



Meeting Date: November 4, 2015

TOWN OF MORAGA

STAFF REPORT

To: Hillsides and Ridgelines Steering Committee

**From: Ellen Clark, Planning Director
Ben Noble, Contract Planner**

Subject: Selection of Preferred Options

Meeting Purpose and Agenda

On November 4, 2015 and November 12, 2015 the Hillsides and Ridgelines Steering Committee will review and recommend preferred options to address key issues previously identified for the Hillsides and Ridgelines project. On November 4, 2015 the Steering Committee will discuss the following six issues:

- Non-MOSO Ridgeline Definition and Map
- Ridgeline Protection
- Viewshed Protection
- Building Size on Large Lots
- MOSO Ridgeline Map
- Hillside Development Permits

On November 12, 2015 the Steering Committee will discuss these remaining five issues:

- High Risk Areas Map
- Remediation of High Risk Areas
- Steep Slope Limitations in MOSO Open Space
- MOSO Open Space Map
- Definition of "Development"

The Steering Committee's recommended option for each issue will be forwarded to the Planning Commission and Town Council in early 2016. The Town Council will ultimately select a preferred approach that will be carried forward into the development of updated regulations.

Public Input on Options

The public has provided input on the issues and options at a public workshop, through four professionally-facilitated focus groups, and through an on-line survey on Open Town

1 Hall. Due to the broad scope and nature of the issues discussed, many of which are
2 complex and technical, staff sought input on a selected set of the issues at the in-person
3 forums (workshop and focus groups). However, the public was able to provide input on
4 all the issues through the Open Town Hall survey.

5 6 Public Workshop

7 On September 16, 2015 the Town hosted a public workshop to receive input on seven
8 of the issues. Workshop materials can be viewed here:

9 <http://www.moraga.ca.us/hillsides>

10
11 A summary of workshop input is provided as Attachment A.

12 13 Focus Groups

14 Godbe Research conducted four focus groups, two each on October 1, 2015 and October
15 7, 2015. These focus groups tested options associated with four issues: Non-MOSO
16 Ridgeline Definition and Map, Ridgeline Protection, Viewshed Protection, and Building
17 Size on Large Lots. A summary of the focus groups' results is provided as Attachment
18 B.

19 20 Open Town Hall

21 The Town posted all issues and options as a public survey on Open Town Hall, the Town's
22 on-line community discussion forum. A total of 42 participants provided input through
23 Open Town Hall, with results summarized in Attachment C.

24 25 Recommendations

26
27 Town staff and consultants have reviewed public input on the issues and options and
28 have identified a recommended approach to address each issue. Below is a summary of
29 the issue, the options previously prepared, and a recommended approach for the issues
30 on the November 4, 2015 meeting agenda.

31
32 Public input on the issues and options has been strongly in favor of those options that
33 increase protections for open space, hillsides and ridgelines, and maintain Moraga's
34 scenic qualities. In the focus groups, many participants favored making regulations for
35 hillside and ridgeline protection more consistent across the entire Town. The
36 recommended approach presented below aims to support this basic goal while balancing
37 other policy considerations and limitations.

38
39 Additional information on the recommendations will be provided at the November 4, 2015
40 meeting.

41 42 **Non-MOSO Ridgeline Definition and Map**

43 Moraga's General Plan defines Major and Minor Ridgelines in MOSO Open Space and
44 identifies the locations of these ridgelines, but does not contain a general ridgeline
45 definition that applies town-wide. Because of this, some believe that Town policies to
46 protect ridgelines from development do not apply to non-MOSO ridgelines, or apply in
47 different ways.

1 The following options were previously selected by the Steering Committee to address this
2 issue:

- 3 1. Add a general ridgeline definition to the General Plan and Municipal Code.
- 4 2. Add a map of all ridgelines to the General Plan.
- 5 3. Clarify that “ridgeline” means only MOSO ridgelines.

6
7 Staff and consultants recommend the following approach to address this issue:

- 8 • Establish a basic ridgeline definition that applies Town-wide: “Ridgeline means a
9 long, narrow elevation of land that forms the upper-most portion of a hill where it
10 rises to a crest.”
- 11 • Establish definitions for special types of ridgelines in MOSO and non-MOSO
12 areas:

13 Major MOSO Ridgeline: “The centerline or crest of the ridges known as Indian
14 Ridge, Sanders Ridge, Mulholland Ridge and Campolindo Ridge, where the
15 crest is above 800 feet above mean sea level and within an area with a
16 MOSO Open Space designation on the General Plan Diagram.” [Existing
17 General Plan Definition]

18
19 Minor MOSO Ridgeline: “The centerline or crest of any ridge other than those
20 identified as ‘major ridgelines,’ where the crest is above 800 feet above mean
21 sea level and within an area with a MOSO Open Space designation on the
22 General Plan Diagram.” [Existing General Plan Definition]

23
24 Significant Non-MOSO Ridgeline: “The portion of any ridgeline outside of
25 MOSO lands that is above 800 feet and which forms or is part of the skyline
26 visible from a designated scenic corridor.”

27
28 Other Ridgeline: “All other ridgelines that are not a Major MOSO ridgeline, a
29 Minor MOSO ridgeline, or a Significant Non-MOSO ridgeline.”

- 30
31 • Include in the General Plan a map that shows the MOSO ridgelines and the
32 Significant Non-MOSO ridgelines. The map would not show Other Ridgelines.

33 34 **Ridgeline Protection**

35 General Plan Policy CD1.5 calls for the Town to “protect ridgelines from development.”
36 It is unclear how this policy applies to ridgelines outside of MOSO Open Space, if at all.

