



MORAGA HILLSIDES AND RIDGELINES PROJECT

Meeting Purpose



- ❑ Staff and consultants will present draft options to address key issues and receive Steering Committee input on these options.
- ❑ We will use this input to further refine options to present to the general public.
- ❑ The purpose of this meeting is to help develop the options, not to select preferred options.
- ❑ The Steering Committee will provide recommendation to Town Council on preferred options later this year.



Project Status Review

- ❑ Background Analysis (Completed)
- ❑ Hillside Regulation Options (Mid 2015)
- ❑ Draft Regulations (Late 2015)
- ❑ Review and Adoption (Early 2016)



Background Analysis Task



- ❑ Task concluded with a Town Council Meeting on March 11, 2015.
- ❑ At this meeting, the City Council:
 - Accepted the Background Report as complete;
 - Reaffirmed the original project approach;
 - Selected issues for further study;
 - Requested an enhanced public outreach program; and
 - Amended the Steering Committee charter to allow existing members to continue to serve.

Hillside Regulation Options Task



Development of Options

- ❑ Steering Committee meetings (May 28 and June 16, 2015)
- ❑ Revised Options (July 2015)

Input on Options

- ❑ Focus Groups (September 2015)
- ❑ Community Presentations (September 2015)
- ❑ Public Workshop (September 17, 2015)

Selection of Preferred Options

- ❑ Steering Committee meetings (October 2015)
- ❑ Planning Commission meeting (November 2015)
- ❑ Town Council meeting (December 2015)

Development of Options



Steering Committee Discussion: May 28, 2015 (tonight)

1. MOSO Open Space Map
2. MOSO Ridgeline Map
3. Non-MOSO Ridgeline Definition and Map
4. Ridgeline Protection
5. Definition of Development
6. Calculation of Slope (time permitting)
7. Development on Steep Slope Areas (time permitting)

Steering Committee Discussion: June 16, 2015

8. Hillside Development Permits
9. High Risk Areas Map
10. Remediation of High Risk Areas
11. Viewshed Protection
12. Building Size

Options Discussion



- ❑ Meeting purpose is to refine options for public consideration, not to identify a preferred option.
- ❑ Committee members may request changes to options, eliminate options, or request new options.
- ❑ For each issue, staff and consultants will present options, receive public comment, and then begin committee discussion.

Considerations for Options



When developing options to address issues, the Town should consider:

- ❑ Desires of Moraga residents today
- ❑ Original intent of MOSO Initiative and Guidelines
- ❑ Property rights/takings implications
- ❑ Full range of community values expressed in the General Plan, including:
 - Environmental Preservation
 - Mobility
 - Shopping and Services
 - Housing



ISSUE 1: MOSO OPEN SPACE MAP



MOSO Initiative Text

“Any use of or development on lands designated in the General Plan or by this Ordinance as ‘Open Space Private’ or ‘Public Open Space-Study’ (hereinafter ‘Open Space Lands’) shall be limited to a maximum density of one (1) dwelling unit per twenty (20), ten (10), or five (5) acres...”

1979 General Plan Land Use Map

- Residential**
- Private Open Space
One Dwelling Unit per Five Acres
 - 1 Single Family
One Dwelling Unit per Acre
 - 2 Single Family
Two Dwelling Units per Acre
 - 3 Single Family
Three Dwelling Units per Acre
 - 6 Multi Family
Six Dwelling Units per Acre

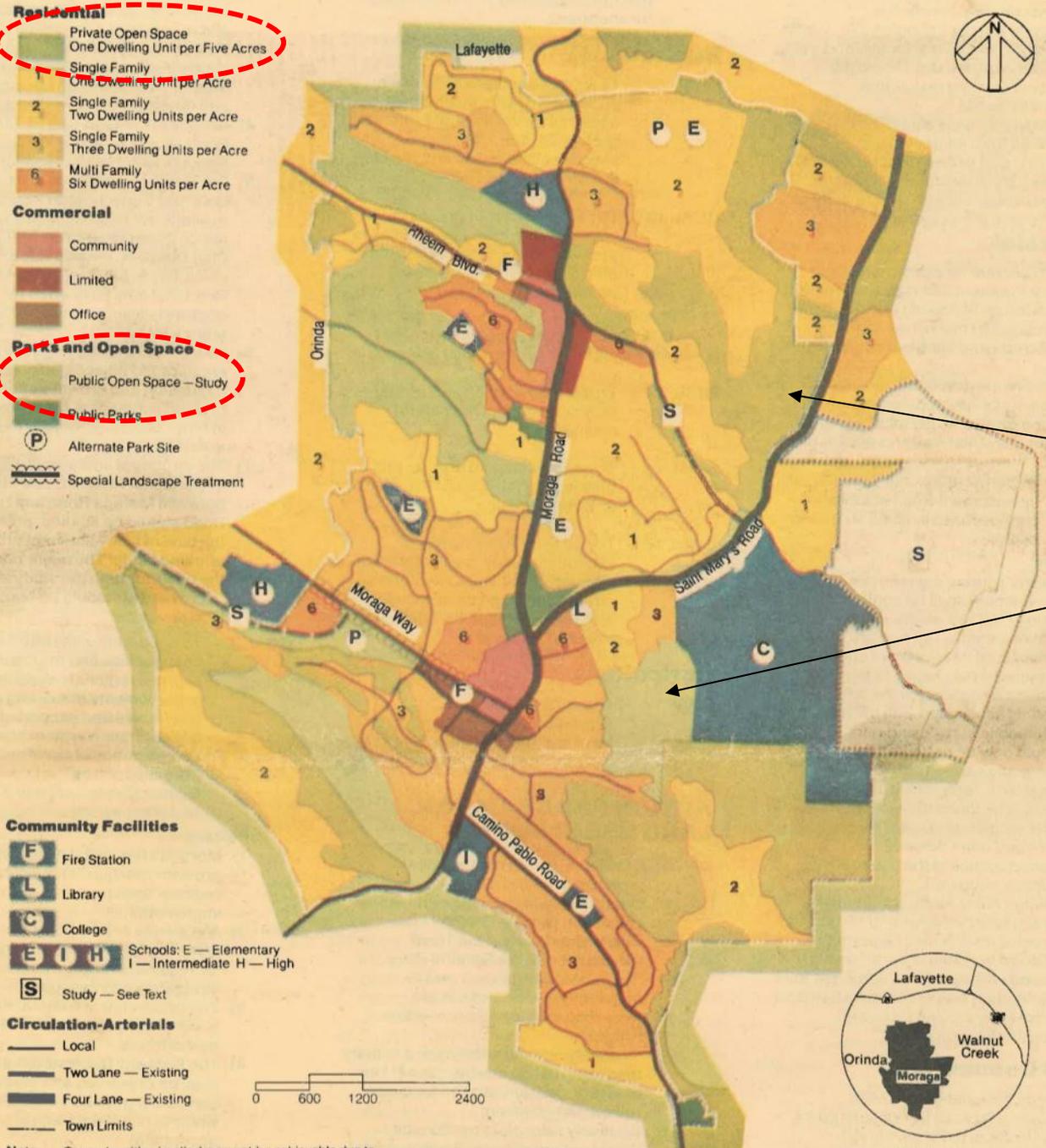
- Commercial**
- Community
 - Limited
 - Office

- Parks and Open Space**
- Public Open Space — Study
 - Public Parks
 - (P) Alternate Park Site
 - Special Landscape Treatment

- Community Facilities**
- (F) Fire Station
 - (L) Library
 - (C) College
 - (E I H) Schools: E — Elementary
I — Intermediate H — High
 - (S) Study — See Text

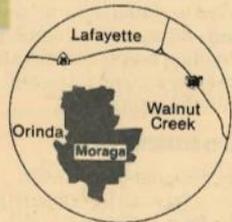
- Circulation-Arterials**
- Local
 - Two Lane — Existing
 - Four Lane — Existing
 - Town Limits

Note: Gross densities implied may not be achievable due to environmental constraints and site development standards.



Green = Private Open Space

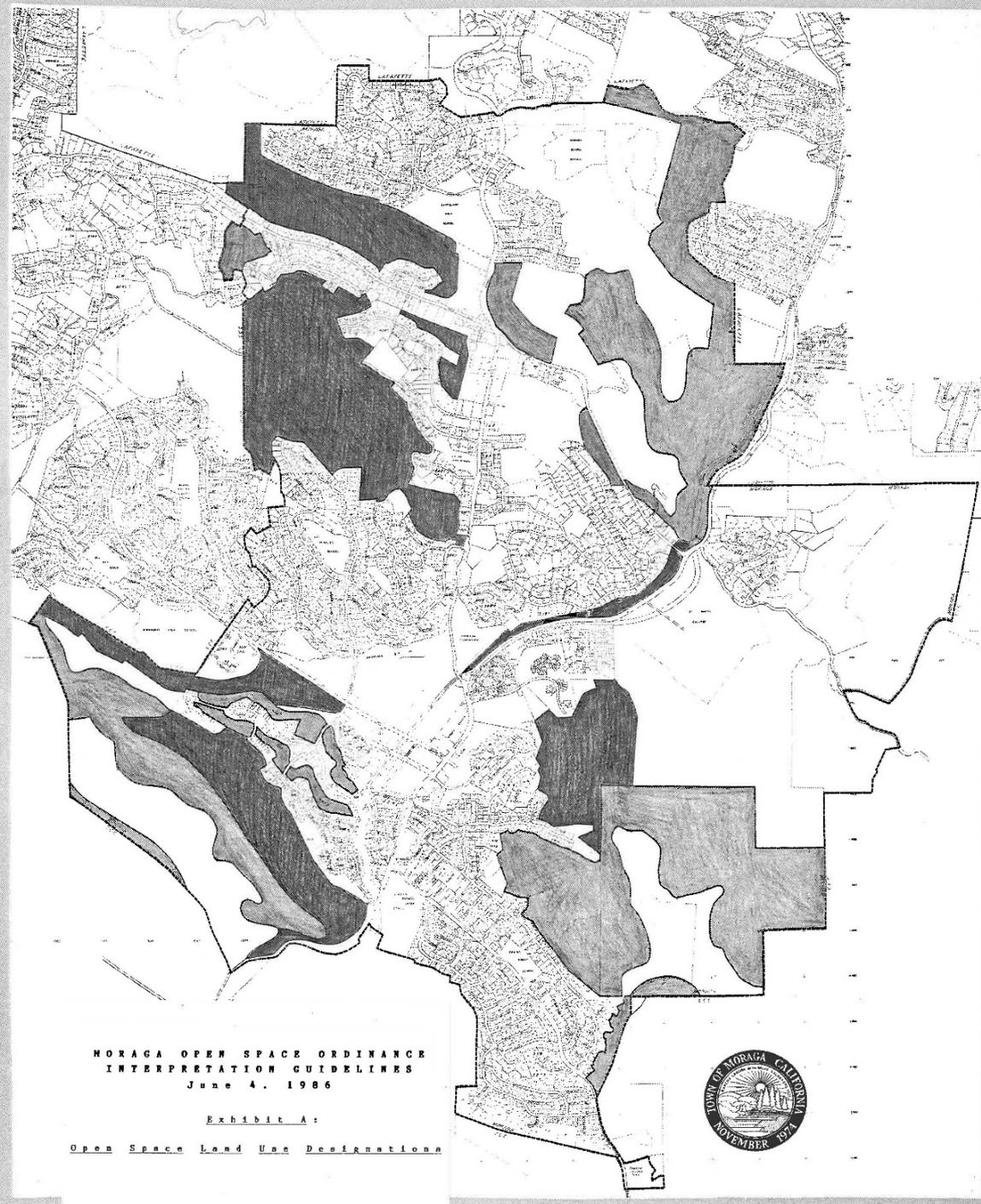
Lighter Green = Public Open Space - Study



Vicinity Map
Moraga, California

Figure 2: Guidelines Appendix A

- MOSO Open Space:
- Light gray = Private Open Space
 - Dark gray = Public Open Space - Study



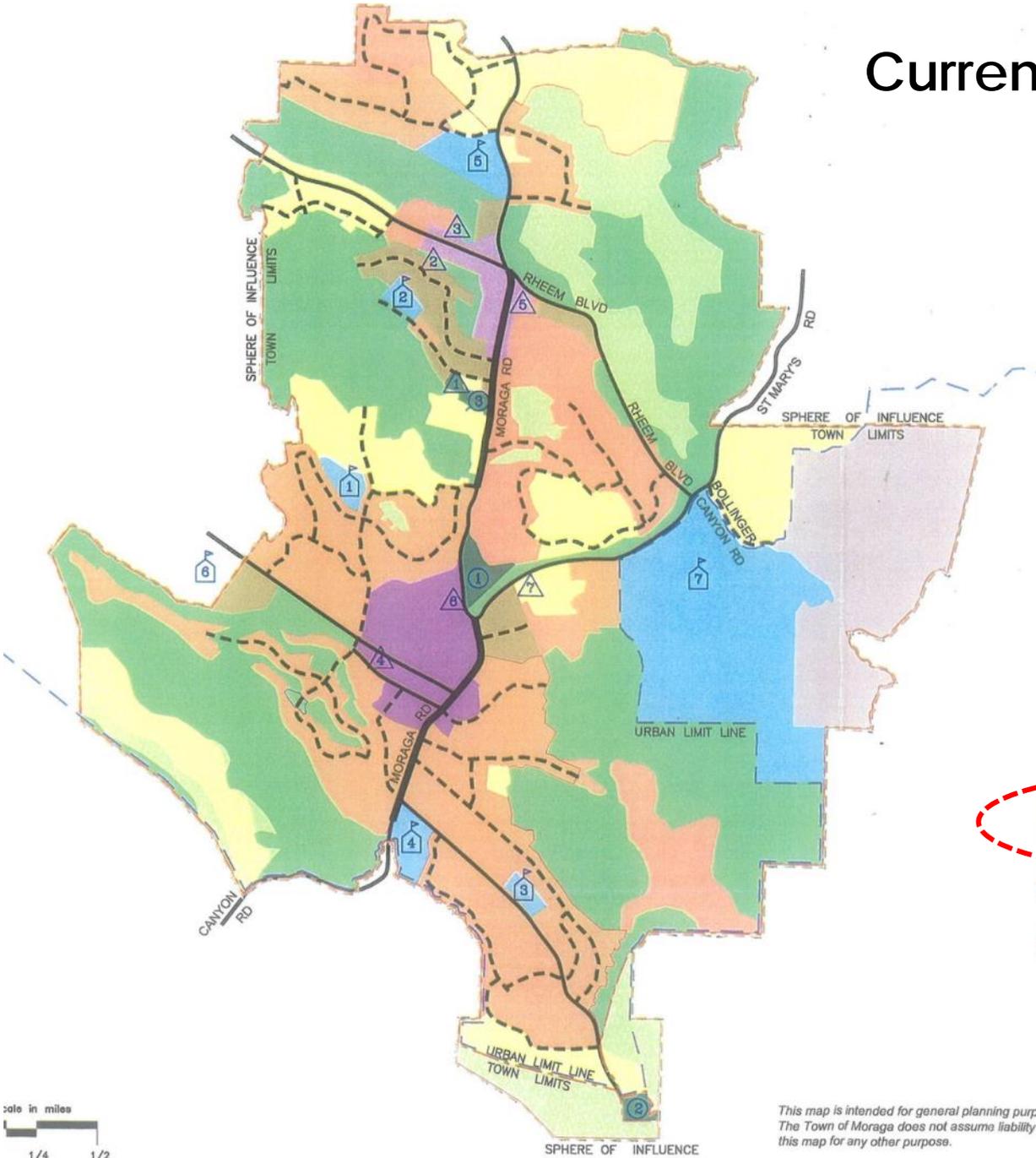
1998 General Plan and Zoning Code Amendments



General Plan Amendments

- ❑ “Modifications” to the General Plan Diagram included the following areas:
 - An area located in the northeast portion of Town;
 - An area located south of Rheem Boulevard between Moraga Road / Saint Mary’s Road;
 - An area located south of Laird Drive/Donald Drive; and
 - Four small areas located in the Country Club.
- ❑ The Town is unable to locate the exhibit that shows the precise location of these areas.
- ❑ It is ambiguous if “modification” means the addition or removal of MOSO Open Space designation to these areas.

