Impacts addressed

- Total 106 with all but four mitigated to a level of Less Than Significant
- Four impacts even after mitigation are determined to be Significant and Unavoidable (Visual Quality)

# DEIR

- Alternatives (five analyzed)

No project

General Plan Minimum Density

Alternative Sites

Mitigated Plan

Rheem Boulevard

# DEIR

- Summary of CEQA Issues

Effects not found to be significant

Significant Unavoidable adverse  
impacts

Growth inducing impacts

Cumulative impacts

# DEIR

- Report Preparation
- Appendices (total of 7 – technical studies)

Includes Geotechnical, Biological,  
Traffic, and Hydrology