37
38 The Steering Committee recommended the following options to address this issue:

- 39 1. Allow development on and near non-MOSO ridgelines consistent with improved
40 design guidelines.
- 41 2. Prohibit development on non-MOSO ridgelines. Allow development near non-
42 MOSO ridgelines consistent with new development standards.
- 43 3. Prohibit development within 250 feet of non-MOSO ridgelines
- 44 4. Prohibit development within 500 feet of non-MOSO ridgelines
- 45 5. Add an “escape clause” to Options 2, 3, and 4 to allow exceptions if regulation
46 would result in an unconstitutional “taking” of property.

- 1 Staff and consultants recommend the following approach to address this issue:
- 2 • Establish in the General Plan and Zoning Ordinance the following new standards
 - 3 for Significant Non-MOSO Ridgelines:
 - 4 ○ Development is prohibited on a Significant Non-MOSO Ridgeline.
 - 5 ○ Development shall maintain visual separation from the ridgeline as viewed
 - 6 from a scenic corridor. This can be accomplished by establishing a
 - 7 measurable standard such as a protected “vision plane” or requirement
 - 8 that a building should be placed a certain distance below the top of the
 - 9 ridgeline.
 - 10 • Amend the Moraga Design Guidelines to include new standards to clarify,
 - 11 expand, and improve existing ridgeline protection guidelines, which would apply
 - 12 to all classes of ridgelines. Adherence to Guidelines will be mandatory but may
 - 13 allow for different methods to achieve the desired outcomes for aesthetics and
 - 14 preservation of views of ridgelines.

15
16 Table 1 summarizes recommended limitations on development on and near different
17 types of ridgelines.

18
19 **Table 1:** Regulation of Different Types of Ridgelines

Type of Ridgeline	Development Permitted:	
	On Ridgeline	Near to Ridgeline
Major MOSO	No	500 ft. buffer [no change]
Minor MOSO	No	Yes, if complies with other MOSO requirements and Design Guidelines [no change]
Significant Non-MOSO	No	Only if it meets quantified standard for visual separation from ridgeline as viewed from scenic corridor, and complies with Design Guidelines
All Other	Yes	Yes, if complies with Design Guidelines

20
21
22 **Viewshed Protection**

23 Moraga’s General Plan and Zoning Code identify several roadways in Moraga as scenic
24 corridors. General Plan Policy CD1.3 calls for the Town to “protect” viewsheds along
25 these scenic corridors. It is unclear what “protect” means in the context of proposed
26 projects located in visually prominent hillside areas as viewed from scenic corridors.

27
28 The Steering Committee identified the following options to address this issue:

- 29 1. Prohibit development in visually prominent hillside areas as viewed from the
- 30 Town’s scenic corridors.
- 31 2. Strengthen development standards to limit development in visually prominent
- 32 hillside areas as viewed from the Town’s scenic corridors.
- 33 3. Expand and improve design guidelines that apply to visually prominent hillside
- 34 areas as viewed from the Town’s scenic corridors.
- 35 4. Maintain existing policies and regulations.

1 Staff and consultants believe that this issue will be adequately addressed through the
2 recommended new standards for Significant Non-MOSO Ridgelines and new design
3 standards to address the ridgeline protection issue described above. No additional
4 standards or restrictions would be needed.
5

6 **Building Size on Large Lots**

7 Moraga’s Design Guidelines establish a maximum FAR for single-family homes up to a
8 maximum lot size of 20,000 sq. ft. The Design Guidelines do not address maximum
9 FAR for lots greater than 20,000 sq. ft., and thus do not limit the size of homes on larger
10 lots in town, except through standards (such as height, setbacks and lot coverage) and
11 qualitative guidelines such as neighborhood compatibility to control home size.
12

13 The Steering Committee identified the following options to address this issue:

- 14 1. Establish a maximum FAR for lots greater than 20,000 square feet.
- 15 2. Establish a maximum square-footage for any single-family home regardless of lot
16 size.
- 17 3. Make no changes to existing regulations.
18

19 Staff recommends specifying a maximum floor area for lots greater than 20,000 square
20 feet using a FAR formula similar to that used for lots 20,000 sq. ft. or less. Staff also
21 recommends establishing an absolute maximum floor area that would apply to any
22 home, regardless of lot size. Table 2 illustrates this recommended approach,
23 establishing a maximum floor area of 7,000 sq. ft. for a home on a lot greater than
24 43,500 sq. ft.
25

26 **Table 2:** Maximum FAR for lots 20,000 sq. ft. and Greater

Parcel Area (sq. ft.)	Maximum FAR	Maximum Floor Area (sq. ft.)
20,000	0.230	4,600
22,000	0.224	4,928
24,000	0.218	5,232
26,000	0.212	5,512
28,000	0.206	5,768
30,000	0.200	6,000
32,000	0.194	6,208
34,000	0.188	6,392
36,000	0.182	6,552
38,000	0.176	6,688
40,000	0.170	6,800
42,000	0.164	6,888
43,560 or greater	N/A	7,000

27 28 29 **MOSO Ridgeline Map**

30 Town maps that show the location of ridgelines in MOSO Open Space are not
31 consistent. MOSO Guidelines Exhibit B shows the furthest northwest extent of Indian
32 Ridge as a Minor Ridgeline. Maps prepared by the Town based on the definition of

1 Major Ridgelines in the MOSO Initiative shows the full extent of Indian Ridge within
2 Town limits as a Major Ridgeline.

3

4 The Steering Committee identified the following options address this issue:

- 5 1. Designate the full extent of Indian Ridge as a Major Ridgeline.
- 6 2. Designate the northwest portion of Indian Ridge as a Minor Ridgeline.

7

8 Staff recommends designating the northwest portion of Indian Ridge as a Minor
9 Ridgeline, based on the fact that, topographically it exhibits all of the characteristics of a
10 minor ridgeline as otherwise defined in MOSO.