Current General Plan Map



- Parks and Open Space
- Open Space
- MOSO Open Space*
- Public Parks
- ① Moraga Commons
- ② Rancho Laguna Park
- ③ Hacienda de las Flores



This map is intended for general planning purp. The Town of Moraga does not assume liability. this map for any other purpose.

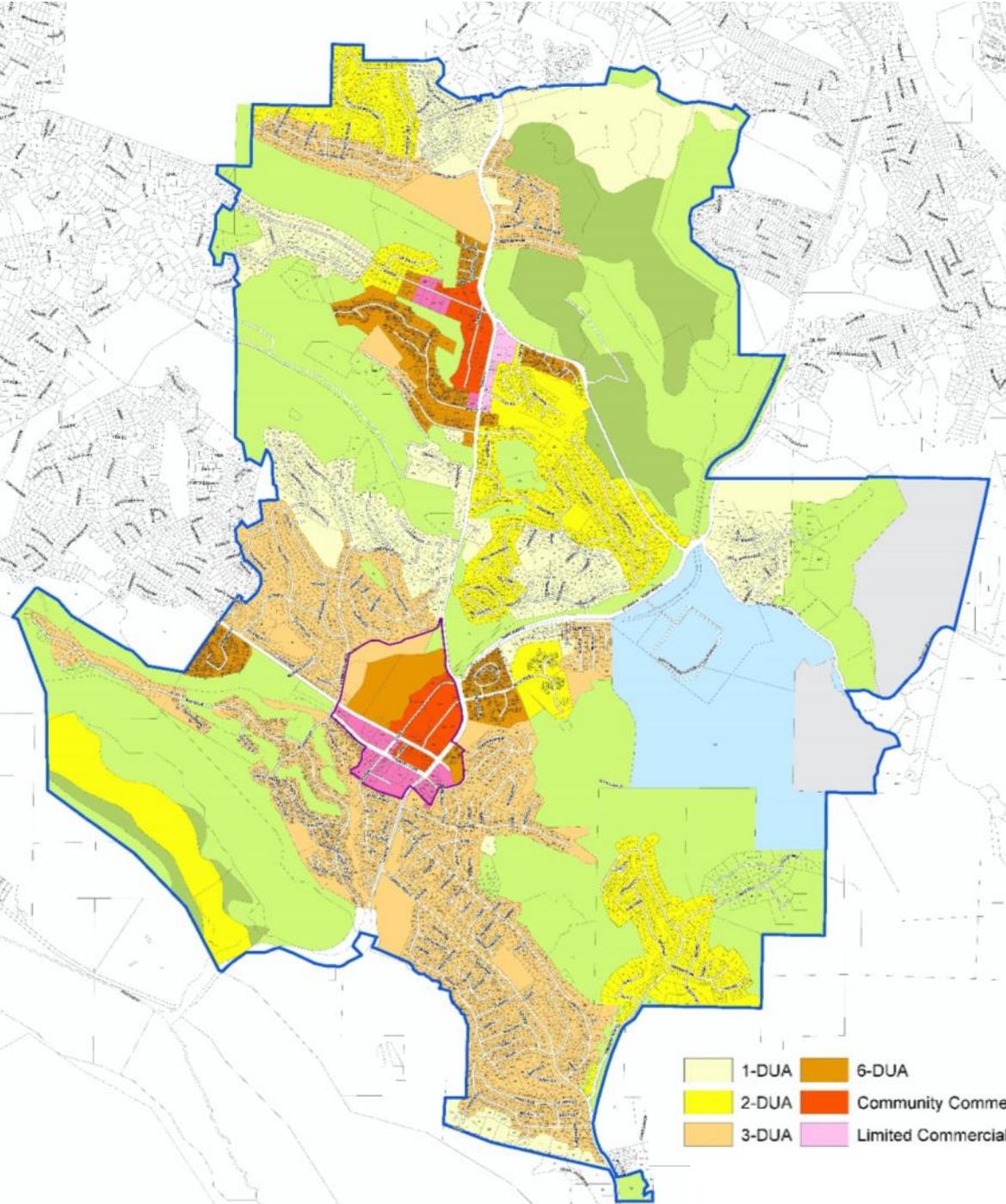
1998 General Plan and Zoning Code Amendments



Zoning Map Amendments

- ❑ Applied the MOSO Open Space designation in the following areas:
 - An area located in the northeast portion of the Town;
 - An area located west of Rheem Boulevard between Moraga Road/St. Mary's Road;
 - An area located north of the intersection of Rheem Boulevard/St. Mary's Road; and
 - Several areas located within Sanders Ranch.
- ❑ Deleted the MOSO Open Space designation in the following areas:
 - The three Town Park sites (Hacienda, Moraga Commons, and Rancho Laguna);
 - A large parcel of land located in the Bollinger Canyon area; and
 - Five residual parcels located throughout the Town.

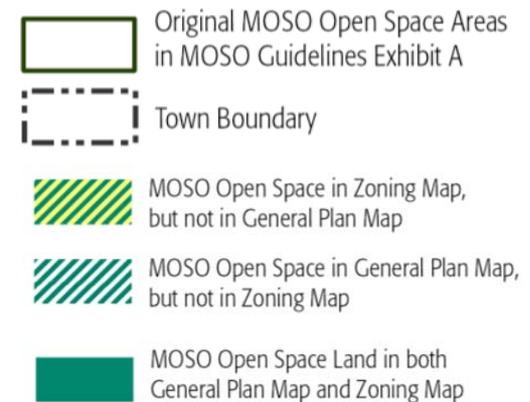
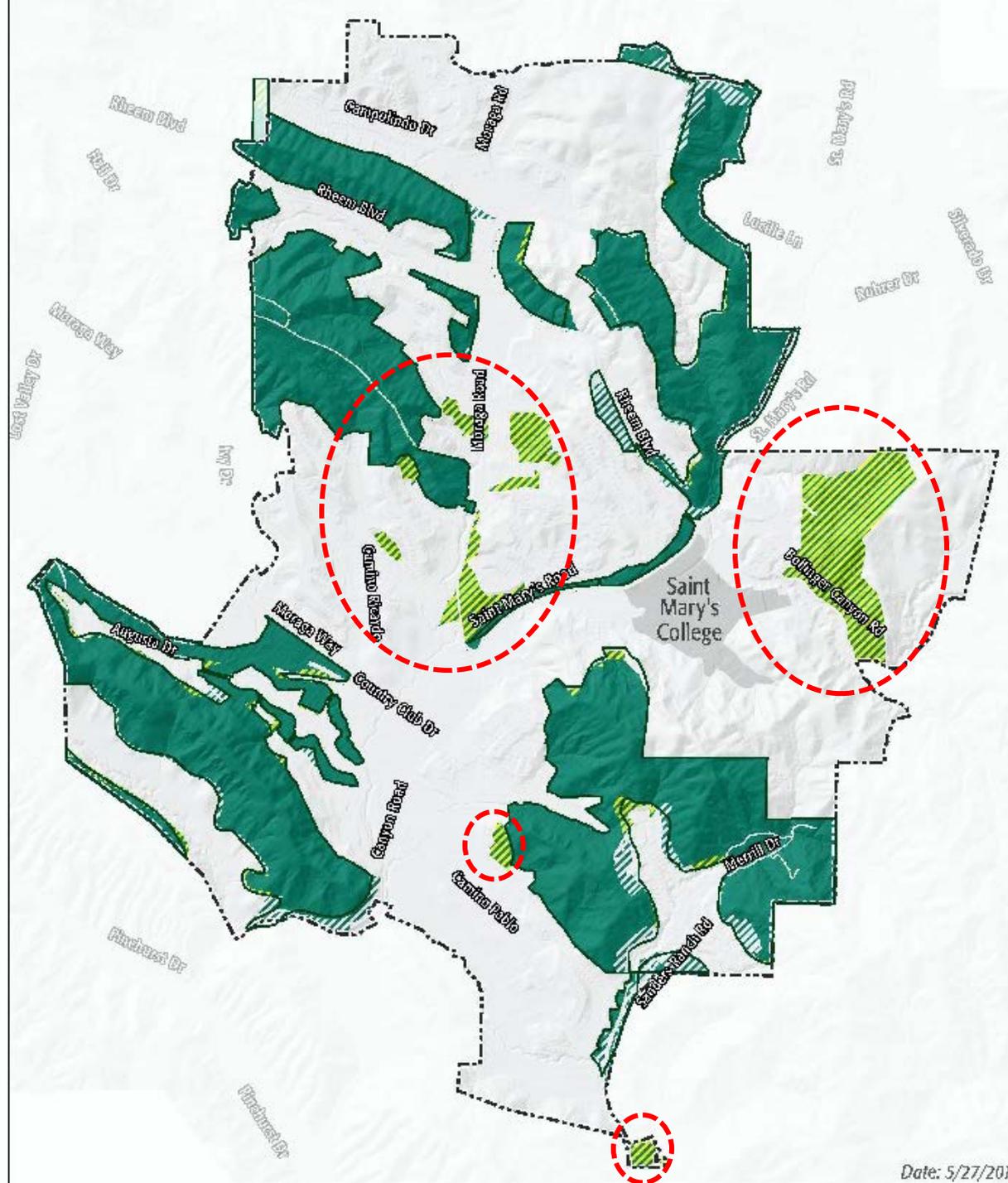
Current Zoning Map

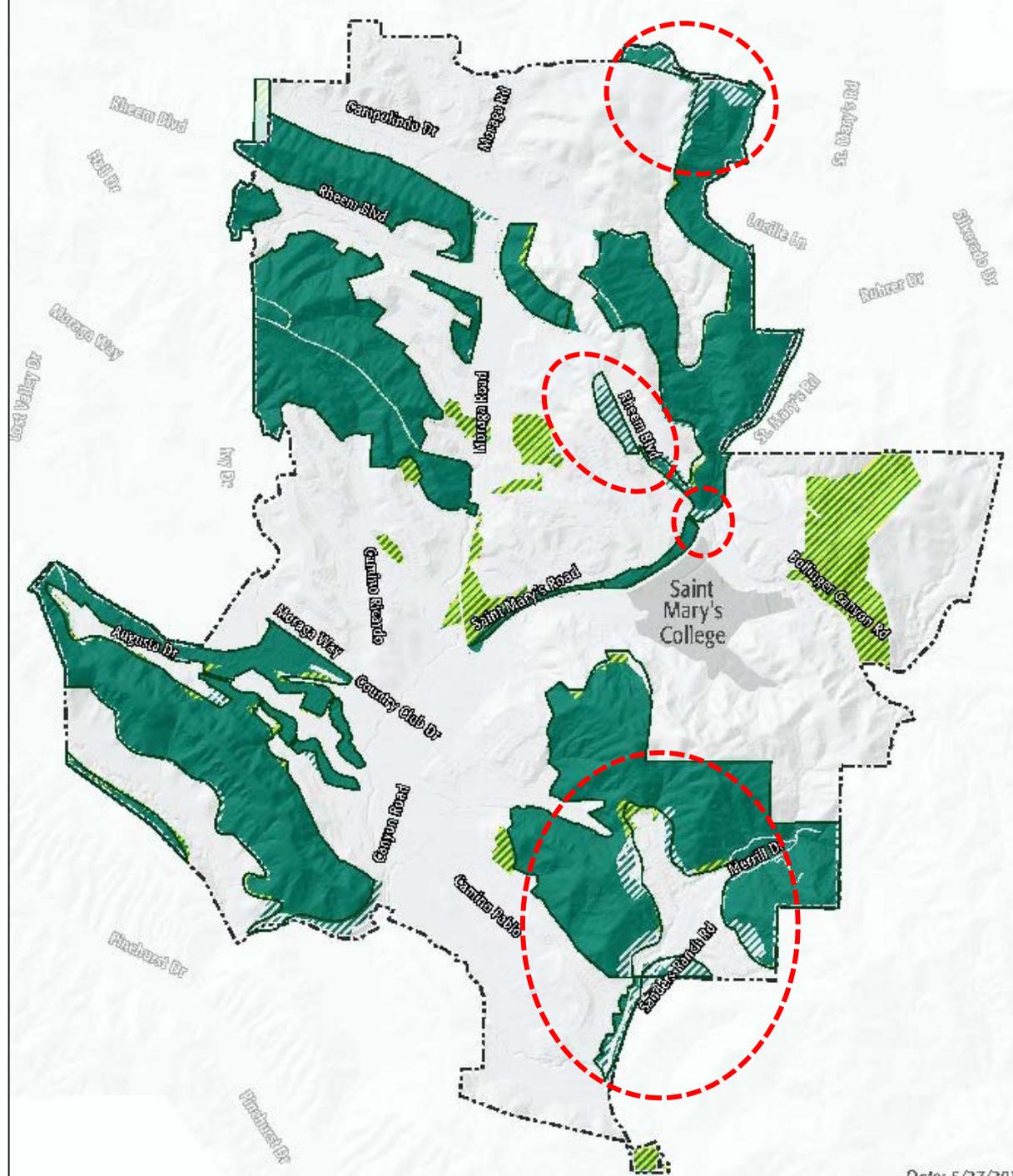


- | | | | |
|-------|----------------------|-----------------|-------------------------------------|
| 1-DUA | 6-DUA | Suburban Office | Moraga Open Space- Density Transfer |
| 2-DUA | Community Commercial | College | Study |
| 3-DUA | Limited Commercial | Open Space | Moraga Center Specific Plan Area |

MOSO Open Space that should be deleted from the **Zoning Map**:

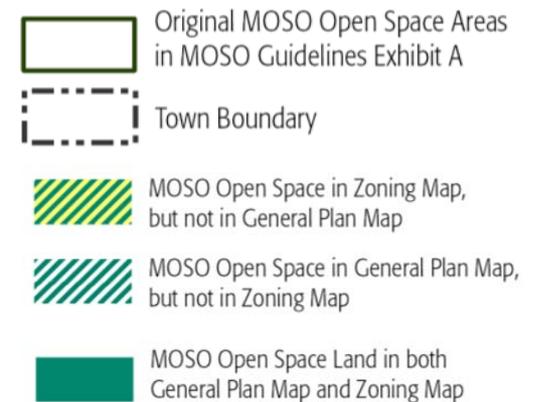
1. The three Town Park sites (Hacienda, Moraga Commons, and Rancho Laguna).
2. A large parcel of land located in the Bollinger Canyon area.
3. Five residual parcels located throughout the Town.



