

**EXHIBIT C - MATRIX RE CONFORMANCE WITH MORAGA 2002 GENERAL PLAN APPLICABLE GOALS AND POLICIES  
RANCHO LAGUNA II 27 LOT PROJECT**

Chapter	General Plan Goal or Policy Applicable to Rancho Laguna II 27 Lot Project ("Project")		Rancho Laguna II 27 Lot Project Conformance to Specific General Plan Goal or Policy
<b>Chapter 3</b>			
<b>Land Use</b>	<b>Residential LU1</b>	<b>Goal</b>	Project is a "high quality residential environment" as 90% of site preserved as permanent open space, including all MOSO land, minor ridgeline, oak woodland, Coyote Creek , and recreated intermittent drainage and wetland swale in valley areas, and the new homes and landscape will be designed to blend with the environment.
	LU1.1	Neighborhood Preservation	1 Project as designed, conditioned and mitigated has no adverse impacts on existing residential neighborhoods. All environmental impacts are less than significant. Project density is less than nearby neighborhoods. Lot sizes are comparable (some larger, some smaller) and more of the new neighborhood is preserved as open space than the existing ones. Private view of new homes and streets, in and of itself, is not inconsistent with General Plan policies. Some Birchwood residences are at a higher elevation than the new southern plateau development. In General Plan context, their private views will not be adversely impacted by a view of some of the Project's new homes and streets in combination its new landscape and preserved open space.
	LU1.2	Residential Densities	2 Project is within the residential density range for open space lands (one unit per 5 to 20 acres). Per policy, density is to be determined in application process and based on environmental and site constraints, among other factors. Density of one unit per 6.7 acres is appropriate for Project as designed and mitigated, <del>and no further reduction in density is warranted in order to comply with the General Plan</del> (see Statement for further discussion).
	LU1.3	Residential Building Height	3 Residential building heights of 6 homes in upper Rheem valley are limited to one story in order to improve hillside views for travelers on Rheem Boulevard. Building heights on southern plateau will take into account visibility from public views (which will also benefit private views). None of the new homes will block views of existing residences so the focus is on the limited public views of the development clusters.
	LU1.4	Housing Types	4 Project is limited to conventional detached single-family homes, which is appropriate on open space lands.
	LU1.5	Development Densities Open space Lands	5 Policy wording comes from MOSO initiative and addresses densities on MOSO open space. Project does not include lots on MOSO portion of property. Project density conforms to LU1.2 density standards.
	LU1.6	Minimum Lot Sizes and Percentage Mix for Single Family Developments	6 Project includes trails with guaranteed permanent public access. Lots meet or exceed the 15,000 sq.ft. minimum size for a project with such recreational facilities. Density on MOSO portion of property is not altered by the implementation of this policy.
	a.	Additional lots for TDRs and density bonuses	No TDR or density bonus is being requested.
	b.	Variation in the mix of lot sizes	Project includes variation in lot sizes (15,000 to 32,000 sq.ft.). Lot size variation does not require Town Council approval.
	c.	Clustering on smaller lot sizes	Policy not applicable to open space lands, but clustering concept is implemented in Project without the need to reduce lot sizes below the 15,000 sq.ft. minimum.
	d.	Lot size and slope	Project lot sizes need not be increased any further to mitigate negative visual impacts

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			and/or geologic hazards. Clustering the lots in two locations and mitigation measures reduce those impacts to less than significant.
	e. Lot sizes in Open Space areas		See summary above for Policy LU1.6 regarding 15,000 sq.ft. minimum lot size for Project.
	LU1.8 Slope Restrictions	7	Project does not require development on MOSO portion of property, except for extension of emergency vehicle access ( compacted gravel) which is located on less than 20% slope and will also serve as a public trail. On non-MOSO portion all grading is supported by site-specific analysis that confirms geological risk is mitigated to an insignificant level. Average slopes on all building pads (after-graded slope) are less than 25%. 23 pads are essentially flat. The other 4 pads are split. Some of the predevelopment average slopes within the development areas are 20%-25% or greater. Grading in those locations is the minimum required in order to create the development clusters in a manner that is "in the spirit of, and not incompatible with, the intention and purpose of all other policies of the General Plan." For example, the extent of grading on the southern plateau has varied yet compatible purposes: create mostly flat building pads, provide for adequate road sections, reduce pad and street elevations and construct a berm to limit visibility of the homes, and generate cut material to create the valley buttress required to stabilize Rheem Boulevard. Grading for "A" Way is the minimum required to construct a road section that meets Town and fire district requirements. Grading in the Rheem valley is the minimum necessary to create the valley buttress and flat pads on wide lots for 6 homes. The Project as designed and graded conforms to General Plan policies and as mitigated has no significant environmental impacts. The significance standards used in the EIR are informed by the applicable General Plan policies.
	LU1.9 Cluster Housing to Protect Open Space	8	Housing is clustered in two locations, the southern plateau and upper Rheem valley, on less than 10% of the property's 180 acres. This results in permanent preservation and protection of 162 open space acres. The development clusters, as located, designed and mitigated, are not visually prominent as seen from Rheem Boulevard, a scenic corridor road, or from any other public view. The prominent view of the property from Rheem Boulevard is its valleys, hillside and ridgeline as a whole. For travelers on Rheem Boulevard, the prominent view of the Project as designed and mitigated will be the same. "D" Drive and its 6 lots comprise just 3 acres. The 6 single story homes will be screened by trees on both sides of "D" Drive and separated from Rheem Boulevard by the open wetland swale. The southern plateau homes and streets will be screened by the berm on its westerly side in combination with native trees and shrubs planted on portions of the hillside in natural clusters. The recreated intermittent drainage in the lower Rheem valley will be designed to maintain open views for Rheem Boulevard travelers. Predominant views from the east will be of the minor ridgeline on the property and the ridgelines to the north.
	LU1.10 Planned District Zoning	9	The non-MOSO portion of the property is zoned Planned District. MOSO open space is