11

12 **Hillside Development Permits**

13 A Hillside Development Permit (HDP) is required to “clear, construct upon, or alter” land
14 with a slope of 20 percent or greater. There is a need to consider if the Town should
15 modify the Hillside Development Permit requirement given the other regulations and
16 permit requirements that also apply to hillside development projects. The Town also
17 needs to consider if HDP s should continue to be required for minor projects (e.g.,
18 retaining walls, small accessory buildings, or additions) on developed single-family lots.

19

20 The Steering Committee identified the following options to address this issue:

- 21 1. Eliminate the HDP requirement.
- 22 2. Exempt developed single-family lots from the HDP requirement.
- 23 3. Exempt projects requiring other discretionary permits from the HDP requirement.
- 24 4. Maintain the HDP requirement as it is today.

25

26 Staff recommends eliminating the Hillside Development Permit requirement. Virtually all
27 projects involving development, grading, or construction on sites with slopes of 20 percent
28 or greater are subject to approval of a grading permit and/or design review, or are
29 processed as part of a larger subdivision approvals that often involve review under
30 MOSO. With these requirements, most of which post-date the HDP provisions, the HDP
31 now appears to be redundant.

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ATTACHMENTS

- A. Workshop Summary**
- B. Open Town Hall Summary**
- C. Focus Group Summary**

ATTACHMENT A

WORKSHOP SUMMARY

Town of Moraga Hillsides and Ridgelines Project

Workshop #3 Summary

On September 17, 2014 the Town of Moraga hosted the third community workshop for the Hillsides and Ridgelines Project. The purpose of this workshop was to hear public input on options for how the Town can address key issues associated with hillside and ridgeline development; these options are presented in the *Options Workbook* that was published in advance of the meeting.

About 50 residents attended the workshop. The workshop began with a brief presentation of background information about the project by the Town's consultants. After some clarifying questions and answers, participants then engaged in small group discussions about options to address a series of seven issues. For each issue, the Town's consultants presented background information and summarized the options identified in the Workbook, participants asked clarifying questions, and then the small groups discussed the options. At the conclusion of each discussion, each group member affixed a dot on a poster that presented the options from the Workbook to identify their preferred option(s). In some cases, participants suggested additional options that were not presented in the workbook. The results of this exercise are presented in Attachment 1 and summarized below.

Issue 1: Non-MOSO Ridgeline Definition and Map

Issue Description: Moraga's General Plan defines Major and Minor Ridgelines in MOSO Open Space and identifies the location of these ridgelines. The General Plan does not contain a general ridgeline definition that applies town-wide. Because of this, some believe that Town policies to protect ridgelines from development do not apply to non-MOSO ridgelines, or apply in different ways. Clarifying the meaning of Moraga's ridgeline protection policies requires establishing a clear town-wide definition of ridgelines and identifying the location of all these ridgelines on a map.

Small Group Feedback: The vast majority of participants support Options 1-A and 1-B, which are to add a general ridgeline definition to the General Plan and Municipal Code, and to add a map of all ridgelines to the General Plan. In addition, there were some specific suggestions about how to modify the suggested ridgeline definition in Option 1-A, such as including developed areas and including ridgelines below 800 feet in elevation.

Issue 2: Ridgeline Protection

Issue Description: General Plan Policy CD1.5 calls for the Town to "protect ridgelines from development." It is unclear how this policy applies to ridgelines outside of MOSO Open Space, if at all.

Small Group Feedback: The majority of participants support Option 2-D, which is to prohibit development within 500 feet of non-MOSO ridgelines. Some participants also support Option 2-E, adding an "escape clause" to allow for exceptions to avoid unconstitutional "taking" of property, and there were a smattering of votes for Option 2-B, prohibiting development on non-MOSO ridgelines, and Option 2-C, prohibiting development within 250 feet of non-MOSO ridgelines.

Issue 3: Steep Slope Limitations in MOSO Open Space

Issue Description: In MOSO Open Space, development is prohibited in areas with an average existing slope of 20 percent or more. There is concern that some applicants circumvent the intent of this limitation by calculating average slope for a very large or irregularly shaped area (“a cell”). The Town also needs to clarify if development is allowed in particularly high-slope areas in a cell if the average slope is less than 20 percent.

Small Group Feedback: The majority of participants support Option 3-D, which is to eliminate the use of the cell concept to calculate average slope from the MOSO Guidelines. Some participants noted that they do not support the “escape clause” described for this option in the Workbook, in which the Town Council could approve exceptions if the regulation would result in a violation of property rights. A few participants also support Option 3-B, creating objective standards for cell boundaries, and Option 3-C, prohibiting development in areas with a slope of 20 percent or more. There were also some suggestions about how to define cell boundaries, and a few suggestions to not change the existing cell concept in the Guidelines.

Issue 4: High Risk Areas Map for MOSO Open Space

Issue Description: MOSO Guidelines Exhibit D (Development Capability Map), adopted in 1989, establishes a preliminary determination of high risk areas in MOSO Open Space. High risk areas are limited to a maximum density of 1 unit per 20 acres. Project applicants may request a final determination of high risk status on a property based on a site-specific geologic study. The findings of these geologic studies frequently differ from the preliminary determination of high risk status in the Development Capability Map. Discrepancies also were found between the Development Capability Map and landslide hazard mapping prepared for the Hillside and Ridgelines project.

Small Group Feedback: The majority of participants support Option 4-B, which is to develop a new and improved Development Capability Map. A smaller number of participants support Option 4-A, which is to discontinue use of this map and eliminate the preliminary risk determination. There were also suggestions about factors to consider when refining the Development Capability Map and about regular updates to this map.