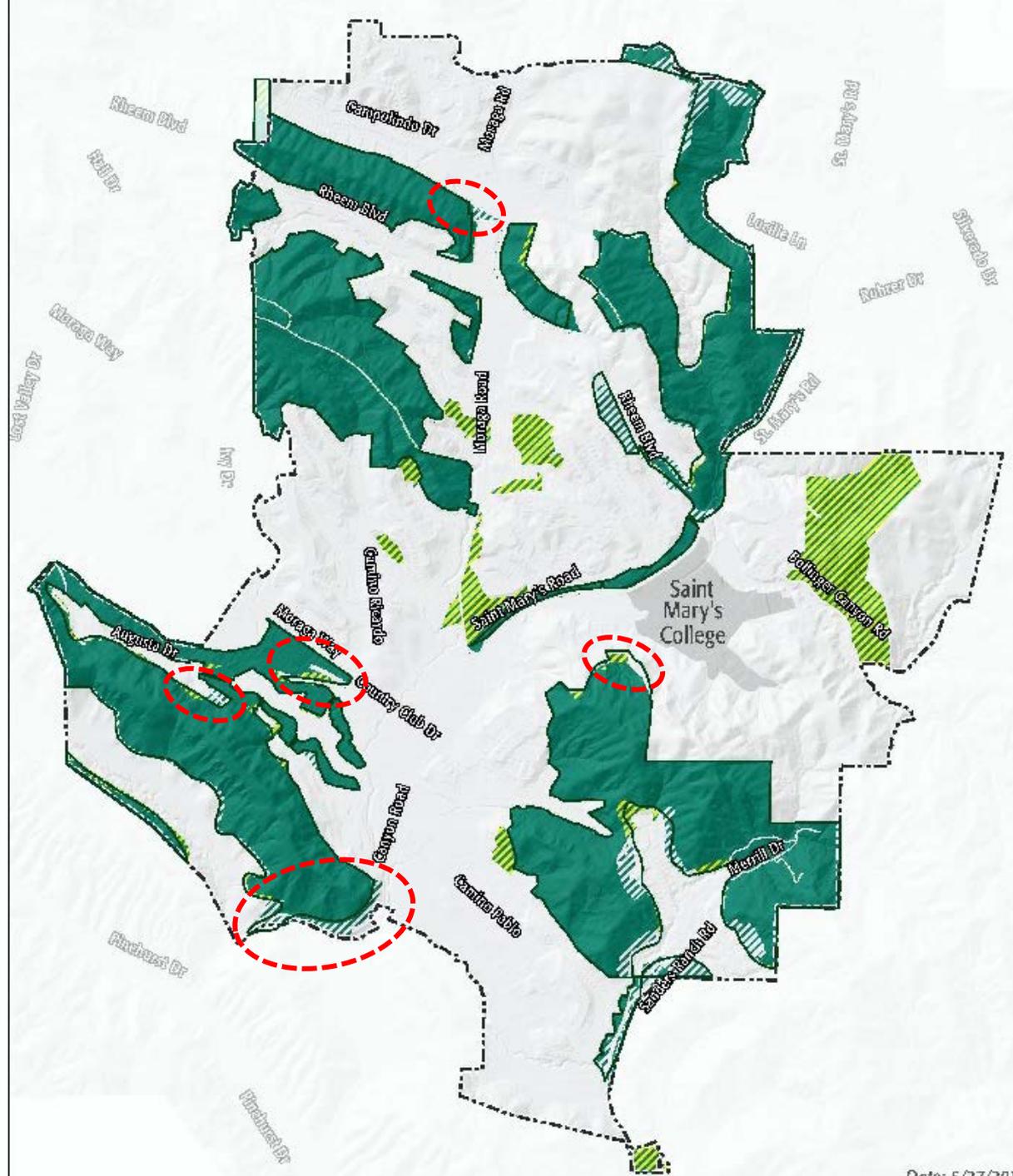


MOSO Open Space that should be added to the Zoning Map:

1. An area located in the northeast portion of the Town.
2. An area located west of Rheem Boulevard between Moraga Road/St. Mary's Road.
3. An area located north of the intersection of Rheem Boulevard/St. Mary's Road.
4. Several areas located within Sanders Ranch.



Other discrepancies between MOSO Guidelines Appendix A, the General Plan Map, and the Zoning Map



-  Original MOSO Open Space Areas in MOSO Guidelines Exhibit A
-  Town Boundary
-  MOSO Open Space in Zoning Map, but not in General Plan Map
-  MOSO Open Space in General Plan Map, but not in Zoning Map
-  MOSO Open Space Land in both General Plan Map and Zoning Map

ISSUE 1: MOSO OPEN SPACE MAP



Option 1-A: Amend Zoning Map

- Zoning Map will be consistent with the General Plan Map and MOSO Guidelines Map

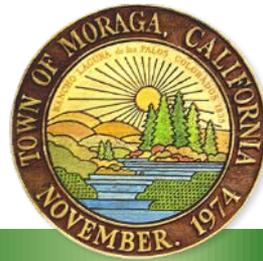
Option 1-B: Amend General Plan and MOSO Guidelines Map

- General Plan Map and MOSO Map will be consistent with the Zoning Map

Option 1-C: Correct Minor Discrepancies

- Address boundaries that do not align precisely

ISSUE 2: MOSO RIDGELINE MAP



Issue Description

- ❑ The Town's MOSO ridgeline maps are inconsistent.
- ❑ MOSO Guidelines Exhibit B shows the furthest northwest extent of Indian Ridge as a Minor Ridgeline.
- ❑ Maps prepared using the Town's GIS data shows the full extent of Indian Ridge within Town limits as a Major Ridgeline.

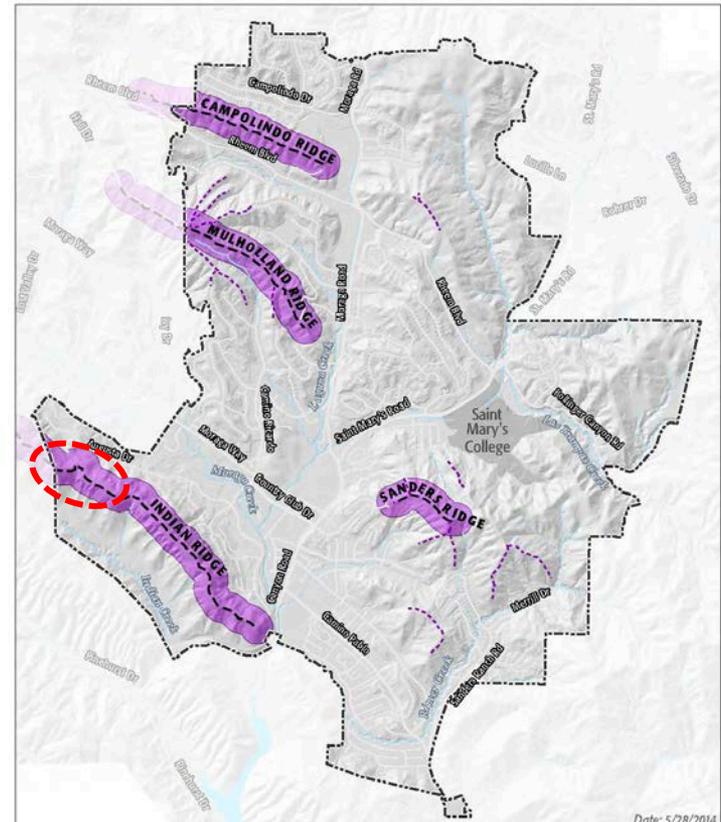


Figure 4: MOSO Guidelines Exhibit B

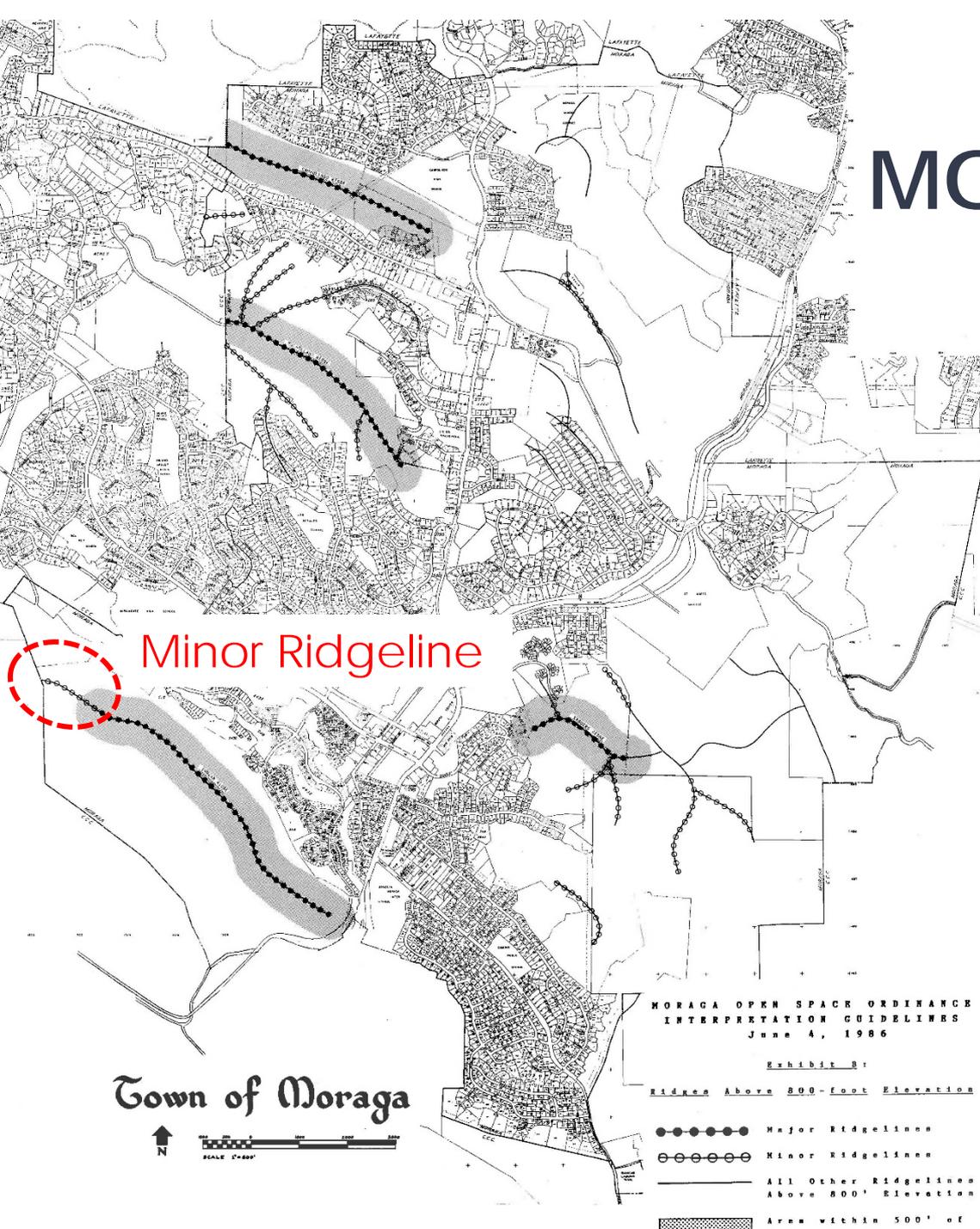
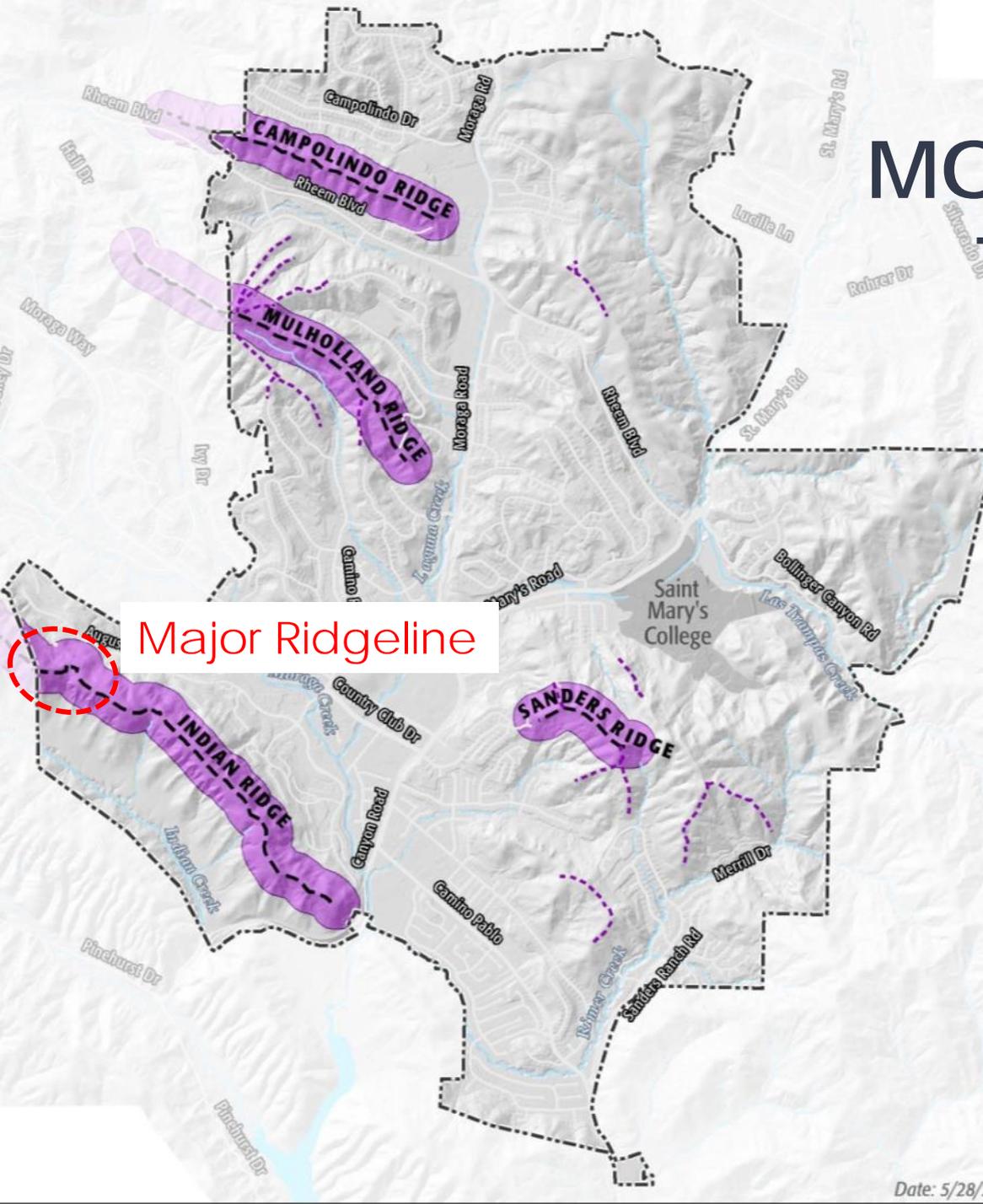


Figure 5: MOSO Ridgelines Town GIS Data



Major Ridgeline

- 500 ft Buffer of Major Ridgelines
- MOSO Major Ridgelines
- MOSO Minor Ridgelines
- Major/Permanent Stream
- Minor/Intermittent Stream
- Town Boundary

Major Ridgeline Definitions



MOSO Initiative:

- ❑ The centerline of a **major ridge** is the line running along the highest portion of the ridge located within those areas designated on the General Plan as 'Private Open Space' or 'Public Open Space' Study.