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			not zoned Planned District. The application to develop the property is being processed in a manner consistent with Chapter 8.48 of the Moraga Municipal Code and thus requires approval of a conceptual development plan.
<b>Chapter 4</b>			
<b>Community Design</b>	<b>Natural Setting CD1 Goal</b>		Project as designed and mitigated protects and preserves the natural scenic qualities of the property. 90% is protected and managed as permanent open space. Coyote Creek, oak woodlands and the minor ridgeline are preserved. The recreated wetland swale and intermittent drainage in the valleys will be natural in appearance and enhanced scenic quality, as will the new native landscape clusters on the hillsides. Open views of the valley, hillsides and ridgeline will be maintained.
	CD1.1 Location of New Development	10	Development on the property has been located in areas that are the least sensitive in terms of environmental and visual resources, to the extent possible. The upper valley cluster is located in a small, degraded area of previously placed fill. Visibility of the southern plateau from public views is limited. It does not include oak woodland or other significant environmental resources. The feasible stabilization and repair of Rheem Boulevard as part of the development is not possible without the valley buttress, but the environmental and visual quality of the recreated wetland swale and intermittent drainage will be enhanced.
	CD1.2 Site Planning, Building Design and Landscaping	11	Limiting the two development clusters to the upper Rheem valley and southern plateau retains natural topographic features and visual qualities of the property. The recreated wetland swale and intermittent drainage on the valley buttress will be natural and enhanced quality in function and appearance. New landscape will blend new structures and streets with the environment. Condition III.8 requires architectural design to be low profile, blending with the environment.
	CD1.3 View Protection	12	Project as designed and mitigated maintains the Town's semi-rural character and protects important elements of its natural setting, with 90% protected and maintained as permanent open space, including the important elements of Coyote Creek, minor ridgeline, oak woodlands, and open valleys. Open valley views from Rheem Boulevard, a scenic road, are maintained. The recreated wetland swale and intermittent drainage will be of natural and enhanced visual quality. The predominant higher elevation view of the property from Moraga and Lafayette is the protected minor ridgeline and its upper hillside, in some instances in combination with the ridgelines to the north. Visual quality impacts of the Project from public views in Moraga and Lafayette have been mitigated to less than significant. The limited views of some homes on the southern plateau are addressed by selectively placed trees in the preserved open space.
	CD1.4 Canyon and Valley Areas	13	The scenic and environmental qualities of the two valley areas on the property are protected. Coyote Creek is included in the permanent open space, as well as the recreated wetland swale and intermittent drainage in the upper and lower Rheem valleys. The scenic qualities and views of Coyote Creek and the oak woodland on the adjacent hillsides, now mostly unavailable to the public, will be seen from the Project's

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			public trails. Along Rheem Boulevard, significant linear open space will be preserved following construction of the valley buttress, including the recreated intermittent drainage, wetland swale, natural grasses and low riparian vegetation as a visual focus. Native trees and shrubs will be placed and species planted to maintain open views of the valley and minor ridgeline, as well as a natural hillside landscape comprised of native trees and open grassland. As such, the valley buttress will not adversely affect the scenic and environmental qualities of the Rheem valley area. The residential development in the upper Rheem valley at the bottom of the hillside, limited to 6 homes on wide lots and 3 acres, is semi-rural in character. The location of "D" Drive and the 6 homes, separated and screened from Rheem Boulevard, will not adversely affect the environmental and scenic qualities and public views of the valley or the hillside and ridgeline behind them.
	CD1.5 Ridgelines and Hillside Areas	14	The General Plan defines ridgelines as the identified major and minor ridgelines under MOSO. The southern plateau development area is not part of the property's minor ridgeline because its elevation is less than 800 feet. The minor ridgeline is protected from development, which is limited to the extension of an emergency vehicle access (EVA) across a minor ridgeline. An EVA on a minor ridgeline is permitted. This compacted gravel EVA will also serve as a public trail. Hillside/southern plateau grading is "natural contour." Hillside development is limited to less than 15 acres. It has been located and designed so the Project conforms to the property's natural setting and land forms, preserving significant oak woodland and grasslands, and minimizing visual impacts. Homes on the southern plateau will be low profile and designed to blend with the environment, per Condition III.8. Hillside street sections and grading are designed to conform to the topography. For example, only a 4 foot average retaining wall below "A" Way (near the bottom of the property's slope) and a 7.5 foot average soil nail wall (sloped and anchored gunnite wall with planted vines) above a section of the road is required in order to limit the slope grades to 3:1. Native trees and shrubs will be placed and species selected to blend hillside improvements with the environmental setting.
	CD1.6 Vegetation	15	New project landscape in open space is comprised of native trees, shrubs and grasses suitable for the particular locations, hillside or riparian. The identified native species in the open space and along streets are drought tolerant and fire resistant. The same will be required for landscape on individual lots during the design review process for those homes.
	CD1.8 Utility Lines	16	New electrical and other utility lines in the Project will be underground in the private streets. The new electrical utility lines will connect to existing overhead lines located on the non-project side of Rheem Boulevard.
	<b>Public Places CD2 Goal</b>		Project includes pedestrian connections to existing and future pedestrian trails and to Moraga Road and St. Mary's Road. Stabilization, repair and improvement of Rheem Boulevard will protect and maintain vehicular connections between St. Mary's Road and Moraga Road area, including St. Mary's College and commercial areas in Rheem.