Issue 5: Remediation of High-Risk Areas

Issue Description: Geologic hazards, such as landslides, on a hillside site can often be remediated through earthmoving, excavation, and the installation of engineering structures. The MOSO Guidelines allow for remediation to justify reclassification of high risk areas and allow for increased residential density (either 1 unit per 10 acres or 1 unit per 5 acres). There is disagreement within the community over whether this practice of allowing increased density as a result of remediation should continue.

Small Group Feedback: The majority of participants support Option 5-C, which is to prohibit any increase in residential density in high risk areas. However, there was also substantial support for Option 5-B, prohibiting remediation for the sole purpose of increasing residential density, and Option 5-A, conditionally allowing increases to residential density as a result of remediation.

Issue 6: Viewshed Protection

Issue Description: Moraga’s General Plan and Zoning Code identify several roadways in Moraga as scenic corridors. General Plan Policy CD1.3 calls for the Town to “protect” viewsheds along these scenic corridors. It is unclear what “protect” means in the context of proposed projects located in visually prominent hillside areas as viewed from scenic corridors.

Small Group Feedback: The majority of participants support Option 6-A, which is to prohibit development in visually prominent hillside areas. Some participants also support Option 6-B, which is to strengthen development standards to limit development in visually prominent areas, and fewer support Options 6-C and 6-D to expand and improve design guidelines and to maintain existing policies and regulations, respectively.

Issue 7: Building Size on Large Lots

Issue Description: Floor area ratio (FAR) is a measurement of the size of a building relative to its lot size. Moraga’s Design Guidelines establish a maximum FAR, which includes living space as well as garages and habitable attic and basement space, for single-family homes up to a maximum lot size of 20,000 sq. ft. The Design Guidelines do not address maximum FAR for lots greater than 20,000 sq. ft., and thus do not limit the size of homes on larger lots in town.

Small Group Feedback: The majority of participants support Option 7-A, which is to establish a maximum FAR for lots greater than 20,000 square feet. There was also substantial support for Option 7-C, making no changes to existing regulations, and for Option 7-B, establishing a maximum square footage for any single-family home regardless of lot size. There were also some suggestions for additional FAR and other development standards within scenic corridors.

Attached:

1. Small Group Dot Exercise Results

BOARD 1

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
7	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
7	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
7	Other Options <ul style="list-style-type: none"> ■ Modify definition from undeveloped areas to all areas over 800 feet.

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
1	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
6	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
5	Other Options <ul style="list-style-type: none"> ■ All development with silhouetting.

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
7	3-D: Eliminate use of cell to calculate average slope.
5	Other Options <ul style="list-style-type: none"> ■ Delete Town Council Escape Clause. ■ Except communication facilities built under an existing PGE lattice tower (with review). ■ Steep slope limitation shall also apply to non-MOSO land. ■ But please NO escape clause.

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
7	4-B: Develop a new and improved Development Capability Map.
	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
3	Other Options <ul style="list-style-type: none"> ■ Review map every 20 years.

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
	5-A: Conditionally allow increases to residential density as a result of remediation.
	5-B: Prohibit remediation for the sole purpose of increasing residential density.
7	5-C: Prohibit any increase in residential density in high risk areas.
5	Other Options <ul style="list-style-type: none"> ■ Town should set aside funds for remediation to preserve public infrastructure.

ISSUE 6: VIEWSHED PROTECTION

Number	Options
7	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-D: Maintain existing policies and regulations.
5	Other Options <ul style="list-style-type: none"> ■ Except for existing PGE lattice tower with modification.

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
3	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
2	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
2	7-C: Make no changes to existing regulations.
	Other Options

BOARD 2

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
5	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
5	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
	Other Options

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
1	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
4	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
	Other Options

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
5	3-D: Eliminate use of cell to calculate average slope.
	Other Options <ul style="list-style-type: none"> ■ 3-D - Except town council can override ■ Concerned about non-MOSO area

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
4	4-B: Develop a new and improved Development Capability Map.
1	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	Other Options

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
	5-A: Conditionally allow increases to residential density as a result of remediation.
4	5-B: Prohibit remediation for the sole purpose of increasing residential density.
1	5-C: Prohibit any increase in residential density in high risk areas.
	Other Options

ISSUE 6: VIEWSHED PROTECTION

Number	Options
2	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
3	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-D: Maintain existing policies and regulations.
	Other Options

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
3	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
2	7-C: Make no changes to existing regulations.
	Other Options

BOARD 3

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
3	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
3	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
4	Other Options <input type="checkbox"/> Remove “Undeveloped Area” <input type="checkbox"/> Should apply to everything

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
3	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
1	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
4	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
1	Other Options <input type="checkbox"/> I voted for 2B but am concerned about what “New Development Standards” will mean.

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
2	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
1	3-D: Eliminate use of cell to calculate average slope.
	Other Options

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
	4-B: Develop a new and improved Development Capability Map.
	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	Other Options

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
3	5-A: Conditionally allow increases to residential density as a result of remediation.
	5-B: Prohibit remediation for the sole purpose of increasing residential density.
	5-C: Prohibit any increase in residential density in high risk areas.
	Other Options

ISSUE 6: VIEWSHED PROTECTION

Number	Options
	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
1	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
2	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-D: Maintain existing policies and regulations.
1	Other Options <input type="checkbox"/> I like Option 6B and 5C to strength and to improve

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
4	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
	7-C: Make no changes to existing regulations.
	Other Options

BOARD 4

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
5	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
5	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that "ridgeline" means only MOSO ridgelines.
	Other Options <ul style="list-style-type: none"> ■ Continuation of a crest which is considered a ridgeline above 800' continues to be a "ridgeline" below 800'-include these on map.