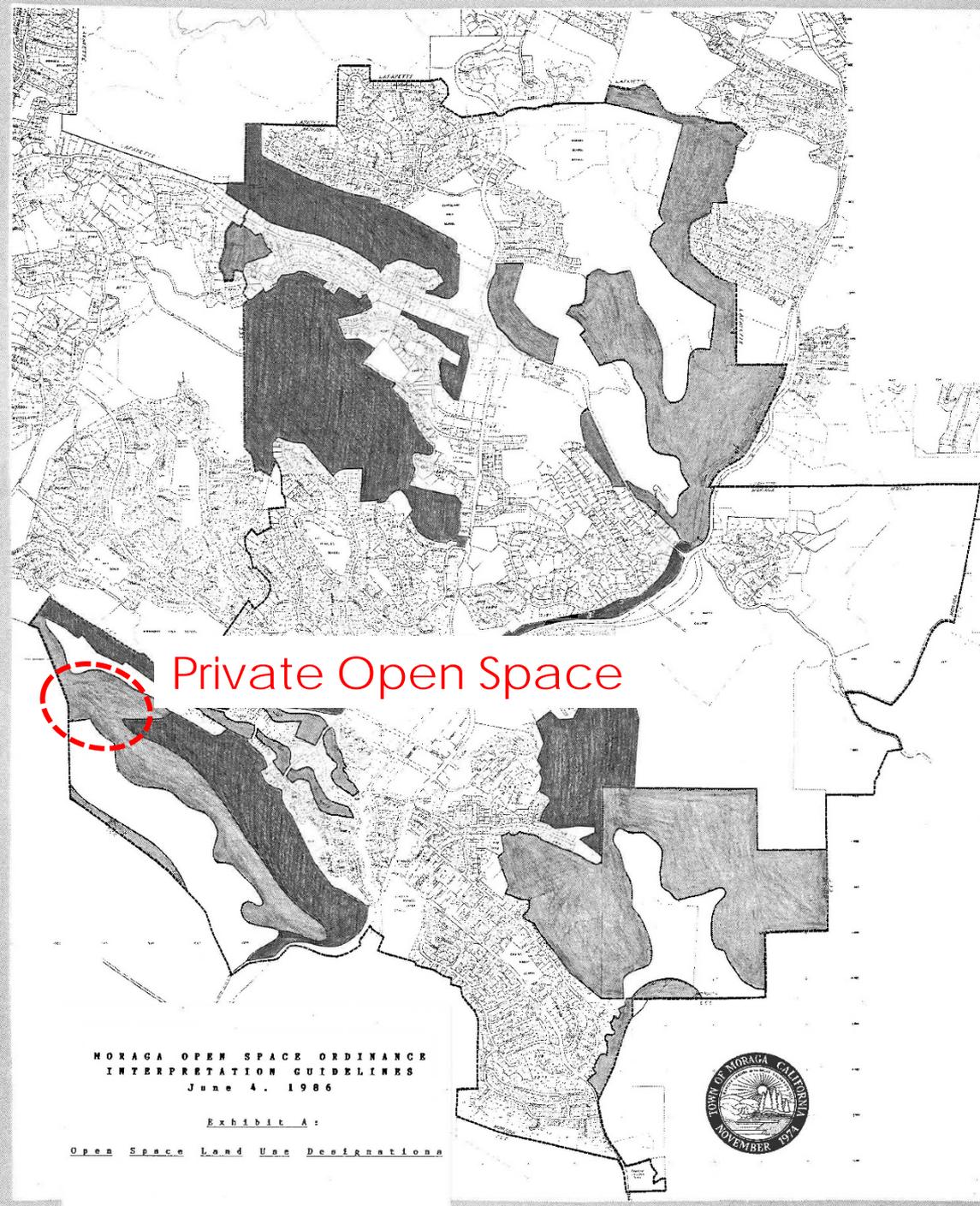
General Plan:

- ❑ A **major ridgeline** means the centerline or crest of the ridges known as Indian Ridge, Sanders Ridge, Mulholland Ridge and Campolindo Ridge, where the crest is at an elevation greater than 800 feet above mean sea level and within an area with a MOSO Open Space designation on the General Plan Diagram.

MOSO Guidelines:

- ❑ **Major ridgeline** means the centerline or crest of the ridges known as Indian Ridge, Sanders Ridge, Mulholland Hill, and Campolindo Ridge, where the centerline is located in the lands designated as "public open space study" as shown on the General Plan as it existed on October 16, 1985 (See Exhibit "B").

Figure 2: Guidelines Appendix A



- MOSO Guidelines: major ridgelines are in areas designated Public Open Space Study.
- MOSO Initiative: major ridgelines are in areas designated Private Open Space or Public Open Space Study.

ISSUE 2: MOSO RIDGELINE MAP



Option 2-A: Designate Full Extent of Indian Ridge as a Major Ridgeline

- As shown in Town's GIS data

Option 2-B: Designate Northwest Portion of Indian Ridge as a Minor Ridgeline

- As shown in MOSO Guidelines Exhibit B

ISSUE 3: NON-MOSO RIDGELINE DEFINITION AND MAP



Issue Description

- ❑ The General Plan defines Major and Minor Ridgelines in MOSO Open Space, but does not contain a general ridgeline definition that applies town-wide.
- ❑ Some believe that town policies to “protect ridgelines from development” (CD1.5) only applies to Major and Minor Ridgelines in MOSO Open Space.

ISSUE 3: NON-MOSO RIDGELINE DEFINITION AND MAP



Issue Description

- This issue is closely related to several other issues.

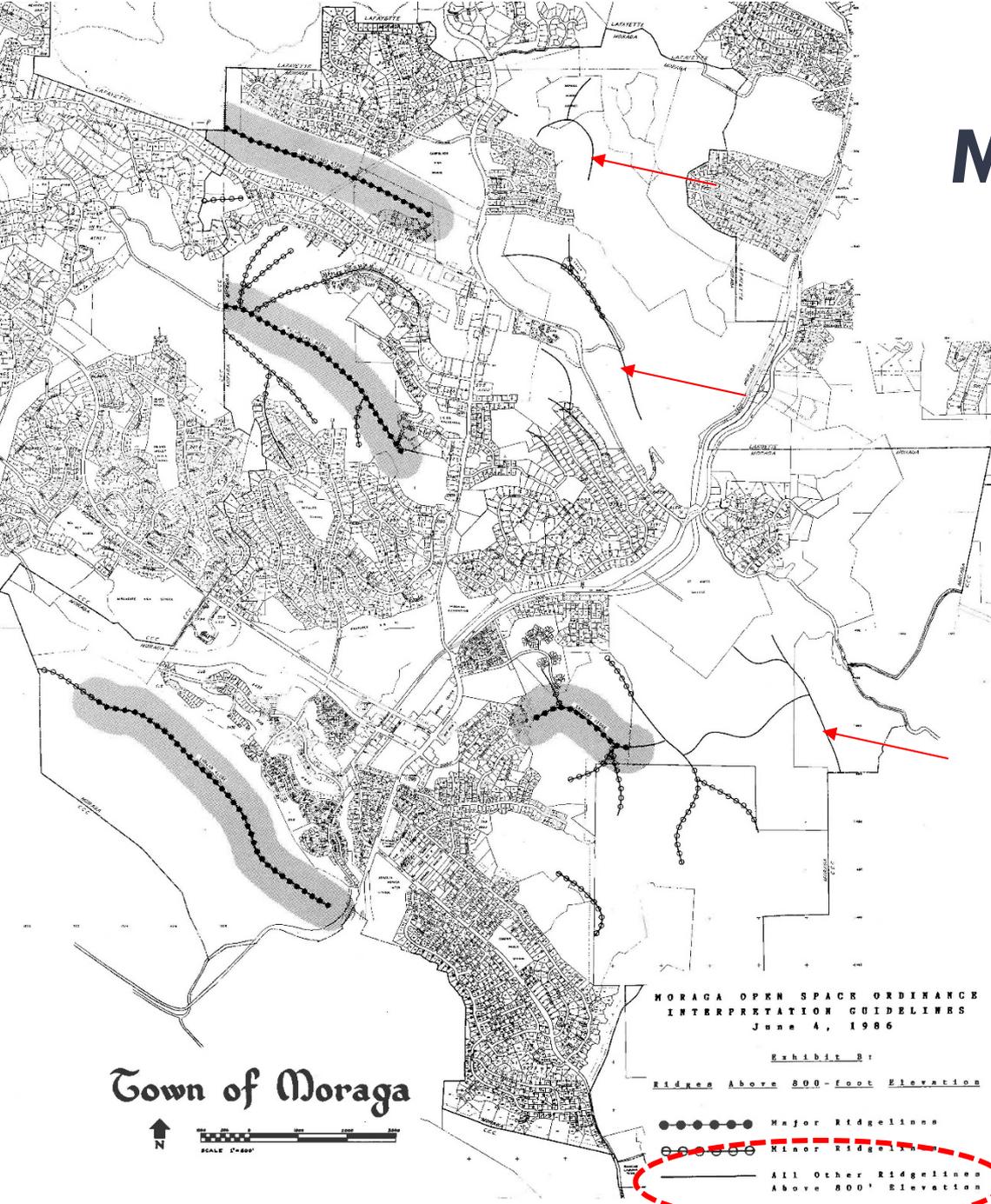
"protect ridgelines from development"

Issue #4

Issue #3

Issue #5

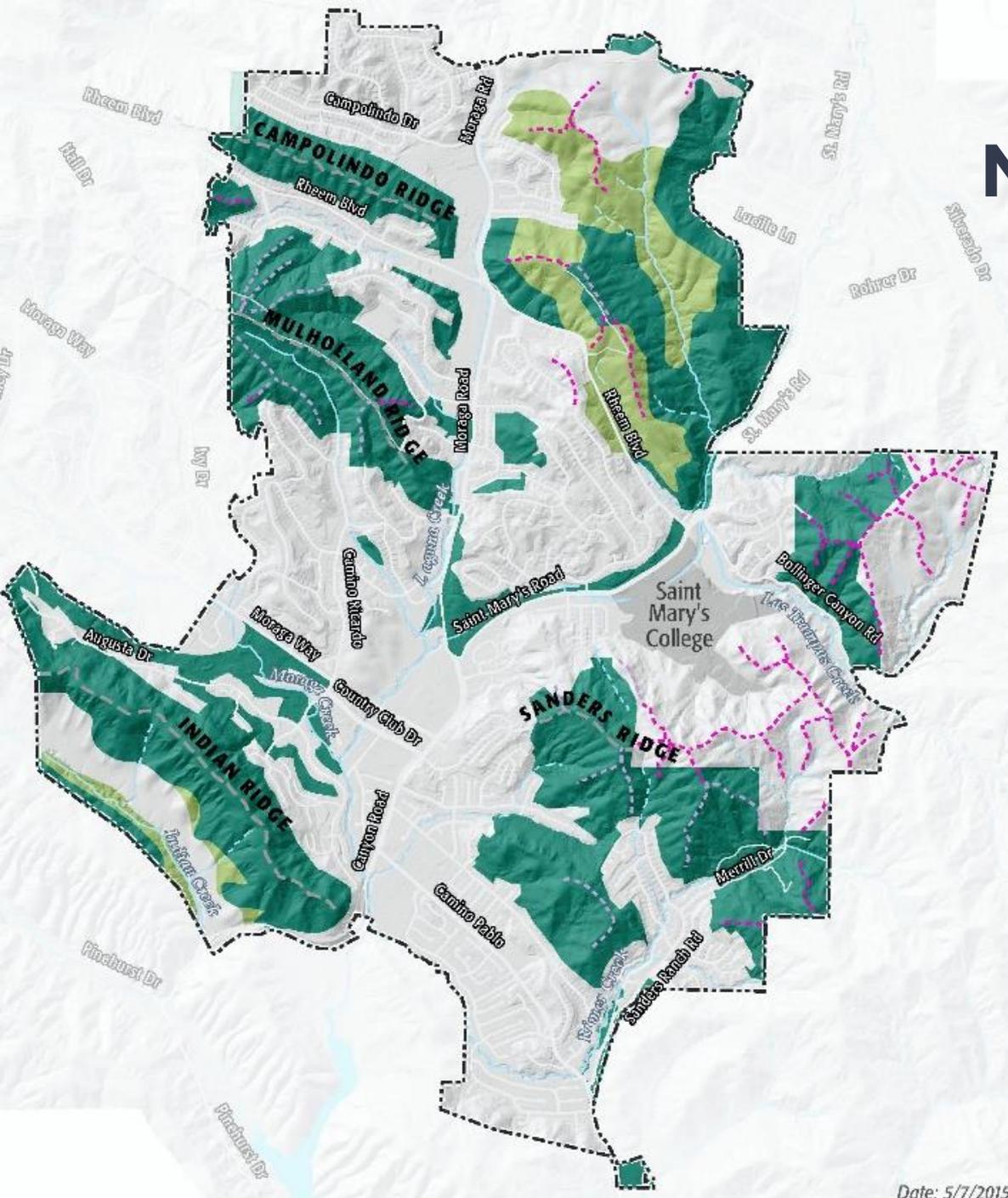
Figure 4: MOSO Guidelines Exhibit B



“All Other Ridgelines Above 800’ Elevation”

Figure 6 New Non-MOSO Ridgelines

Ridgeline means the upper-most portion of a hill that is at or above 800 feet in elevation, is in an undeveloped area, and which rises to a crest.