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	CD2.1 Public Places as Focal Points	17	Project includes an integrated pedestrian path system throughout the site, which can link to the Lafayette-Moraga Regional Trail and the future Palos Colorados trails. Included is a public trail on the project side of Rheem Boulevard and a sidewalk on the non-project side which connects to the existing sidewalk extending to Moraga Road.
	CD2.5 Connections	18	See summary above for preceding policy which also applies to this policy.
	<b>Scenic Corridors CD2 Goal</b>		With the Project as designed and mitigated, this frontage of Rheem Boulevard as a scenic roadway through Town reflects Moraga's semi-rural character. The enhanced open space as viewed from Rheem Boulevard, managed in perpetuity by the GHAD to maintain its visual quality, strengthens community identity, as does the stabilization, repair and improvement of the road itself. See also the summary for Policy CD3.2 below and other policies that address visual character.
	CD3.1 Designation of Scenic Corridors	19	Rheem Boulevard and St. Mary's Road are designated scenic corridors consistent with this policy and the Project has been designed and mitigated with that in mind.
	CD3.2 Visual Character	20	Improvements to the visual character of the Rheem Boulevard scenic corridor include the elimination of uneven pavement and evidence of earth movement, an improved road section with a pedestrian path (decomposed granite) on the project side and a sidewalk on the non-project side. The scope of improvements are consistent with the semi-rural character of this location along Rheem Boulevard. A wetland swale and intermittent drainage will be recreated on the valley butress (a visual improvement over the existing visually degraded conditions). Native trees and shrubs will also improve the visual character of the scenic corridor and planted in locations that will not obstruct open views of the valleys, hillsides and ridgeline. The GHAD's long term management of the open space will preserve the visual character of the scenic corridor. The westerly edge of "D" Drive in the upper valley is set back from Rheem Boulevard 120-140 feet and will be screened by trees and shrubs in the open space and in an easement in front of the homes, so that the 6 single story homes as designed will not adversely affect the visual character of the scenic corridor. "A" Way as designed and landscaped will also not have an adverse effect on that visual character. Lighting and signage is not included because it would not improve the visual character of the scenic corridor.
	CD3.5 Landscaping and Amenities	21	See summary above for preceding policy which also applies to this policy.
	CD3.6 Development Standards and Design Guidelines	22	Town has not adopted specific implementing programs for scenic corridors. Project design with respect to scenic corridors has been developed through the application and environmental review process, and which focuses on visual quality.
	CD3.7 Underground Utilities in Scenic Corridors	23	New electrical and other utility lines in the Project will be underground in the private streets, including "D" Drive and "A" Way, visible from Rheem Boulevard. The on site electrical utility lines will connect to existing overhead lines located on the non-project side of Rheem Boulevard.
	<b>Single Family Neighborhoods CD4 Goal</b>		To the extent the Project is considered part of the existing neighborhood on Rheem Boulevard above St. Mary's Road, as designed and mitigated the Project preserves the existing scale, character and quality of the neighborhood. 90% of the property is

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			permanently preserved as high quality open space, managed and protected by the GHAD. The density is much lower than present in the existing neighborhood. Homes are clustered on large lots and, per Condition III.8, designed to blend with the environment. The pedestrian trails and sidewalks will promote walking and biking between neighborhoods. See summaries in neighborhood polices below for further discussion applicable to this policy.
	CD4.1 Property Development Standards	24	PD and non-MOSO development standards applied to this Project are more restrictive than existing neighborhood, and are enforced through planned development, environmental review and design review processes, including mitigation measures and conditions of approval.
	CD4.2 Neighborhood Character and Improvements	25	Project as designed and mitigated strengthens and enhances neighborhood character. Rheem Boulevard is stabilized, repaired and improved. Significant open space is preserved and managed. Pedestrian trails and sidewalks for neighborhood public use are provided. Homes on large lots will be designed to blend with the environment. The two development clusters are located where they will not adversely affect the existing neighborhood.
	CD4.4 New Residential Developments	26	Project as designed respects the site topography and natural features. Coyote Creek, oak woodlands and minor ridgeline. A recreated wetland swale and intermittent drainage with new landscape will be an enhanced natural feature. Lot sizes and shapes on the southern plateau are not standard and instead reflect the topography. Public trails will link nearby neighborhoods in Palos Colorados and along the Lafayette-Rheem Regional Trail. The pedestrian path and sidewalk on Rheem Boulevard also help provide links for Rheem Boulevard and Moraga Road neighborhoods.
<b>Chapter 5</b>			
<b>Housing</b>	<b>Housing &amp; Neighborhood Quality H1 Goal</b>		Project as designed and mitigated is a "high-quality, safe and livable" residential neighborhood, in and of itself and as part of the larger neighborhood.
	H1.3 Design for safety	27	Project has two development clusters, so homes will not be isolated and less likely to be subject to unnoticed criminal activity. GHAD will be responsible to minimize vandalism or other criminal activity in the open space through its management.
	H1.4 Design Excellence	28	Project as designed and mitigated is compatible with the scale and character of nearby neighborhoods and the semi-rural character of the Town as a whole, as more fully discussed under other policies. Houses will be designed to blend with the environment per Condition III.8.
	<b>Housing Mix and Affordability H2 Goal</b>		Custom and semi-custom homes on large lots are the appropriate variety of housing for non-MOSO open space on this property. The extent and type of housing on this property must take into account the objective to preserve a significant amount of open space, limit housing to low density and maintain a semi-rural character. In that context, the Project will assist the Town in meeting its housing needs to the extent possible.
	Housing Variety	29	See the summary above for Goal H2 which applies to this policy.
	Secondary Living Units	30	A future lot owner has the opportunity to submit a secondary living unit application.