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
5	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
	2-E: Add an "escape clause" to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional "taking" of property.
	Other Options <ul style="list-style-type: none"> ■ Do study to identify any exception (property take) before enacting so all exceptions are documented prior. No changes post-enactment.

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
	3-B: Create objective standards for cell boundaries.
2	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
4	3-D: Eliminate use of cell to calculate average slope.
	Other Options <ul style="list-style-type: none"> ■ Remove escape clause from D. ■ Define cells in such a way as to prevent contorted cells. ■ Define cells as a single building lot.

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
4	4-B: Develop a new and improved Development Capability Map.
1	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	Other Options <ul style="list-style-type: none"> ■ Carefully define the requirements for the geo-tech study-boring grid, survey topo requirements, etc.

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
	5-A: Conditionally allow increases to residential density as a result of remediation.
	5-B: Prohibit remediation for the sole purpose of increasing residential density.
5	5-C: Prohibit any increase in residential density in high risk areas.
	Other Options <ul style="list-style-type: none"> ■ Modify option 5C to one house per 10 acres ----????

ISSUE 6: VIEWSHED PROTECTION

Number	Options
5	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town's scenic corridors.
	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town's scenic corridors.
	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town's scenic corridors.
	6-D: Maintain existing policies and regulations.
	Other Options

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
2	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
2	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
	7-C: Make no changes to existing regulations.
	Other Options

BOARD 5

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
1	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
1	1-B: Add a map of all ridgelines to the General Plan.
1	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
1	Other Options <ul style="list-style-type: none"> ■ Broaden the definition to pick up ridgelines that are below 800’! ■ I like 1B but would like to have a review of the 800 ft. ■ Option: re-evaluate 800 ft elevation-add the map but with above.

ISSUE 2: RIDGELINE PROJECTION

Number	Options
1	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
1	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
2	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
1	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
	Other Options

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
2	3-D: Eliminate use of cell to calculate average slope.
1	Other Options <ul style="list-style-type: none"> ■ Leave the way it is now.

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
3	4-B: Develop a new and improved Development Capability Map.
1	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	Other Options

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
1	5-A: Conditionally allow increases to residential density as a result of remediation.
1	5-B: Prohibit remediation for the sole purpose of increasing residential density.
3	5-C: Prohibit any increase in residential density in high risk areas.
	Other Options

ISSUE 6: VIEWSHED PROTECTION

Number	Options
1	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
1	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town’s scenic corridors.
1	6-D: Maintain existing policies and regulations.
	Other Options

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
1	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
1	7-C: Make no changes to existing regulations.
	Other Options

BOARD 6

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP – Board 6

Number	Options
4	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
4	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
	Other Options

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
4	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
3	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
	Other Options

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
1	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
1	3-D: Eliminate use of cell to calculate average slope.
	Other Options

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
3	4-B: Develop a new and improved Development Capability Map.
	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	Other Options

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
	5-A: Conditionally allow increases to residential density as a result of remediation.
2	5-B: Prohibit remediation for the sole purpose of increasing residential density.
1	5-C: Prohibit any increase in residential density in high risk areas.
	Other Options

ISSUE 6: VIEWSHED PROTECTION

Number	Options
3	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town’s scenic corridors.
	6-D: Maintain existing policies and regulations.
	Other Options

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
3	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
	7-C: Make no changes to existing regulations.
	Other Options

BOARD 7

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
3	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
4	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
1	Other Options <ul style="list-style-type: none"> ■ GP & MOSO-identify important ridgelines

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
1	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
2	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
2	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
1	Other Options <ul style="list-style-type: none"> ■ And I absolutely would like the landscaping “Do This” incorporated. ■ Enough controls already.

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
1	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
3	3-D: Eliminate use of cell to calculate average slope.
1	Other Options <ul style="list-style-type: none"> ■ Leave guidelines the same.

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
1	4-B: Develop a new and improved Development Capability Map.
2	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	Other Options

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
2	5-A: Conditionally allow increases to residential density as a result of remediation.
2	5-B: Prohibit remediation for the sole purpose of increasing residential density.
	5-C: Prohibit any increase in residential density in high risk areas.
	Other Options

ISSUE 6: VIEWSHED PROTECTION

Number	Options
1	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
1	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town’s scenic corridors.
2	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town’s scenic corridors.
1	6-D: Maintain existing policies and regulations.
	Other Options

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
5	7-C: Make no changes to existing regulations.
	Other Options

BOARD 8

ISSUE 1: NON-MOSO RIDGELINE DEFINITION AND MAP

Number	Options
6	1-A: Add a general ridgeline definition to the General Plan and Municipal Code.
6	1-B: Add a map of all ridgelines to the General Plan.
	1-C: Clarify that “ridgeline” means only MOSO ridgelines.
	<p>Other Options</p> <ul style="list-style-type: none"> ■ Include 1-A: Strike the language: “is in an undeveloped area”. ■ 1-B: Define “undeveloped area” so that a person’s barn, well, shed, road, etc. doesn’t exempt it from the regs.-what we really mean is non-residential area. ■ 1-B: ridgelines above 700’ in elevation (instead of 800’) ■ 1-B: Many highly visible “lateral” or “spur” ridges are below 800’ but very visually prominent. Need to account for ridgeline visibility as well as elevation. (outside MOSO of course). ■ 1-C: Ridgeline should not be defined by above 800’-any area visible from scenic corridor developed or undeveloped. ■ Ridgelines visible from scenic corridors need extra protection. ■ 800’ is not adequate everywhere –Rancho Laguna II is currently grading below 800’ yet most would agree it’s a ridgeline that should have been protected.