--- Newly Identified Ridgelines Above 800 feet

■ MOSO Open Space Land

■ Non-MOSO Open Space Land

--- Town Boundary

--- Town-identified MOSO Minor Ridgelines

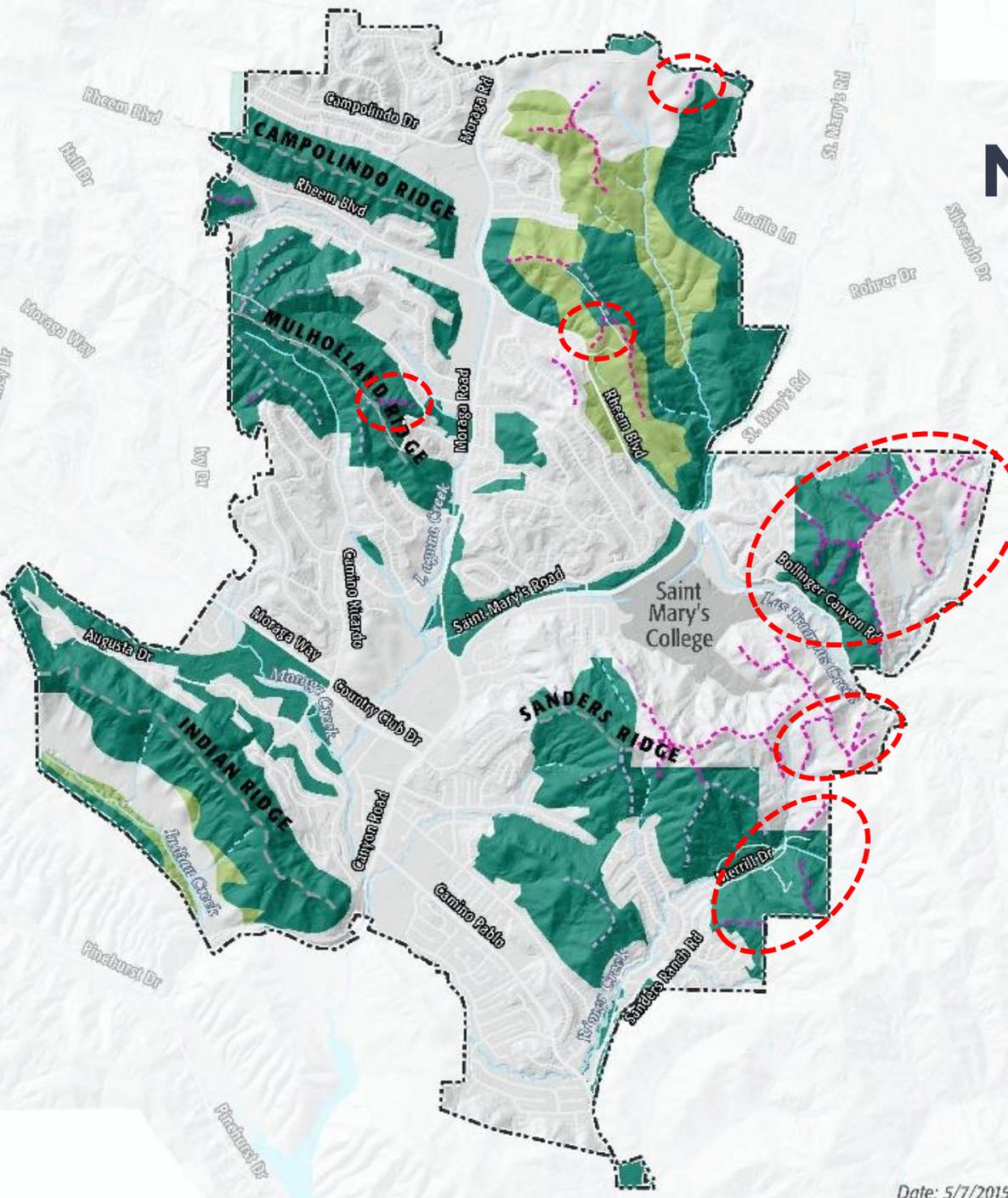
--- Town-identified Major Ridgelines

--- Major/Permanent Stream

--- Minor/Intermittent Stream

Figure 6 New Non-MOSO Ridgelines

Non-MOSO
Ridgelines that
do not appear in
MOSO Guidelines
Exhibit B



ISSUE 3: NON-MOSO RIDGELINE DEFINITION AND MAP



Option 3-A: Add a “General” Ridgeline Definition to the General Plan and Municipal Code.

- “Ridgeline means the upper-most portion of a hill that is at or above 800 feet in elevation, is in an undeveloped area, and which rises to a crest.”

Option 3-B: Add a Map of All Ridgelines to General Plan.

- Would include all ridgelines consistent with definition.
- Would show subsets of ridgelines (MOSO, Non-MOSO).

Note: Options are not mutually exclusive.

ISSUE 4: RIDGELINE PROTECTION



Issue Description

- ❑ Moraga needs to clarify how Policy CD1.5 to “protect ridgelines from development” applies to ridgelines outside of MOSO Open Space
- ❑ This issue has a number of inter-related components:

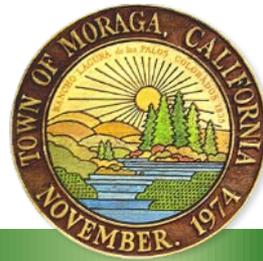
“protect ridgelines from development”

Issue #4

Issue #3

Issue #5

ISSUE 4: RIDGELINE PROTECTION

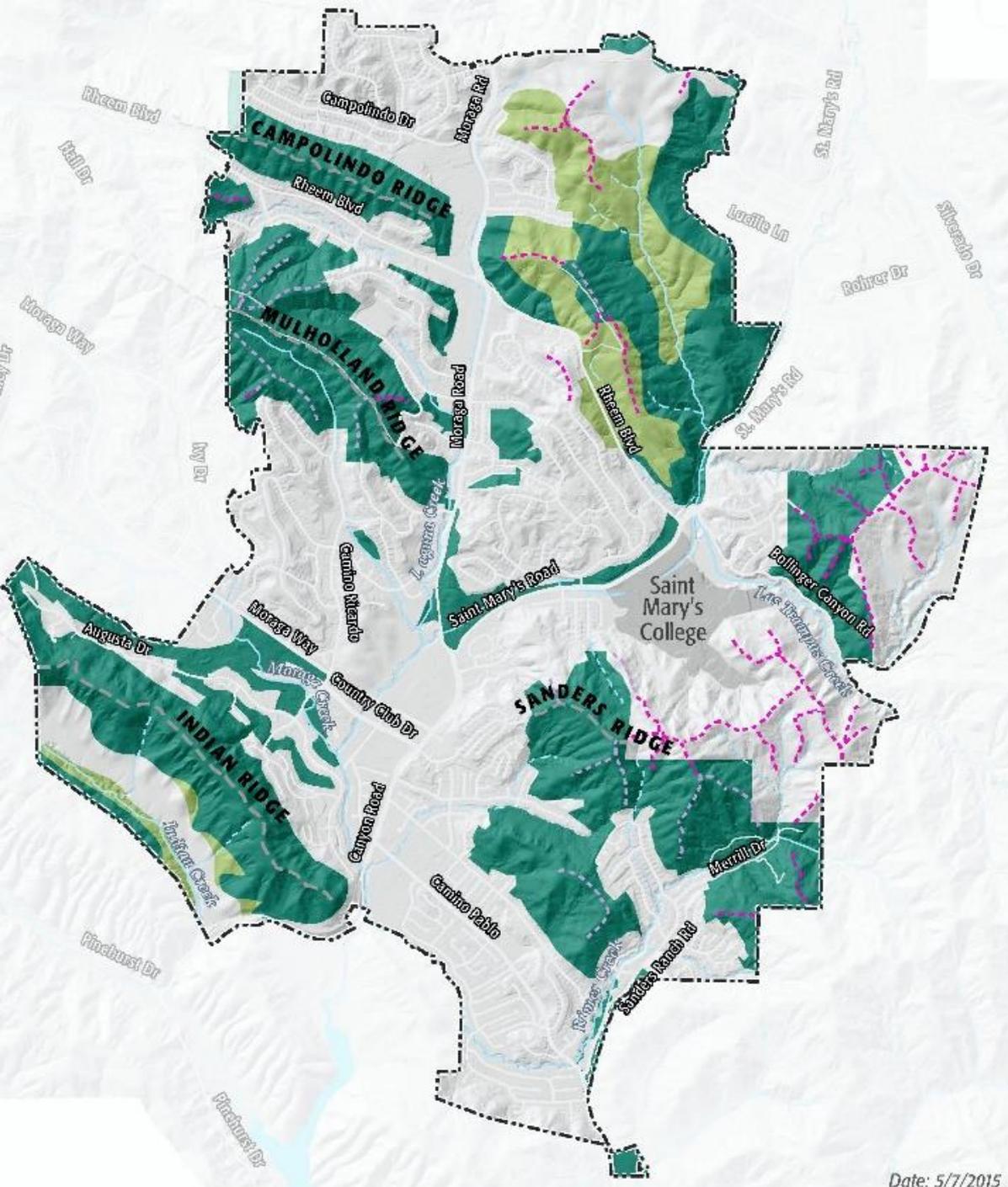


Option 4-A: Allow Development on and near Non-MOSO Ridgelines; Clarify/Amplify Existing Design Guidelines.

- Clarify that development is allowed on and near Non-MOSO Ridgelines, but only if it is consistent with enhanced design guidelines for hillside and ridgeline development.
- Enhanced guidelines would clarify meaning and intent of existing guidelines.
- Photos and/or illustrations could be added.

Option 4-A

Development allowed on and near Non-MOSO Ridgelines consistent with enhanced design guidelines.



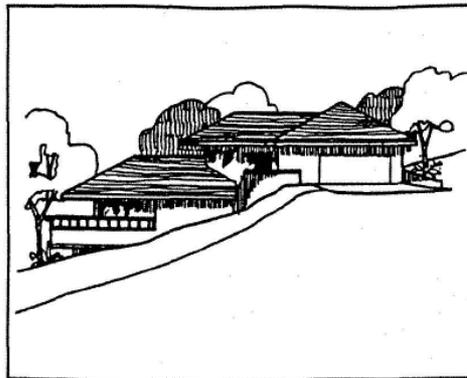
- Newly Identified Ridgelines Above 800 feet
- MOSO Open Space Land
- Non-MOSO Open Space Land
- - - Town Boundary
- - - Town-identified MOSO Minor Ridgelines
- - - Town-identified Major Ridgelines
- Major/Permanent Stream
- - - Minor/Intermittent Stream

Option 4-A

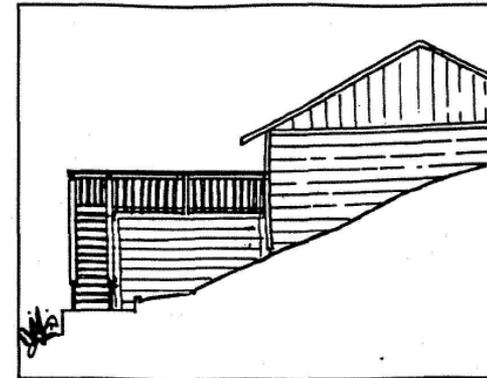


Existing Guideline: Hillside buildings and other improvements should have a low visual profile.

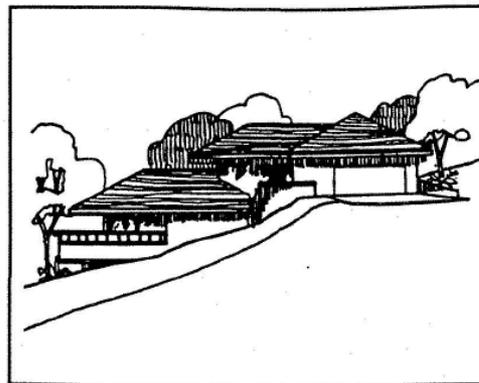
Example
illustrations to
clarify existing
guideline



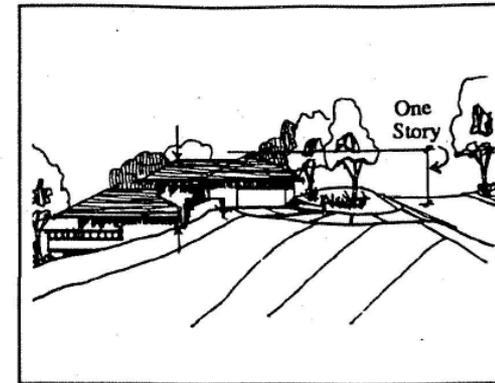
120 THIS



121 NOT THIS



139



140

ISSUE 4: RIDGELINE PROTECTION

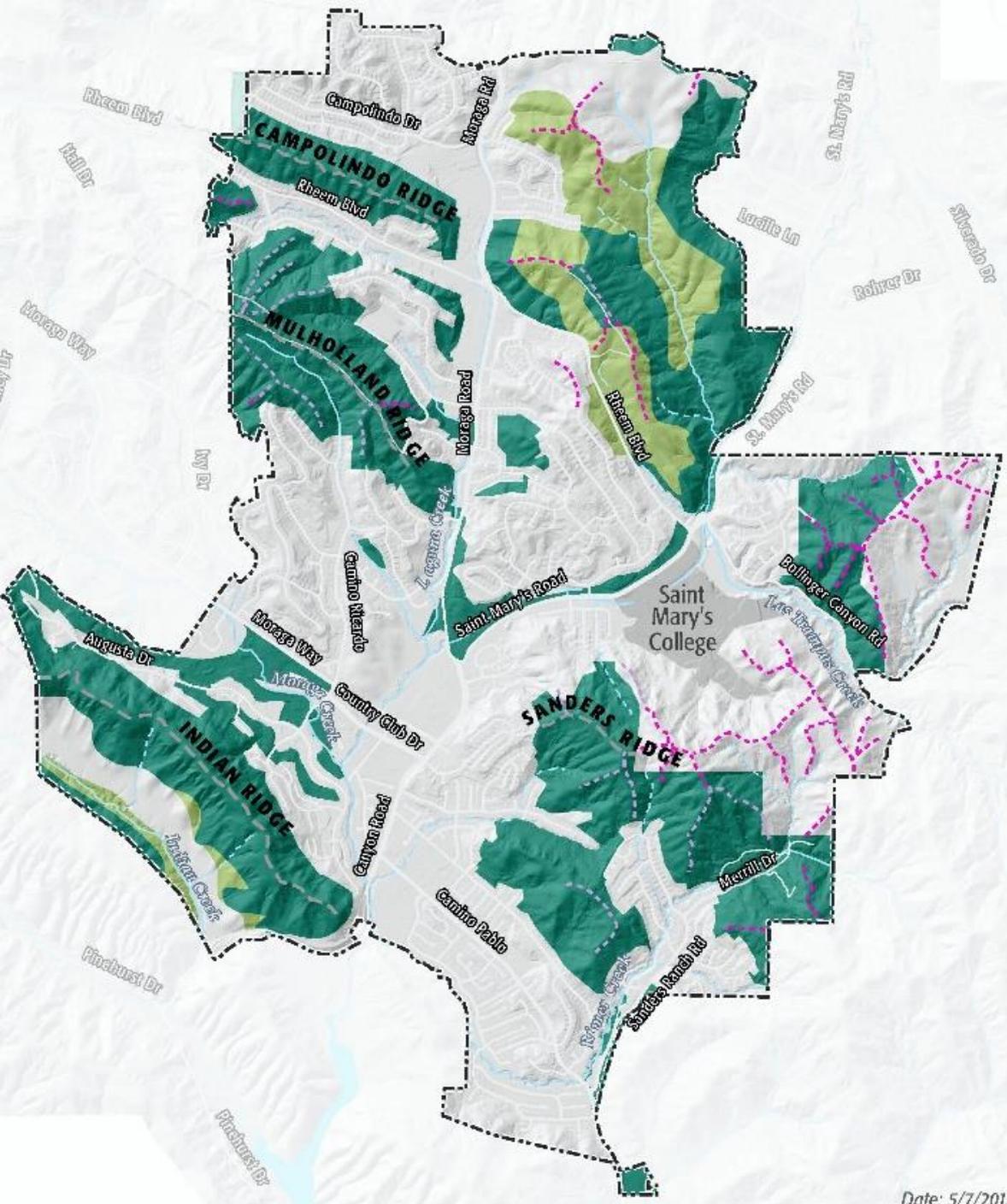


Option 4-B: Allow Development Near (but not on) Non-MOSO Ridgelines Consistent with New Standards.

- Prohibit development on Non-MOSO ridgelines.
- Adopt objective and measurable new standards.
 - New standards would address the height, size, and placement of structures located in proximity to Non-MOSO ridgelines.

Option 4-B

Development prohibited on Non-MOSO Ridgelines, but allowed near Non-MOSO Ridgelines, consistent with new development standards.