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			The secondary living unit in combination with the primary unit must meet the design criteria in Condition III.8 (e.g., blend with the environment) and meet the standards in this policy.
<b>Circulation</b>	<b>Traffic Circulation and Safety C1 Goal</b>		Project as mitigated and conditioned improves reasonable and safe access to the Town on Rheem Boulevard, through its stabilization, repair and improvement. Turn pockets for "D" Drive and "A" Way provide safe Project ingress and egress. Internal project movement meets Town private road standards and the requirements of the Fire Marshall. Emergency vehicle access is extended to connect the southern plateau development with the Fay Reservoir access road off Rheem Boulevard.
	C1.1 Roadway Engineering & Maintenance	31	Applying standard engineering principles, the roadways within the Project and the Rheem Boulevard frontage are designed to be safe for all users (except perhaps equestrians; this circulation location is not appropriate for horses). Roads will be geologically stable, consistent with the mitigation recommended by the Applicant's geotechnical engineers, ENGEO, and supported by the Town's geotechnical consultant and EIR geotechnical sub-consultant. Private street widths have been narrowed to the extent allowed by the Town Engineer and Fire Marshall and still achieve public safety. Sidewalks and public trails are included in the Project. The private roads in the Project will be maintained by the HOA and open to public use.
	C1.2 Traffic Impact Costs	32	Applicable traffic fee per unit will be paid prior to issuance of each building permit.
	C1.3 Effective Mitigation Measures	33	Feasible and effective traffic mitigation measures and conditions have been adopted. The most notable measure is the stabilization, repair and improvement of Rheem Boulevard by the Applicant. It will assure long term, safe use of this arterial.
	C1.4 Private Streets	34	Private streets in Project meet Town standards and Fire Marshall requirements. They will be open to the public. A gate or similar restriction is not included for any streets in the Project.
	C1.5 Collector Street Buffering	35	If "A" Way might be considered a collector street for the 21 homes on the southern plateau, it is separated from those homes by topography.
	C1.6 Street Maintenance	36	A homeowners association (HOA) is required for the Project. The HOA will be required to conduct private street maintenance at "reasonably high standards" per Condition V.18. The GHAD will be responsible for geological stability of the private streets.
	C1.8 Priority Roadway Improvements	37	Stabilization, repair and improvement of Rheem Boulevard is a priority Town capital improvement that is unfunded. This safety related project will be completed by the Applicant at its cost.
	C1.11 Emergency Vehicle Access	38	Improved access for emergency vehicles closer to Coyote Creek and adjoining open space is provided in this Project.
	<b>Regional Coordination C2 Goal</b>		Rheem Boulevard is part of the regional circulation system. Its long term stability makes it safer and assures it remains open, which meets the expectations and needs of Lamorinda residents.
	C2.1 Regional Collaboration & problem-solving	39	Project development will not exceed established LOS standards along roads leading from Moraga. Payment of applicable traffic fees is sufficient to address cumulative traffic

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			impacts. Movement of the landslide under Rheem Boulevard would require its closure. Stabilization, repair and improvement of Rheem Boulevard by the Town is not financially feasible. That construction by the Applicant addresses critical traffic flow and safety issues. Closing Rheem Boulevard would adversely affect circulation on other roads and inconvenience the public.
	C2.2 Regional Transportation Improvements	40	See the summary in the above policy which also applies to this policy.
	<b>Pedestrians, Bicycles &amp; Transit C4 Goal</b>		
	C4.1 Pedestrian Circulation	41	Public trails in open space may connect to other public trails in Palos Colorados and the Lafayette-Moraga Regional Trail. A public trail is also included along the project side of Rheem Boulevard and a sidewalk on the non-project side which connects to the sidewalk to Moraga Road.
	C4.2 Bicycle Circulation	42	Striped shoulders on Rheem Boulevard will assist bicycle circulation.
<b>Chapter 7</b>			
<b>Open Space and Conservation</b>	<b>Open Space Preservation OS1 Goal</b>		Project as designed preserves as much open space as possible, including the minor ridgeline, with public trails and parking provided to help meet the recreational needs of Project residents and the public. <del>Requiring even more open space, and thereby reducing residential units and density, is not warranted for a Project that has no significant environmental impacts and is consistent with the General Plan as a whole.</del>
	OS1.1 Open Space Preservation	43	90% of the property is preserved as open space accessible to the public and managed at no cost to the Town. See also the summary above for Goal OS1.
	OS1.2 Major Ridgelines	44	No development will occur on lands designated MOSO on the General Plan diagram. The property does not include a major ridgeline. Development crossing the minor ridgeline is limited to a compacted gravel emergency vehicle access that will also serve as a public trail.
	OS1.3 Development Densities in Open Space Areas	45	This policy addresses development on MOSO land. No development is proposed on the MOSO portion of the property, with the potential exception of a sewer line off "C" Court.
	OS1.4 Private Ownership and Use of Open Space Areas	46	Project open space will be owned and managed by the GHAD, a public entity, under the direction of the Town Council. The open space will be accessible to the public through public trails.
	OS1.5 Development on Slopes and Ridgelines in Open Space lands	47	Project includes no development on the MOSO portion of the property, with the potential exception of a sewer line off "C" Court. Environmental and site constraints limit the development to the two development clusters, plus grading for the valley butress to stabilize Rheem Boulevard and other limited grading for slope stability and road construction. There is no environmental impact, site constraint and/or other factor, including conformity to General Plan policies, which warrants a reduction in the number of units, density or extent of the development provided in the Project as designed and mitigated.
	OS1.8 Open Space Access and	48	Public trails in the Project open space are included, which may connect to the Lafayette-