ISSUE 2: RIDGELINE PROJECTION

Number	Options
	2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.
	2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.
2	2-C: Prohibit development within 250 feet of non-MOSO ridgelines.
3	2-D: Prohibit development within 500 feet of non-MOSO ridgelines.
	2-E: Add an “escape clause” to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional “taking” of property.
	<p>Other Options</p> <ul style="list-style-type: none"> ■ At Rancho Laguna II the developer is required to build the houses along Rheem Blvd. so they don’t silhouette against the sky. They pushed this to the very limit so that some of the rooftops will come right to the limit of the ridge, i.e. there is no ridgeline/hillside visible above the rooftop-see illustration. This doesn’t preserve the view of the ridgeline so any policy would need to ensure that more of the ridgeline and hillside remain visible above the rooftops. ■ 2-D: Add: And visible from scenic corridor.

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Number	Options
	3-A: Create general policy statement for cell boundaries.
	3-B: Create objective standards for cell boundaries.
	3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent.
3	3-D: Eliminate use of cell to calculate average slope.
1	<p>Other Options</p> <ul style="list-style-type: none"> ■ Require that cell areas <u>do not exceed</u> 10,000 square feet. ■ Apply slope restrictions in non-MOSO area open space & study areas. ■ 3-D: Eliminate guideline and manage to language of ordinance.

ISSUE 4: HIGH RISK AREAS MAP FOR MOSO OPEN SPACE

Number	Options
	4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.
5	4-B: Develop a new and improved Development Capability Map.
	4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.
	<p>Other Options</p> <ul style="list-style-type: none"> ■ 4-B: High risk needs to be applied to non-MOSO.

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Number	Options
	5-A: Conditionally allow increases to residential density as a result of remediation.
	5-B: Prohibit remediation for the sole purpose of increasing residential density.
5	5-C: Prohibit any increase in residential density in high risk areas.
	<p>Other Options</p> <ul style="list-style-type: none"> ■ Option 5C is good because why develop any areas that are high risk. There is already too much traffic congestion. ■ Apply the high risk concept outside of MOSO in non MOSO open space.

ISSUE 6: VIEWSHED PROTECTION

Number	Options
4	6-A: Prohibit development in visually prominent hillside areas as viewed from the Town's scenic corridors.
1	6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town's scenic corridors.
	6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town's scenic corridors.
	6-D: Maintain existing policies and regulations.
	Other Options <ul style="list-style-type: none"> ■ 6-A: Add allow structure on existing non-subdivided plot in least prominent section w/standards

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Number	Options
5	7-A: Establish a maximum FAR for lots greater than 20,000 square feet.
	7-B: Establish a maximum square-footage for any single-family home regardless of lot size.
	7-C: Make no changes to existing regulations.
	Other Options <ul style="list-style-type: none"> ■ 7-A: Prohibit within scenic corridor ■ 7-A is good but the maximum permitted building height in a scenic corridor should be more than 2 stories. ■ Option 7-A with stricter FAR size in a scenic corridor. ■ 7-A is fine except: must adopt a 7-B style absolute limit, 4,000-5,000 sq ft, on square footage for homes in scenic corridors.

ATTACHMENT B

OPEN TOWN HALL SUMMARY

HILLSIDES AND RIDGELINES PROJECT ISSUES AND OPTIONS SURVEY

The Town of Moraga conducted a public survey of options to address key issues for the Hillside and Ridgeline project. This survey allowed residents to provide input on the same options discussed at the September 17, 2015 public workshop. The survey also included four additional issues (Issues 8-11) that weren't discussed at the workshop. Survey questions asked residents to select preferred options for the following issues:

1. Non-MOSO Ridgeline Definition And Map
2. Ridgeline Protection
3. Steep Slope Limitations in MOSO Open Space
4. High Risk Areas Map
5. Remediation of High-Risk Areas
6. Viewshed Protection
7. Building Size on Large Lots
8. MOSO Open Space Map
9. MOSO Ridgeline Map
10. Definition of Development
11. Hillside Development Permits

The Town initiated the survey on September 18, 2015 and invited residents to participate through email announcements, links on the Town's website, posts on Nextdoor.com, and announcements on Moraga Citizen's Network. A total of 133 people viewed the survey and 42 residents participated in the survey.

Below are survey results, which identify the number of participants who selected each option and include additional comments submitted for each issue. Results can also be viewed online at http://www.moraga.ca.us/opentownhall#peak_democracy.

ISSUE 1: RIDGELINE DEFINITION AND MAP

Survey Results:

		%	Count
Option 1-A: Add a general ridgeline definition to the General Plan and Municipal Code.		44.4%	12
Option 1-B: Add a map of all ridgelines to the General Plan.		74.1%	20
Option 1-C: Clarify that "ridgeline" means only MOSO ridgelines.		18.5%	5

Comments:

- We need to expand Ridgeland protection to Ridgeland below 800 feet. Rancho Laguna should never have been approved.
- I believe the first two options are intended to further restrict development of single family residences which should occur before any high density development
- MOSO ridgelines seem to me to be too few, but the option 1-b map has too many. Adopt a definition that's not overly restrictive of development.
- i favor a slightly lower elevation, say 700 or 750 feet, as an 800 foot threshold would not have protected Rheem Ridge.
- I think we definitely need a map to designate all the areas we MUST protect to include both major and minor ridges, slopes and hillsides. We also need language strong enough to stand up to the extensive legal scrutiny and challenges that will no doubt be brought by the opposition.
- I was not involved in the MOSO stuff. But as someone who has lived in Moraga for 16+ years, I think Ridgelines should be all above 800 feet - anything we can see from our current homes, our current roads. The land we appreciate and don't want to see bulldozed or built on.
- Open Space outside of MOSO should DEFINITELY be protected if at all possible.
- The definition of protect doesn't mean prohibit. I think that is a clear misunderstanding on both sides of that dialogue. Please clarify the definition so as to clear the conversation of misinformation.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.
- When previously asked, the majority of Moraga citizens have voted for open space and protected ridge lines. Town staff and officials should treat that view as the default, and push back against the drumbeat of "development."