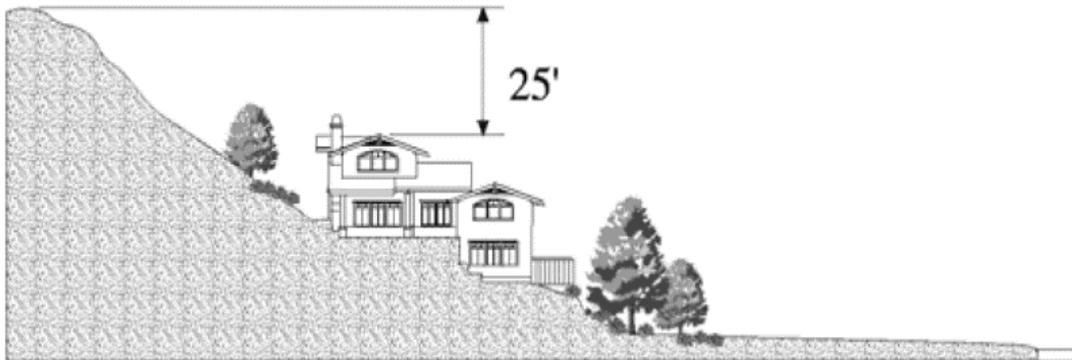


Option 4-B



Example Standards:

- ❑ **Vision Plane.** Structures may not project outside of a plane sloping downward at a 15 degree angle from the horizontal intercept of a ridgeline.
- ❑ **Placement below Ridgeline.** Structures shall be located below the ridgeline so that a vertical separation of at least 25 feet is provided between the top of the structure and the lowest point on the portion of any ridgeline within 100 feet of the proposed structure.

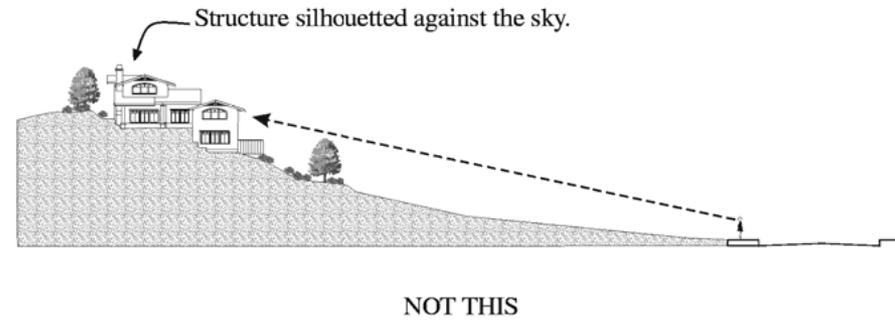
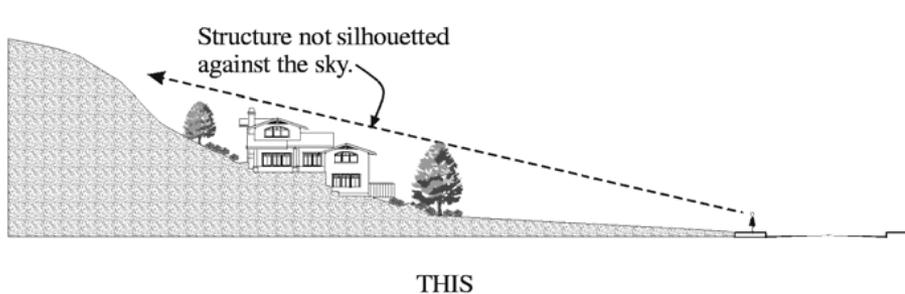


Option 4-B



Example Standards

- ❑ **Maximum Height above Ridgeline.** A structure may not exceed the height of the portion of any ridgeline that falls within 100 feet of the proposed structure.
- ❑ **Silhouetting.** Structures may not be placed so that they are silhouetted against the sky when viewed from a public street.



ISSUE 4: RIDGELINE PROTECTION

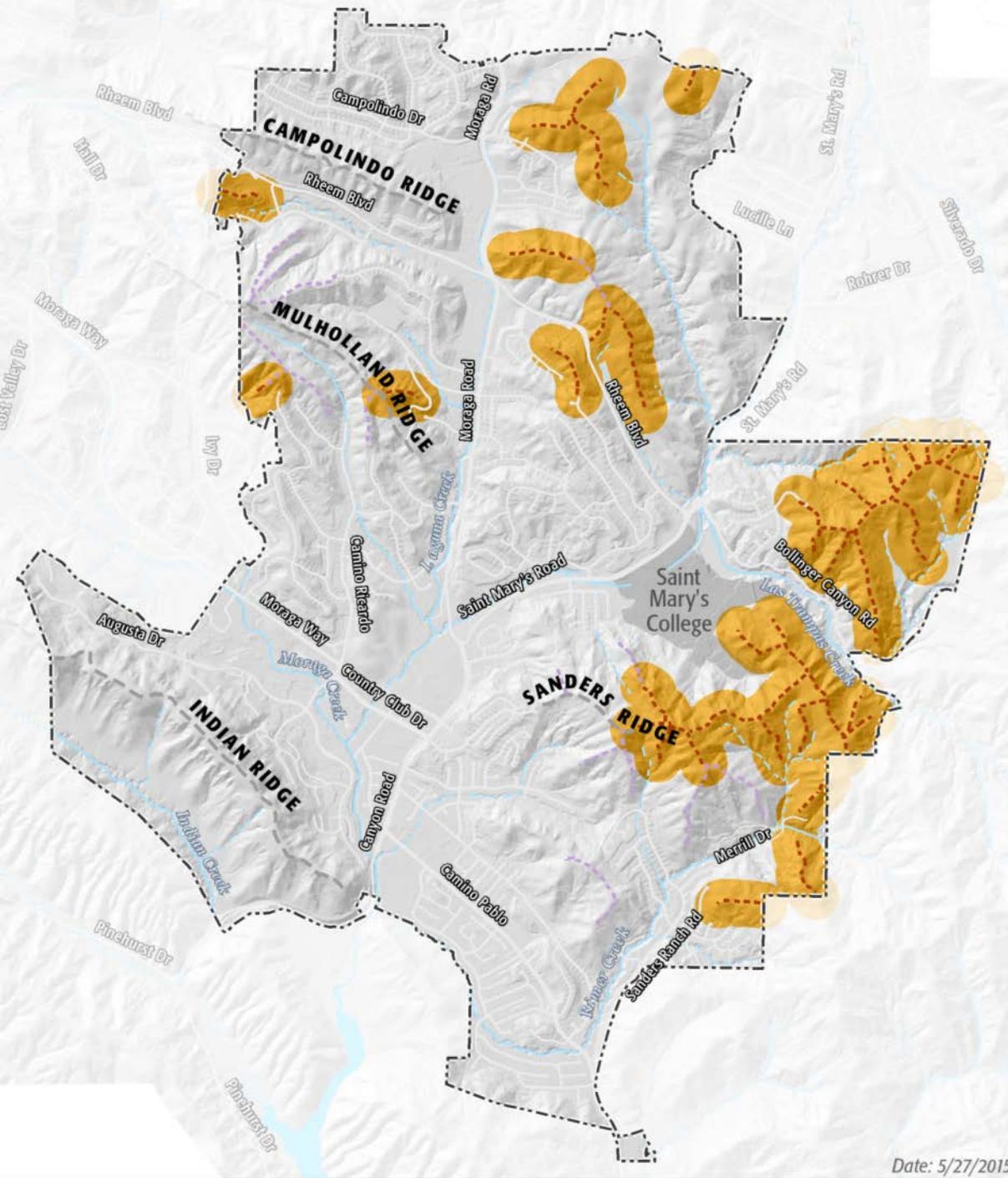


Option 4-C: Prohibit Development within 500 feet of Non-MOSO Ridgelines.

- Same approach as Major Ridgelines in MOSO-Open Space.
- Minimum buffer could be reduced (300 feet, for example).

Option 4-C

Development prohibited within 500 feet of Non-MOSO Ridgelines (Same as Major Ridgelines in MOSO Open Space).



- Newly Identified Ridgelines Above 800 feet
- 500-foot buffer of newly identified ridgelines
- - - Town Boundary
- - - Town-identified MOSO Minor Ridgelines
- - - Town-identified Major Ridgelines
- Major/Permanent Stream
- - - Minor/Intermittent Stream

ISSUE 4: RIDGELINE PROTECTION



When selecting options for Issue 4, the Town should carefully consider:

- ❑ Full range of community goals and values;
- ❑ Desires of residents today;
- ❑ Original intent of MOSO Initiative;
- ❑ Measures J and K, which did not pass in 2008; and
- ❑ Property rights/takings issues.



ISSUE 4: RIDGELINE PROTECTION



Option 4-A: Allow Development on and near Non-MOSO Ridgelines; Clarify/Amplify Existing Design Guidelines.

Option 4-B: Allow Development Near (but not on) Non-MOSO Ridgelines Consistent with New Standards.

Option 4-C: Prohibit Development within 500 feet of Non-MOSO Ridgelines.

ISSUE 5: DEFINITION OF DEVELOPMENT



Issue Description

- ❑ The General Plan and MOSO Guidelines broadly define development as any alteration to the land, construction, or change in land use.
- ❑ In MOSO areas, “development” is prohibited within 500 feet of a major ridgeline, on minor ridgelines, and on slopes of 20 percent or greater.
- ❑ The Town needs to clarify exactly what types of structures, improvements, and changes to the landscapes should be included in the definition of “development” and are thus prohibited in these areas.

ISSUE 5: DEFINITION OF DEVELOPMENT



Issue Description

- This issue has a number of inter-related components:

"protect ridgelines from development"

Issue #4

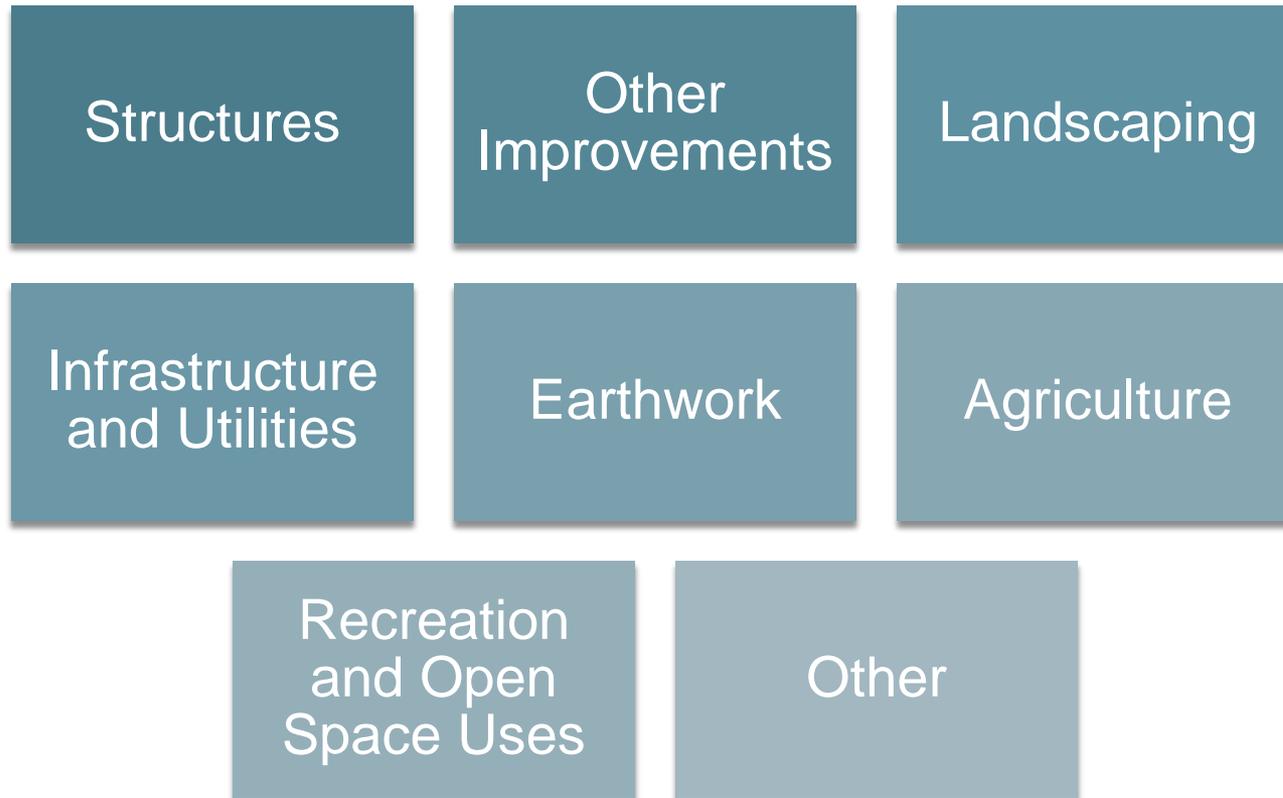
Issue #3

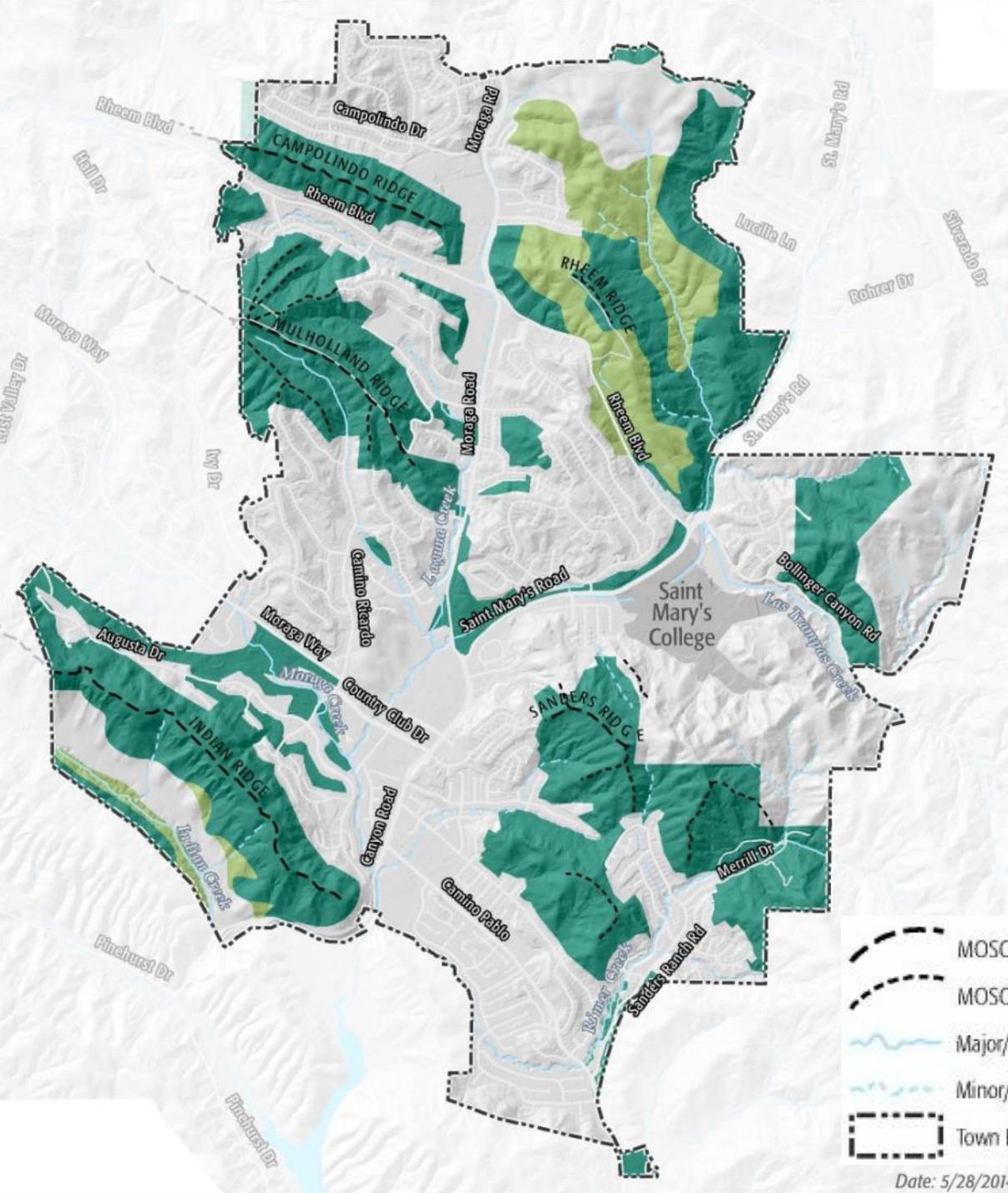
Issue #5

ISSUE 5: DEFINITION OF DEVELOPMENT

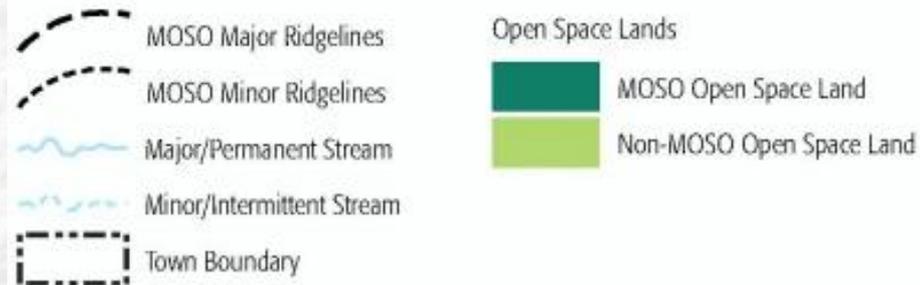


What should be included in the definition of “development” and thus prohibited within 500 feet of a major ridgeline, on minor ridgelines, and on slopes of 20 percent or greater in MOSO Open Space?