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	Recreational Use		Moraga Regional Trail and Palos Colorados trails.
	OS1.9 Open Space Management	49	Project open space will be preserved in perpetuity by a conservation easement or other appropriate deed restriction in favor of the Town. It will be managed by the GHAD consistent with the applicable mitigation measures, and subject to review and direction from the Town.
	OS1.10 Open Space Grazing	50	Per the Project mitigation, open space grazing will be part of the open space management by the GHAD. Grazing will be controlled so as not to degrade the environment. For example, grazing in and around the recreated wetland swale and intermittent drainage will be avoided.
	<b>Environmental Quality OS2 Goal</b>		Project as designed and mitigated, with 90% of the property in managed open space in perpetuity, a recreated and enhanced wetland swale and intermittent drainage in a geologically stable condition, will help make the Town's "environmental quality in the future as good or better than today."
	OS2.1 Protection of Wildlife Areas	51	Project design, with 90% of the property preserved as permanent open space, and implementation of the final EIR mitigation measures with respect to wildlife protection, including open space management by the GHAD, results in the Project not adversely affecting wildlife areas.
	OS2.2 Preservation of Riparian Environments	52	The most valuable riparian resource on the property is Coyote Creek, which will be preserved and managed in perpetuity and not affected by Project development. It is not possible to preserve the wetlands and intermittent drainage in the upper and lower Rheem valleys, and create the valley buttress required to stabilize, repair and improve Rheem Boulevard, for the reasons fully discussed elsewhere. The recreated wetland swale and intermittent drainage, and its permanent preservation and management in a natural state, conforms to the objective of this policy.
	OS2.3 Natural Carrying Capacity	53	The natural carrying capacity of Coyote Creek will not be changed by the Project development. For the reasons discussed above a valley buttress will be constructed and a wetland swale and intermittent drainage created in the upper and lower Rheem valleys. Their carrying capacity will be designed to include water from the Project development, and the natural environment of those waterways will be maintained by the GHAD.
	OS2.4 Areas of Natural Significance	54	Project areas of natural significance that are preserved and managed in perpetuity in the Project include Coyote Creek, oak woodland and open hillsides on the easterly side, minor ridgeline, and hillsides on the Rheem Boulevard side. The existing wetlands and intermittent drainage in the upper and lower Rheem valleys cannot be preserved for the reasons discussed elsewhere. The recreated and enhanced wetland swale and intermittent drainage will be preserved and managed in perpetuity in their natural environment.
	OS2.5 Wildlife Corridors	55	Mitigation measures to protect and manage wildlife areas and movement corridors, and avoid fragmentation, are included. They will reduce any wildlife corridor impacts to less than significant.

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	OS2.6 Reintroduction of Wildlife Species	56	Reintroduction of certain species (i.e., red legged frog and Alameda Whipsnake) is avoided by Project mitigation measures in order to protect those species from predators in the recreated wetland swale and intermittent drainage areas. The extent and location of Project open space, and the recreated wetland swale and intermittent drainage, all professionally managed by the GHAD, may be such that other wildlife species will be reintroduced to the property and surrounding open space.
	OS2.7 Reintroduction of Native Plant Species	57	Project landscape design and mitigation measures provide for the reintroduction of native plant species, professionally managed by the GHAD in perpetuity.
	OS2.8 Tree Preservation	58	Oak woodland on the property is preserved. One or more oak trees on the east slope may be removed for some of the southern plateau lots. Arroyo willows and other native trees will need to be removed to create the valley buttress and provide the "A" Way crossing. Approximately 250 replacement trees will be planted for mitigation, in addition to native trees and shrubs planted on hillsides for visual mitigation. The new trees will contribute to the beauty and environmental quality of the Town.
	OS2.9 Tree Covered Area	59	Coyote Creek tree cover and nearby oak woodland will be preserved in perpetuity. Some original growth in the lower Rheem valley must be removed to create the valley buttress and "A" Way crossing. Replanting will mitigate all significant impacts of that tree removal to less than significant.
	OS2.11 Recycling and Source Reduction	60	A construction debris recycling plan is required for the Project.
	<b>Water Quality &amp; Conservation OS3 Goal</b>		The final Drainage Plan for the Project must address the effect, if any, of new development in the upper and lower Rheem valley areas on the recharge of existing springs and seeps. Coyote Creek is maintained in its natural condition in perpetuity. The recreated wetland swale and intermittent drainage will be maintained in its natural condition in perpetuity. Mitigation measures include water conservation requirements.
	OS3.1 Sewer Connections	61	CCCSD sewer connections required.
	OS3.2 Polluting Materials	62	Per Project mitigation measures, watercourses and drainage facilities will be professionally managed by the GHAD. Polluting materials on open space, streets, and residential lots that could impact watercourses will be limited through management by the GHAD and HOA.
	OS3.3 Street and Gutter Maintenance	63	See summary in above policy, which is applicable to this policy.
	OS3.4 Watercourse Capacity	64	Mitigation measures require that design capacity of the recreated wetland swale and intermittent drainage in the upper and lower Rheem valley during peak runoff not be exceeded. Coyote Creek peak runoff will not be increased by Project development.
	OS3.5 Watercourse Preservation	65	Coyote Creek will be preserved in perpetuity. It is not possible to preserve the watercourse in the Rheem valley for the reasons discussed elsewhere (valley buttress for Rheem Boulevard stabilization). That degraded watercourse will be replaced with an enhanced wetland swale and intermittent drainage. The flora and fauna required as part of that replacement meets the objective of this policy, and will be professionally maintained in perpetuity by the GHAD.
	OS3.6 Run-off from New Developments	66	Mitigation measures require peak storm runoff from property with new development be