ISSUE 2: RIDGELINE PROTECTION

Survey Results:

		%	Count
Option 2-A: Allow development on and near non-MOSO ridgelines consistent with improved design guidelines.		18.5%	5
Option 2-B: Prohibit development on non-MOSO ridgelines. Allow development near non-MOSO ridgelines consistent with new development standards.		25.9%	7
Option 2-C: Prohibit development within 250 feet of non-MOSO ridgelines (see Figure 5).		7.4%	2
Option 2-D: Prohibit development within 500 feet of non-MOSO ridgelines (see Figure 6).		63.0%	17
Option 2-E: Add an "escape clause" to Options 2-B, 2-C, and 2-D to allow exceptions if regulation would result in an unconstitutional "taking" of property.		14.8%	4

Comments:

- Why is Moraga worried about "taking"?
- This is an under hand mechanism to further restrict the development of single family homes
- Define ridgelines in a consistent way, and avoid violating property rights, using the 2-e escape clause.
- I don't believe municipal regulations constitute the "taking "of property. These lands were originally Rancho's and when sold became subject to city laws and codes as populations have increased.and the need for processes and guidelines became necessary to protect the environment and prevent uncontrolled growth and sprawl.
- I do not want to look at houses on any ridgeline. I do not massive amounts of dirt moved to allow for building. Not sure any of this is allowable legally - but seems wrong to do what is happening on Camino Ricardo. Ugly retaining walls, and views of all of it from different parts of town. This should not be allowed.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.

- I would advocate preserving all open space on all undeveloped land in Moraga, regardless of if it is a ridgeline.
- The escape clause option is unnecessary and will give citizens a false impression: any regulatory action that arguably constitutes a taking can be challenged by the landowner; the Town doesn't need an "escape clause" in its laws to state the obvious. The downside to adopting such a clause is that it may be poorly drafted and provide a landowner with more ways to bring actions against the Town.
- Completely redundant
- Do you really need an "escape clause" if something is a violation under the US constitution? Wouldn't that already be allowed, by law?

ISSUE 3: STEEP SLOPE LIMITATIONS IN MOSO OPEN SPACE

Survey Results:

		%	Count
Option 3-A: Create general policy statement for cell boundaries.		12.0%	3
Option 3-B: Create objective standards for cell boundaries.		20.0%	5
Option 3-C: Prohibit development in areas of a cell with a slope of 20 percent or greater when the cell overall has an average slope of less than 20 percent. (See Figure 8)		28.0%	7
Option 3-D: Eliminate use of cell to calculate average slope.		52.0%	13

Comments:

- There should be no development in MOSO open space. The slope calculation just provides a loophole.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.

ISSUE 4: HIGH RISK AREA MAP FOR MOSO OPEN SPACE

Survey Results:

		%	Count
Option 4-A: Continue to use the existing Development Capability Map and acknowledge its limitations.		8.3%	2
Option 4-B: Develop a new and improved Development Capability Map.		62.5%	15
Option 4-C: Discontinue use of the Development Capability Map and eliminate the preliminary risk determination.		33.3%	8

Comments:

- See comment on Issue 3. Geotechnical engineers can always devise a solution in these risk areas . If the developer is willing to pay for the solution, then the risk is abated. This should not be the criterion for planning development.
- Detailed engineering studies should prevail
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.
- Risk factors are always subject to change, as engineering capabilities shift, and more information becomes available. I see it as a waste of resources to try to be too precise at any fixed point in time.

ISSUE 5: REMEDIATION OF HIGH-RISK AREAS

Survey Results:

		%	Count
Option 5-A: Conditionally allow increases to residential density as a result of remediation.		33.3%	9
Option 5-B: Prohibit remediation for the sole purpose of increasing residential density.		18.5%	5
Option 5-C: Prohibit any increase in residential density in high risk areas.		55.6%	15

Comments:

- Is this remediation allowing higher density more of Moraga's "Not In My Neighborhood" abhorrent behavior? The world, especially the Bay Area needs higher density housing as a greener solution to home building. There is plenty of space out here for more people to live.
- The current system has worked well - there is no need to change
- The town's residents passed appropriate (and extremely reasonable) land use ordinances and these need to be respected and upheld. Developers have been well aware of these statutes for decades.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline

ISSUE 6: VIEWSHED PROTECTION

Survey Results:

		%	Count
Option 6-A: Prohibit development in visually prominent hillside areas as viewed from the Town's scenic corridors.		70.4%	19
Option 6-B: Strengthen development standards to limit development in visually prominent hillside areas as viewed from the Town's scenic corridors.		14.8%	4
Option 6-C: Expand and improve design guidelines that apply to visually prominent hillside areas as viewed from the Town's scenic corridors.		18.5%	5
Option 6-D: Maintain existing policies and regulations.		7.4%	2

Comments:

- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.
- This is an example of a regulation that is ambiguous and is used to make a point. Clearer regulations would be helpful.

ISSUE 7: BUILDING SIZE ON LARGE LOTS

Survey Results

		%	Count
Option 7-A: Establish a maximum FAR for lots greater than 20,000 square feet.		53.8%	14
Option 7-B: Establish a maximum square-footage for any single-family home regardless of lot size.		30.8%	8
Option 7-C: Make no changes to existing regulations.		23.1%	6

Comments:

- It is not clear how this applies to multi-unit developments, like townhomes. Needs clarification.
- Why on earth is this needed
- The Huge home with 100 windows permitted on the South side of Rheem Boulevard (close to the street) between Rheem center and Glorietta is an abomination and totally out of character for the neighborhood. This type of development should not have been permitted.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.