Structures, improvements, and activities included in definition of "development" are prohibited within 500 feet of a major ridgeline, on minor ridgelines, and on slopes of 20 percent or greater in MOSO Open Space.



ISSUE 5: DEFINITION OF DEVELOPMENT



Structures

- ❑ Principal structure
- ❑ Accessory buildings
- ❑ Fences and walls
- ❑ Free-standing solar panels
- ❑ Free-standing signs

Other Improvements

- ❑ Accessory structures
- ❑ Patios and decks
- ❑ Pools and hot tubs
- ❑ Exterior lighting
- ❑ Landscaping
- ❑ Removal of trees and other vegetation
- ❑ Planting of new landscaping
- ❑ Landscape walls, stairs and similar structures

Infrastructure and Utilities

- ❑ Streets
- ❑ Sidewalks
- ❑ Paved pathways or trails
- ❑ Unpaved pathways or trails
- ❑ Below ground utilities
- ❑ Above ground utilities
- ❑ Stormwater management improvements
- ❑ Telecommunication facilities

ISSUE 5: DEFINITION OF DEVELOPMENT



Earthwork

- ❑ Any grading
- ❑ Retaining walls and earth retention/remediation structures
- ❑ Grading requiring a grading permit
- ❑ Grading to remediate a geologic hazard

Agriculture

- ❑ Row crops
- ❑ Vineyards
- ❑ Fruit and nut trees
- ❑ Animal grazing

Other

- ❑ Subdivisions
- ❑ Changes in Land Use

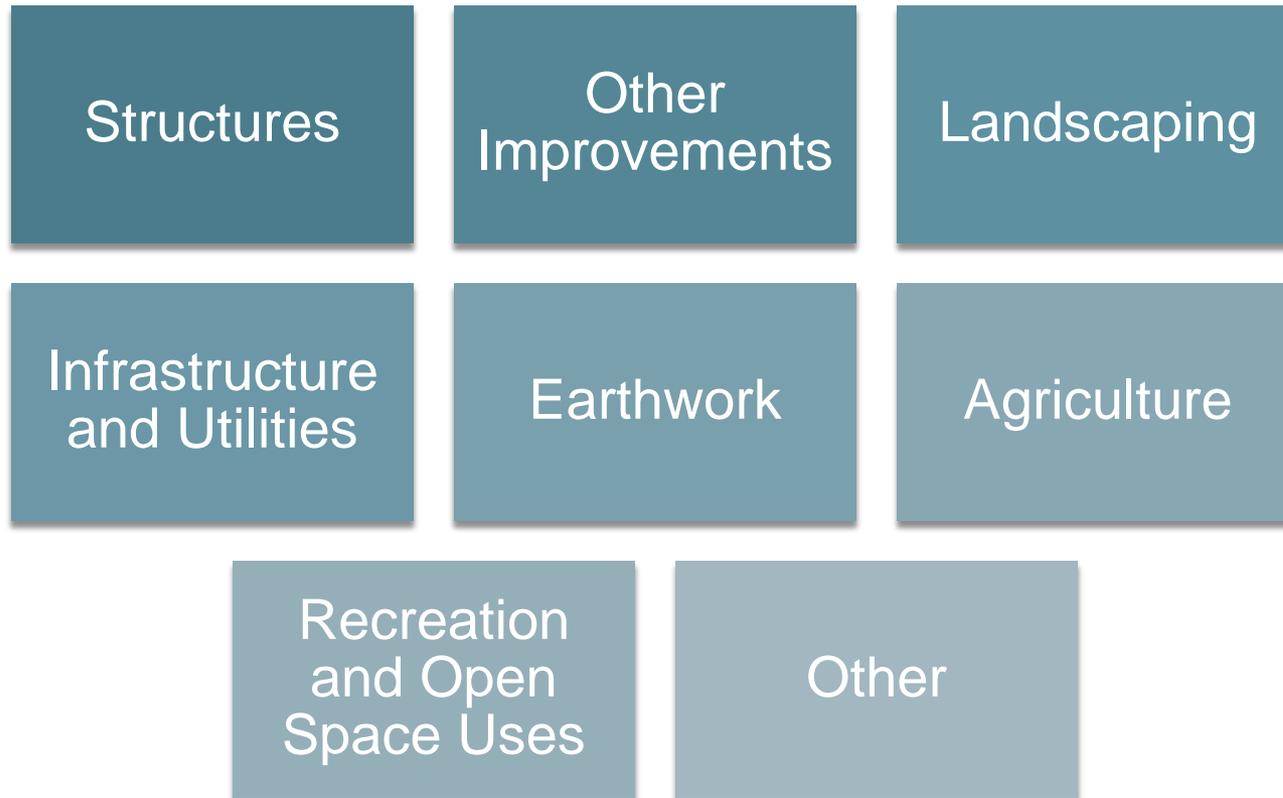
Recreation and Open Space Uses

- ❑ Developed/Active Parks
- ❑ Dog Parks
- ❑ Motorized recreational uses
- ❑ Passive Open Space/Parks
- ❑ Sports fields or playing fields
- ❑ Playgrounds
- ❑ Commercial equestrian facilities
- ❑ Private recreational clubs or facilities
- ❑ Golf Courses
- ❑ Campgrounds/Day Camps

ISSUE 5: DEFINITION OF DEVELOPMENT



What should be included in the definition of “development” and thus prohibited within 500 feet of a major ridgeline, on minor ridgelines, and on slopes of 20 percent or greater in MOSO Open Space?



Issue 6: Calculation of Slope in MOSO Open Space



- ❑ Issues 6 and 7 are closely related—both address issues with high slope areas in MOSO Open Space.
- ❑ Issue 6 addresses the method for calculating the average existing slope within a cell.
- ❑ Issue 7 addresses development in cells with variable steepness.

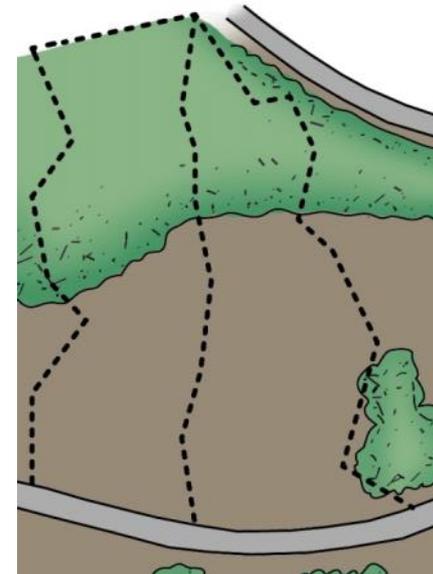


Issue 6: Calculation of Slope in MOSO Open Space



- ❑ In MOSO Open Space, development is prohibited on sites with an average slope of 20 percent or more.
- ❑ Average slope is calculated for polygonal area of at least 10,000 sq. ft. each, known as a "cells."
- ❑ Applicants define cell boundaries, and irregular or "contorted" cells can produce an average slope calculation of less than 20 percent, even if the development area itself has a much steeper slope.

Contorted Cell



Issue 6: Calculation of Slope



Issue 6 Options Summary

- ❑ **Options 6-A and 6-B:** Maintain use of cells in MOSO Open Space to calculate average slope.
- ❑ **Options 6-C and 6-D:** Replace cells with an alternative approach to calculate average slope.
- ❑ **Option 6-E:** Slope categories replace average slope as metric that determines development capability.



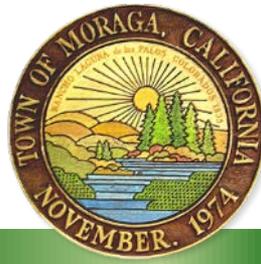
Issue 6: Calculation of Slope



Option 6-A: Create General Policy Statement for Cell Boundaries.

- ❑ Maintain use of cells to calculate average slope in MOSO Open Space.
- ❑ Add a general statement to clarify desired shape and location of cells.
- ❑ Example: **"A cell shall feature regular boundaries and generally contain the expected area of disturbance."**

Issue 6: Calculation of Slope



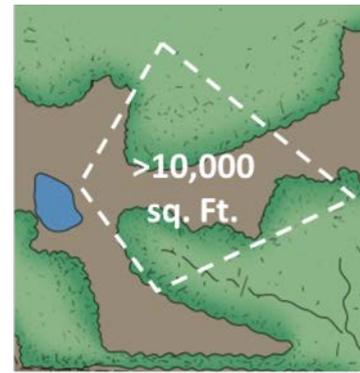
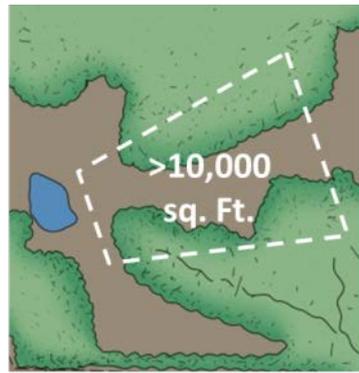
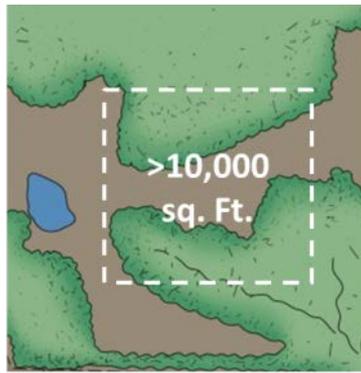
Option 6-B: Create Objective Standards for Cell Boundaries.

- ❑ Maintain use of cells to calculate average slope in MOSO Open Space.
- ❑ Add quantifiable and measurable requirements for drawing cell boundaries.

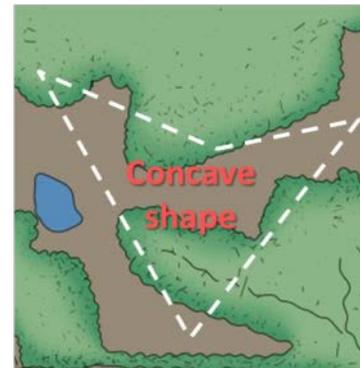
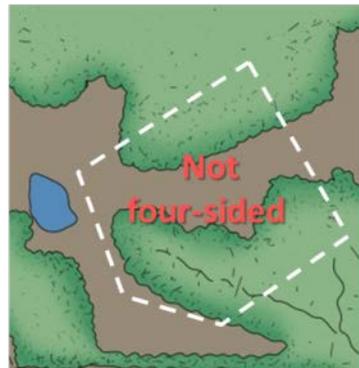
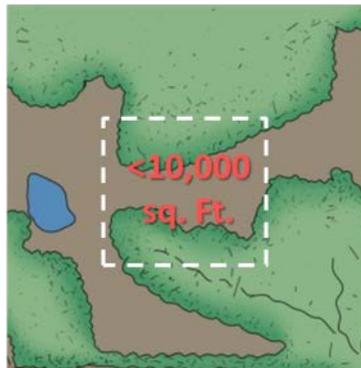
Issue 6: Calculation of Slope



Objective Standard Example 1: A cell is a four-sided polygon of at least 10,000 square feet.



Acceptable cell configurations.

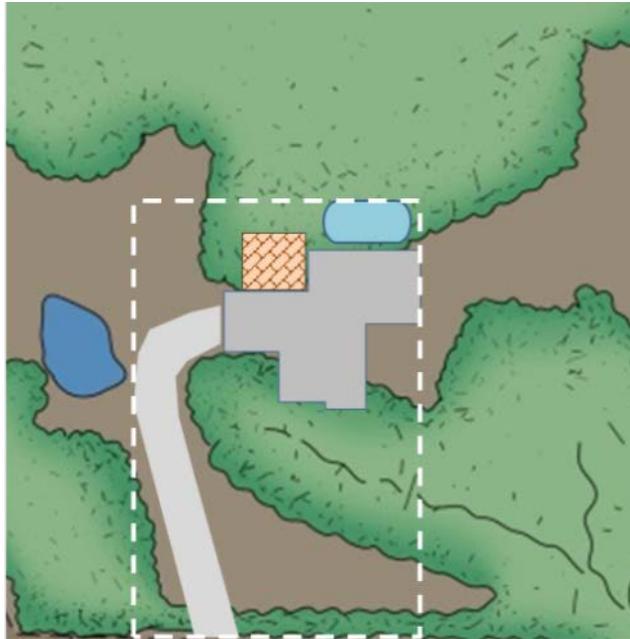


Unacceptable cell configurations.

Issue 6: Calculation of Slope

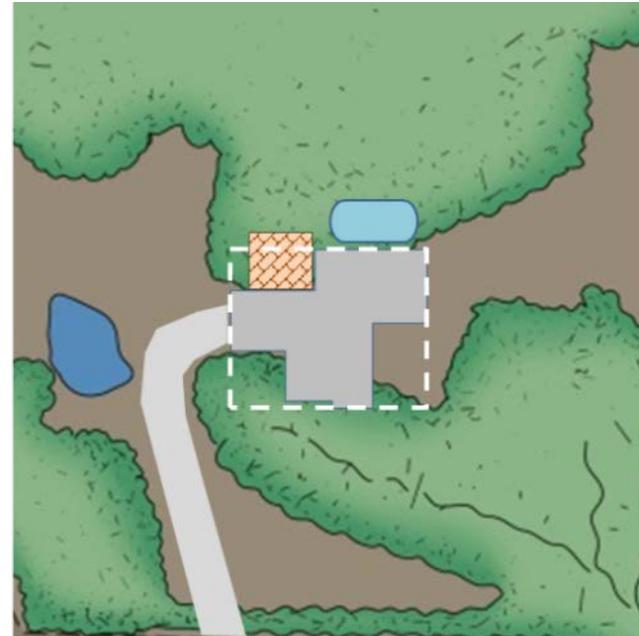


Objective Standard Example 2:
A cell is the minimum four-sided polygon containing the area of disturbance.



Creation of minimum cell to contain disturbed area

Objective Standard Example 3:
A cell is the minimum polygonal area containing the area of the building footprint.