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			reduced to at or below existing conditions at point of discharge off site. Water quality control basins are included in the Project design. All runoff impacts are less than significant.
	OS3.7 Water Conservation Measures	67	Required Project water conservation includes drought-tolerant landscape, water efficient irrigation systems, compliance with Model Water Efficient Landscape Ordinance, ultra-low flow toilets, and such additional Demand Reduction Measures that EBMUD and the Town may consider appropriate commensurate with Project's water demand. Dual piping for use of recycled water may be required by EBMUD if its use seems likely in the future.
	OS3.8 Water Recycling	68	Dual piping for use of recycled water may be required by EBMUD for the Project (one pipe for residences' water and one for irrigation) if the availability of recycled water seems likely in the future.
	<b>Air Quality OS4 Goal</b>		Air quality is preserved and maintained by the Project through mitigation measures to reduce dust and equipment exhaust emissions during construction, the preservation of oak woodland, linked public trails to encourage walking, improved bicycle access on Rheem Boulevard, gas and electrical energy conservation in the design of new homes, and a relatively small number of new homes.
	OS4.1 Development Design	69	See the summary above in Goal OS4 which is applicable to this policy. Condition III.9 requires significant energy conservation in the design, construction and use of new homes.
	OS4.2 Development Approvals & Mitigation	70	Project does not exceed regional and local air quality standards.
	OS4.3 Development Setbacks	71	Project homes on "D" Drive are set back approximately 150 feet from Rheem Boulevard.
	OS4.5 Alternate Transportation Modes	72	Project includes linked public trails and Applicant will construct improved pedestrian and bicycle access on Rheem Boulevard to link with the St. Mary's Road and Moraga Road areas.
	<b>Energy Conservation OS5 Goal</b>		Condition III.9 requires new homes to achieve at least 90 points on the Town's Green Building Program. The green building design components of each home must provide at least 90% of its energy target load through a combination of photovoltaic cells and construction design, and must include solar water heating. This is the highest standard ever required in Moraga for new single family homes.
	OS5.1 Building Standards	73	Building energy efficiency standards exceed California Building Code standards in Title 24, with the implementation of Condition III.9.
	OS5.2 Energy Conservation	74	The summary above for Goal OS5 applies to this policy.
	OS5.3 Trip Reduction	75	Project includes linked public trails. Applicant will construct improved pedestrian and bicycle access on Rheem Boulevard.
	<b>Noise OS6 Goal</b>		Homes in the Project will be surrounded by significant open space and well set back from Rheem Boulevard, such that noise levels will be low. The new Project homes and

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			streets will not adversely affect noise levels at existing homes. Construction noise will be mitigated to less than significant.
	OS6.4 Noise Impacts of New Development	76	Noise from Project will not raise noise levels above acceptable levels on any Town arterials or major streets, per analysis in the final EIR.
	OS6.5 Acoustical Data with Development Applications	77	The final EIR includes sufficient acoustical data so that noise impacts of the Project are properly evaluated and mitigated. A detailed mitigation measure to reduce construction noise is included.
<b>Chapter 8</b>			
<b>Public Safety</b>	<b>General Public Safety PS1 Goal</b>		Project as designed and mitigated will be a semi-rural environment that is relatively free from hazards and as safe as practicable. Final EIR confirms that, with implementation of mitigation measures, hazards such as geotechnical and fire risk are insignificant for the new development in the Project as designed. After the Project is developed, the GHAD will continue to control those risks through its professional management of the property.
	PS1.1 Assessment of Risk	78	The final EIR and studies conducted for the Project referenced therein have sufficiently assessed and mitigated natural hazard risks to that development. Those studies are sufficient for this stage in the development process. With implementation of the mitigation measures, the level of natural hazard risks is less than significant and acceptable in terms of effect on life and property. Ongoing protection against natural hazard risks will be provided by the GHAD's professional management of the property, including geotechnical, peak storm and wildfire risks. GHAD management will be subject to review and direction from the Town. Risk management by the GHAD will be paid for through homeowner assessments, not public funds.
	PS1.2 Public Review of Risk Data	79	The environmental and planning review process for the Project has provided for sufficient opportunity for public review of risk data and the evaluation of existing and potential hazards.
	PS1.3 High Risk Areas	80	No finished lots, homes, streets or water quality basins in the Project will be constructed within a "high risk" area in terms of land instability or other risk factors. Approved mitigation measures will be implemented in the design and construction of the Project to eliminate high or moderate risks in the Project development clusters. For example, debris benches in the open space behind the lots on "D" Drive will eliminate high or moderate risk to those homes from inactive landslides above those debris benches. All streets, buildings pads, and foundations will be on engineered soil. They will be protected against the potential for future landslide activity within the surrounding open space, and from the potential adverse effects of soil creep, shallow groundwater, erosion, and storm runoff. The landslide below Rheem Boulevard will be stabilized with a valley buttress before its improvements are constructed.
	PS1.4 Moderate Risk Areas	81	No finished lots, homes, streets or water quality basins in the Project will be constructed within a "moderate risk" area per the summary in the policy above, which also applies to this policy.