Creation of minimum cell to contain building footprint

Issue 6: Calculation of Slope



Option 6-C: Replace Cells with Grids.

- ❑ Average slope calculated for a grid of 100-foot by 100-foot squares.
- ❑ Cell concept eliminated.
- ❑ Approach used in MOSO Guidelines Exhibit C.
- ❑ Approach used by San Ramon, but with 200-foot by 200-foot squares.

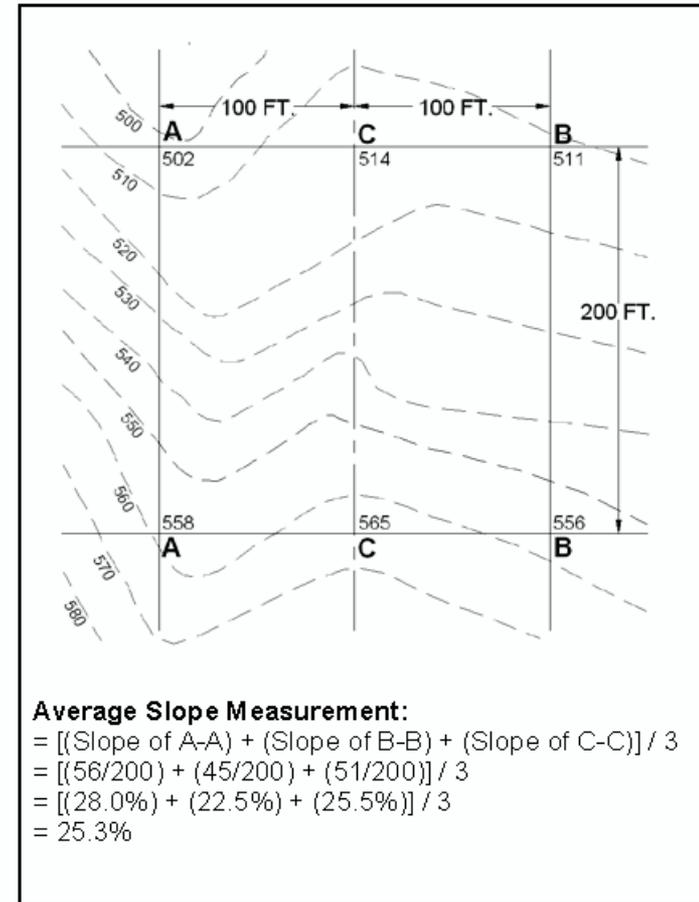
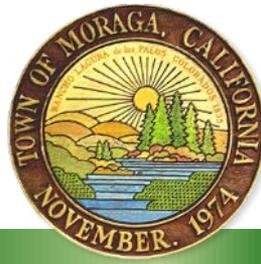


Figure 5-2 – Example Average Slope Calculation

Issue 6: Calculation of Slope



Option 6-D: Calculate Slope for Entire Property; Exclude Undevelopable Areas.

Calculate the average slope for an entire unsubdivided property, excluding undevelopable areas.

- ❑ Approach used in Lafayette and Larkspur.
- ❑ In Lafayette, excluded area must consist of a "distinct topographical feature of the parcel such as a deep ravine, creek bank, or steep cut and fill bank for a street, the slope of which varies substantially from and is inconsistent with the topography of the remainder of the parcel."

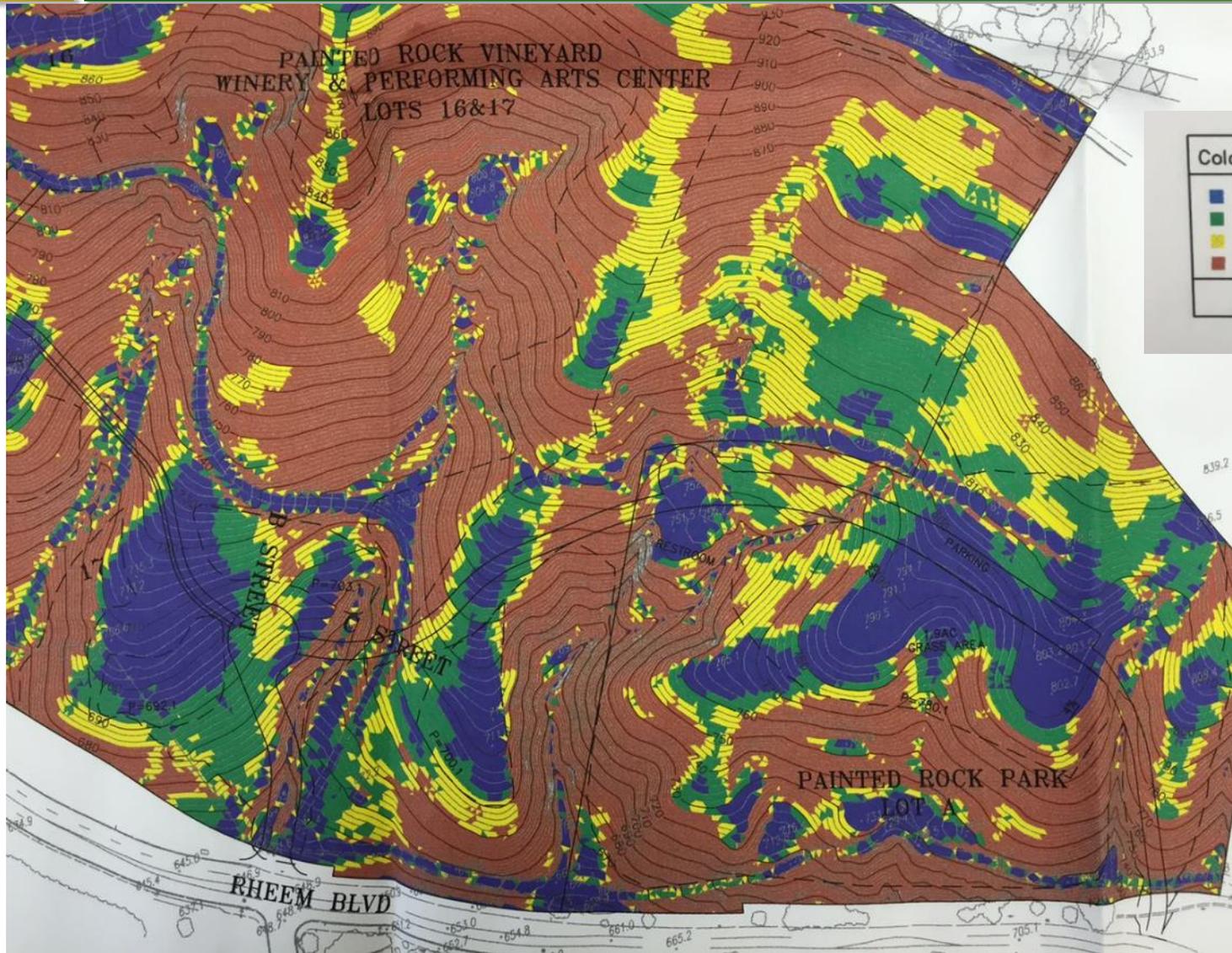
Issue 6: Calculation of Slope



Option 6-E: Establish Requirement for “Fine-Grain” Slope Category Mapping.

- ❑ Applicants prepare slope category maps showing areas with slopes of 20 percent or more, or other categories.
- ❑ Development is prohibited in locations with a slope of 20 percent or more.
- ❑ Eliminates need for average slope as the metric to determine development capability on a site.

Example Slope Category Map



Color	EX. GROUND SLOPE (%)
Blue	0 - 20
Green	20 - 25
Yellow	25 - 30
Brown	> 30
TOTAL	

Issue 6: Calculation of Slope



Option 6-A: Create General Policy Statement for Cell Boundaries.

Option 6-B: Create Objective Standards for Cell Boundaries.

Option 6-C: Replace Cells with Grids.

Option 6-D: Calculate Slope for Entire Property; Exclude Undevelopable Areas.

Option 6-E: Establish Requirement for "Fine-Grain" Slope Category Mapping.

Issue 7: Development on Steep Slopes



Issue

- ❑ In MOSO Open Space, development is prohibited on sites with an average slope of 20 percent or greater.
- ❑ The Town needs to clarify how this rule applies on lots with slopes of varying steepness in different locations.

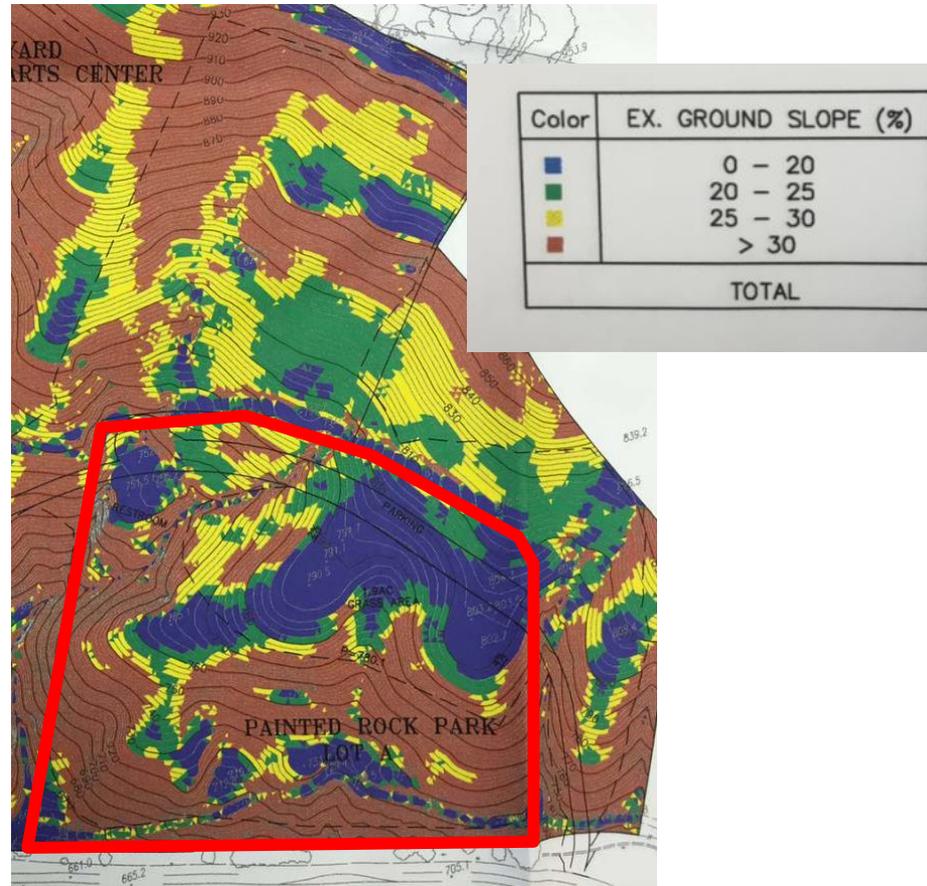


Issue 7: Development on Steep Slopes



Option 7-A: Prohibit
Development in Steep
Areas of Cells with an
Average Slope of Less
than 20 Percent.

Option 7-B: Allow
Development in Steep
Areas of Cells with an
Average Slope of Less
than 20 Percent.

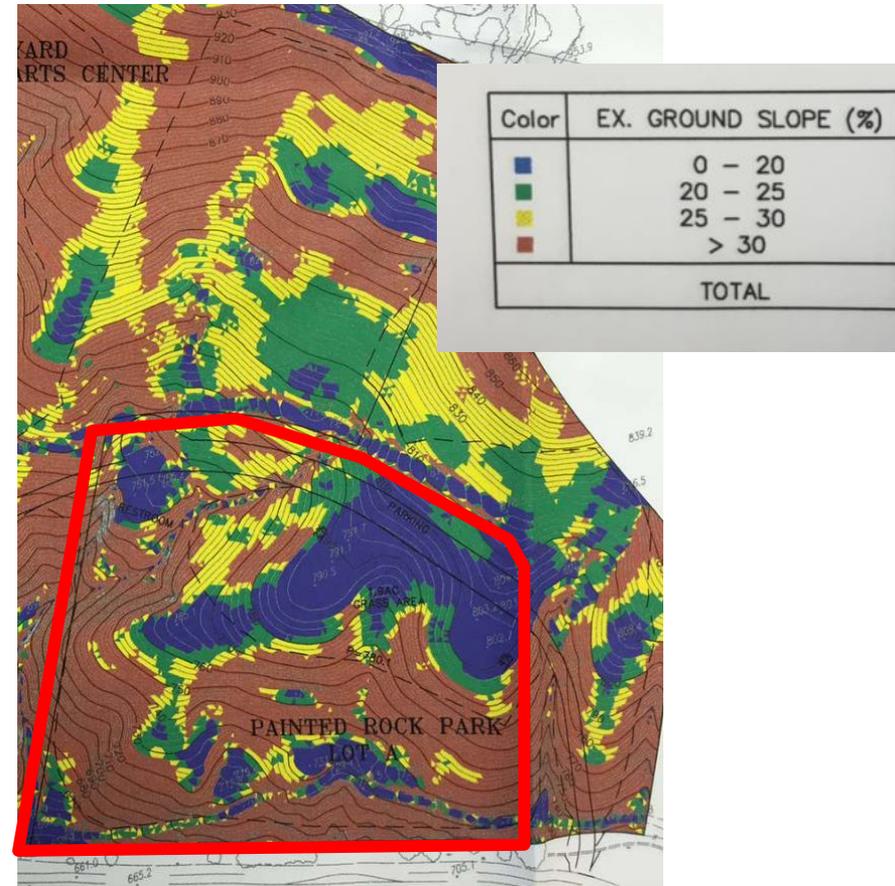


Issue 7: Development on Steep Slopes



Option 7-C: Limit Development Using Fine-Grained Slope Calculation.

- ❑ Eliminates use of average cell slope to determine if development is prohibited.
- ❑ Identifies fine-grained areas of less than 20 percent where development is allowed.



Issue 7: Development on Steep Slopes



Option 7-A: Prohibit Development in Steep Areas of Cells with an Average Slope of Less than 20 Percent.

Option 7-B: Allow Development in Steep Areas of Cells with an Average Slope of Less than 20 Percent.

Option 7-C: Limit Development Using Fine-Grained Slope Calculation.

Public Outreach



❑ Focus Groups (Early September 2015)

- Three focus groups conducted by Godbe Research.
- Receive input on options for some or all issues.
- Will provide a representative sample of public opinion.

❑ Community Presentations (September 2015)

- Attend meetings of civic and community organizations to share information about project and potentially receive input on options.
- Organizations may include the Chamber of Commerce, Kiwanis, Moraga Juniors, Rotary Club, and Friends of the Library.

❑ Public Workshop (September 17, 2015)

- 7:00 PM at Saint Mary's College.
- Similar format to prior workshops.
- Receive feedback on options.

Focus Groups



Suggested Approach

- Use focus groups to receive input on Issues 3, 4, and 5.

“protect ridgelines from development”

Issue #4

Issue #3

Issue #5

- Will allow for a deeper and more nuanced discussion of key policy questions.
- More technical issues to be addressed through Steering Committee and on-line comment forum.

Next Steering Committee Meeting



- ❑ June 16, 2015 7:00 PM
- ❑ Issues to Discuss:
 8. Hillside Development Permits
 9. High Risk Areas Map
 10. Remediation of High Risk Areas
 11. Viewshed Protection
 12. Building Size



MORAGA HILLSIDES AND RIDGELINES PROJECT