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	PS1.6 Public Safety Improvements	82	Public improvements constructed by the Applicant with this Project that relates to public safety include the extension of emergency vehicle access, creating a loop for fire protection access compared to the existing single point of access that serves Fay Hill Reservoir. Another public improvement related to public safety is the stabilization, repair and improvement of Rheem Boulevard. These public improvements are given high priority by the Town as part of the Project.
	PS1.7 Hazardous Wastes	83	Mitigation measure requires use and disposal of hazardous materials used in the course of construction to comply with all State and Federal regulations.
	<b>Police and Emergency Services PS2 Goal</b>		Project homes will pay applicable Town development fee for cumulative impact of new development on police services.
	PS2.1 Police Services	84	Summary for Goal PS2 above applies to this policy to maintain adequate police services.
	PS2.2 Address Visibility	85	Home address visibility will be required at the building permit stage of development.
	<b>Fire Safety and Emergency Services PS3 Goal</b>		Project contributes to a high level of fire and life safety through improved emergency vehicle access and GHAD management of open space to reduce the risk of wildfire hazard, among other mitigation measures as implemented through the Project's Fire Protection Plan described in mitigation measures. The Plan will be approved by the Town Engineer and Fire Marshall.
	PS3.4 Fire Flows	86	Mitigation measures require water lines serving the Project provide continuous water flow and adequate pressure for fire suppression, and that fire flows meet the latest Fire Code requirements. Compliance will be confirmed by the Fire Marshall.
	PS3.5 Development Review for Emergency Response Needs	87	Project as designed and mitigated provides sufficient emergency response per Town Engineer and Fire Marshall review.
	PS3.6 Fire Vehicle Access	88	Project as designed and mitigated provides sufficient fire vehicle access per Town Engineer and Fire Marshall.
	PS3.8 Fire Safety Devices in Buildings	89	Project mitigation measures require a residential fire sprinkler system in each home, as well as fire retardant roofing and other fire resistant exterior materials. Landscaping will be fire resistant.
	PS3.10 Fire Protections Systems	90	The summary for the above policy also applies to this policy.
	PS3.11 Development Review by the Moraga-Orinda Fire District	91	Fire Marshall has reviewed the street and emergency vehicle access for the Project and other fire safety impacts and mitigation.
	PS3.12 Hazardous Fire Areas	92	Project Fire Protection Plan must be reviewed and approved by the Town Engineer and Fire Marshall. Dry grass and brush in the open space will be controlled by the GHAD, in part through grazing. The streets and emergency vehicle access as designed will support fire-fighting vehicles. Adequate water supplies for fire control will be provided. Individual lot landscape will be subject to design review for fire protection.
	PS3.13 Dry Grass and Brush Control	93	Project Fire Protection Plan will require control of dry grass and brush control during and after construction.
	PS3.14 Fire Retardant Roofing	94	Fire retardant roofing is required for each new home.
	PS3.15 Fire Roads and Trails	95	Extension of emergency vehicle access along the minor ridgeline provides improved

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			and adequate fire access to open space within and adjoining the property.
	<b>Seismic and Geologic Hazards PS4 Goal</b>		Project as designed and mitigated presents minimal risk to lives and property due to earthquakes and other geologic hazards. The Project geotechnical engineer, Town geotechnical consultant and EIR geotechnical sub-consultant all concur. GHAD management of the property and its geotechnical and storm drainage features will assure that minimal risk will not increase over time or through neglect.
	PS4.1 Development in Geologic Hazard Areas	96	Where finished lots, homes, streets and water quality basins are developed geologic hazards that could adversely affect them will be eliminated, corrected or mitigated to a level of insignificance. That is also true with respect to the stabilization of Rheem Boulevard with a valley buttress prior to its improvement. This is the conclusion of the EIR geotechnical sub-consultant and the Town's geotechnical consultant in their technical evaluation of the proposed development, including their evaluation of the geotechnical studies and recommendations by ENGEO. All geology and soils mitigation measures in the final EIR will be implemented.
	PS4.2 Development Review for Geologic Hazards	97	Technical reports addressing the geologic hazards on the site have been prepared by ENGEO, a licensed soil engineering and geology firm for the Applicant and accepted by the Town, as well as the EIR geotechnical sub-consultant in the geology and soils section and analysis of the EIR. Town staff and its geotechnical consultant has found all the technical reports to be complete for approval of the conceptual development plan and conditional use permit.
	PS4.3 Development Densities in Hazard Areas	98	Finished lots, homes, streets and water quality basins will not be developed in areas that will be prone to seismic and other geotechnical hazards. A density of one unit per 6.7 acres, restricted to 27 lots in two development clusters on less than 10% of the property, conforms to the objective of this policy to minimize density to avoid such hazards. <del>Reducing the number of homes or the development cluster acreages even further is not warranted to reduce the risk of geologic hazards to new development.</del>
	PS4.6 Construction Standards	99	Seismic and geologic safety construction standards will be required prior to issuance of a building permit.
	PS4.7 Construction Oversight	100	Implementation of the Project mitigation measures will ensure that all new construction in the Project is built to established standards with respect to seismic and geologic safety.
	PS4.10 Grading	101	Grading of the site must be consistent with the preliminary grading plan approved as part of the Project conceptual development plan. That plan, implemented consistent with the Project mitigation measures, will result in a geologically safe development that is aesthetically consistent with the Town's Design Guidelines. There will be no significant environmental impacts, including visual quality impacts. The preliminary grading plan approved with the conceptual development plan shows the limits of average slope grading. See the summary in Policy LU1.8 on slope restrictions for permitting development on predevelopment average slopes that are 25% or greater. It also applies to this policy.

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	PS4.11 Retaining Walls	102	Project does not include retaining walls or other man-made features for the purpose of mitigating geologic hazards, except for the debris benches behind the 6 lots on "D" Drive. This grading feature is permitted because: (i) it is designed to catch any potential debris flow from the inactive landslides on the hillside before it reaches any lot and creates property damage; (ii) it will blend with the terrain; (iii) it will be screened from view by the homes in front of them and rear yard landscape and fences; and (iv) it is designed to ensure minimal GHAD maintenance costs. The retaining wall at the rear property line of Lot 7 (4 foot maximum height) is intended to increase the size of the rear yard, not as mitigation for geologic hazards. The retaining wall on the slope below "A" Way (4 foot average height) is intended to avoid off site grading. The soil nail wall above a portion of "A" Way (7.5 feet average height) is intended to avoid the need for additional grading extending up the hill. The retaining wall for the water quality basin below Rheem Boulevard is necessary to fit it in that location. None of these features are intended to mitigate geologic hazards. The 4 foot high (maximum) retaining walls at the back of the pads on Lots 1-6 are included for the purpose of increasing the depth of those wide pads in order to increase the size of the flat portion of the rear yards for the use and benefit of those residents. Lot 4 pad is 90 feet wide and 60 feet deep. The other pads are 90 feet wide and 70 feet deep. The Project includes no other retaining walls.
	PS4.12 Maintenance of Hillside Areas	103	Hillside areas, along with the rest of the property, will be under the permanent, professional management of the GHAD.
	Flooding and Streambank Erosion PS5.		Project as designed, mitigated and conditioned will create minimal risk due to flooding and streambank erosion.
	PS5.2 Development in Floodways	104	Property is not within the FEMA 100-year floodplain or the 500-year floodplain.
	PS5.3 New Structures in Flood Hazard Areas	105	No new homes will be placed in potentially hazardous areas along stream courses. Coyote Creek area is not developed. No homes are included in the lower Rheem valley where the recreated intermittent drainage is located. The "A" Way crossing will span the intermittent drainage below the valley buttness. Abutments will be outside potentially hazardous locations.
	PS5.5 Streambank Erosion and Flooding Potential	106	Project as designed, mitigated and conditioned will reduce the potential for future streambank erosion and flooding. Coyote Creek drainage will not be affected. The recreated wetland swale and intermittent drainage will be designed so that bank erosion is avoided. The Project storm drainage will be designed so that, at a minimum, off site discharge will not exceed existing conditions. The Applicant has further agreed, to the extent feasible using oversized underground storm drain pipes, to reduce peak flows during the 10 year and 100 year storm events to less than existing conditions to help reduce bank erosion and flooding in the intermittent drainage behind the existing Rheem Boulevard homes. The Applicant has further agreed to work with interested homeowners to secure permits for and place buried riprap in strategic locations identified by ENGEO in order to reduce bank erosion behind their homes.

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	PS5.6 On-Site Storm Water Retention	107	On-site storm water retention will be retained to the extent necessary as described in the summary for the above policy
<b>Chapter 9</b>			
<b>Community Facilities &amp; Services</b>	<b>Schools FS2 Goal</b>		Project will not impede the goal of continued high quality schools.
	FS2.1 Population Growth and School Capacity	108	The three public schools that will serve Project students have residual capacity. Project mitigation is required by State law: payment of school impact fees per home collected prior to issuance of a building permit. Fee amounts are set by the school district in accordance with a State law formula.
	FS2.2 Pace of Growth	109	Timing and location of the Project does not impact school facilities.
	FS2.3 School Impact Fees	110	The summary for the policy above applies to this policy.
	<b>Parks and Recreation FS3 Goal</b>		Public trails in the Project open space respond to community needs and priorities and are consistent with the Town resources, managed by the GHAD at no cost to the Town
	FS3.1 Parks & Recreation Commission	111	Parks & Recreation Commission has had the opportunity to comment on the proposed public trail system in the Project. Further opportunity is available through the ongoing development process.
	FS3.2 Parks & Recreation Facilities in New Developments	112	Public trails in the Project open space, managed by the GHAD, are adequate recreational facilities for this location.
	FS3.3 Park Dedication Requirements	113	Park dedication requirements will be satisfied consistent with ordinance requirements and subject to consideration of credit for on site recreational facilities.
	FS3.7 Parking at Parks and Recreational Facilities	114	Convenient public parking is available at the end of "B" Drive (start of emergency vehicle access) for trail users.
	FS3.10 Land Management	115	The Project Open Space Management Plan will require GHAD to professionally manage the Project open space in accordance with recognized land management principles, as outlined in mitigation measures applicable to the open space.
	FS3.21 Trails and Maintenance	116	Project trails have been located and designed for a minimum adverse environmental impact. For example, narrow dirt trails are located on the steeper, easterly open space slopes. Maintenance will be the GHAD responsibility, not the Town. Trail routes and motor routes are separate, except for the access to Fay Hill Reservoir which has nominal EBMUD vehicle use. The public trail on the project side of Rheem Boulevard will be separated from the road.
<b>Chapter 10</b>			
<b>Growth Management</b>	<b>Growth Management GM1 Goal</b>		Project development will not impeded Town in maintaining approved Performance Standards for Town facilities, services and infrastructure.
	GM1.4 Traffic Service Standards	117	LOS standard for all Moraga roads will not be exceeded with this Project. Cumulative impact is addressed by payment of applicable traffic fees.
	GM1.5 Other Performance Standards	118	Other Performance Standards will not be exceeded with this Project, including parks, fire, police, sanitary facilities, water, and flood control, as detailed in the EIR and applicable mitigation measures.

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	GM1.6 Development Impacts and Share of Costs	119	Payment of development impact fees at building permit, per Town ordinance and its nexus study, as a fair share contribution toward capital improvements undertaken by the Town to meet Performance Standards, will address the cumulative development impact of this Project.
	GM1.7 Development Review and Approval	120	Mitigation Measures and Conditions relating to traffic and facility/service performance are being approved.
	GM1.9 Concurrency	121	Rheem Boulevard will be stabilized, repaired and improved prior to completion of the Project.
	GM1.10 Findings of Consistency	122	Adopted Level of Service standards for Lamorinda will not be exceeded with development of the Project. The Project is consistent with and will not adversely affect approved action plans for Lamorinda. These "Findings of Consistency" are supported by the traffic and circulation analysis in the final EIR.