ISSUE 8: MOSO OPEN SPACE

Comments (no options for issue):

- I disagree with staff recommendations. The most restrictive designation should be used to create one map.
- In the second paragraph above the "(link here) doesn't link to anything.
- Make the zoning changes to be consistent with reality and the general plan. Don't use this as a backdoor way to further limit development.
- Seems to me voters were loud and clear with our previous votes for MOSO boundaries. The only goal as I see it should be to reflect these boundaries on maps as they were meant to be at the time past initiatives were adopted.
- Why were the town maps not completed in accordance with the 1986 MOSO guidelines? Let's be sure to maintain the protections that were intended to stay in place.
- Bollinger should be allowed to be developed per the agreement made 2 decades ago or more ... Taking is at issue here.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.

- Fix GP and guidelines to align with MOSO zoning - that was the intent of the ordinance - it was not intended to be misinterpreted and twisted.
- The Zoning map seems the best to retain as it allows more public comment on a wider area of Moraga. I assume it t keeps Bollinger property as MOSO?
- MOSO boundaries must be drawn in accordance with the 1986 ordinance.
- Draw the MOSO boundaries as required by the ordinance that was passed in 1986. Failure to do so could also result in a declaratory judgment action asking a court to say that the Town failed to properly implement the 1986 law.
- Agreed.
- Staff is correct that guidelines/maps should be consistent. I have no opinion about how best to accomplish the objective, as I don't have the history on the issue.

ISSUE 9: MOSO RIDGELINE MAP

Comments (no options for issue):

- Keep it as is
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.
- This question seems pretty detail oriented for a public survey

ISSUE 10: DEFINITION OF DEVELOPMENT

Comments (no options for issue):

- Agree
- I think development should be clearly defined and should include any "agricultural" stuff e.g., a big house with a vineyard is actually a big house, not agricultural..
- This appears to be another restrictive requirement that is not needed
- The definition of development should not change.
- development = new construction and grading for the purposes of new residential or commercial buildings
- okay
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.
- MOSO is clear on what development is - why muddy up the waters with deviations?
- If the definitions have minor differences that don't conflict, then they are fine to keep as is.
- It would be helpful if all 3 definitions were included here, for comparison purposes, and to explain how different people read the definitions differently. I found only the first two and the definition in the MOSO Guidelines looks ok.

ISSUE 11: HILLSIDE DEVELOPMENT PERMIT

Survey Results:

		%	Count
Option 11-A: Eliminate the Hillside Development Permit (HDP).		4.2%	1
Option 11-B: Exempt developed single-family lots from the HDP requirement.		29.2%	7
Option 11-C: Exempt projects requiring other discretionary permits from the HDP requirement.		16.7%	4
Option 11-D: Maintain the HDP requirement as it is today.		54.2%	13

Comments:

- Less red tape, maintain control over erosion and other issues that affect others beyond the property owner.
- Add an exemption to allow the implementation of wireless 911 service to existing PG&E transmission towers on the slopes and ridgeline.

ATTACHMENT C
FOCUS GROUP SUMMARY



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Town of Moraga **2015 Hillside and Ridgelines Focus Groups**

October 2015

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The Town of Moraga commissioned Godbe Research to conduct a series of four focus groups of Moraga residents to help evaluate opinions and attitudes related to the Hillsides and Ridgelines Project. The focus groups were also designed to help inform and support a larger public outreach and engagement process being conducted for the Town for the Project.

As part of the focus group process, two groups were conducted on October 1, 2015, which included a discussion guide designed to collect in-depth knowledge on a variety of topics for the Hillsides and Ridgelines Project in a format used in other community engagement processes. However, after a debrief of the first set of focus groups on October 1st, a decision was made to modify the discussion guide to reflect a more general discussion of topics and issues, as well as to be able to better compare some similar issues. Accordantly, a second set of two focus groups was conducted using this modified discussion guide on October 7, 2015.

Copies of the discussion guides for the October 1st and October 7th focus groups have been presented later in this report in *Appendix A: Discussion Guides*, and comparisons between the October 1st and October 7th groups have been presented, where applicable.

The Hillsides and Ridgelines focus groups for the Town of Moraga were designed to explore the following areas (by focus group dates):

October 1, 2015 Groups:

- a) Determining issues of importance to Moraga residents;
- b) Evaluating current awareness of the Moraga Open Space Ordinance or MOSO;
- c) Evaluating definitions and terminology related to hillsides and open space in Moraga not covered by MOSO such as ‘ridgelines’, ‘protect’, ‘development’;
- d) Determining awareness of terminology related to hillsides and open space in non-MOSO areas of Moraga such as ‘guidelines’ and ‘standards’;
- e) Assessing support for potential future regulations for hillsides and ridgelines in non-MOSO areas of Moraga (Issue 2);
- f) Evaluating support for potential future regulations to protect viewsheds from the Town’s scenic corridors (Issue 6), *and*;
- g) Assessing potential future options for guidelines for floor to area ratio (FAR) for lot sizes greater than 20,000 in the Town (Issue 7).

October 7, 2015 Groups:

- a) Determining issues of importance to Moraga residents;
- b) Evaluating tradeoff for the development of undeveloped land in Moraga, including level of growth, maintaining land as undeveloped, and private property rights;
- c) Evaluating definitions and terminology related to hillsides and open space in Moraga such as 'ridgelines', 'protect', 'development';
- d) Determining awareness of terminology related to hillsides and open space in Moraga such as 'guidelines' and 'standards';
- e) Assessing awareness of the Moraga Open Space Ordinance or MOSO, and support for MOSO related definitions (Issue 1), *and*;
- f) Assessing support for potential future regulations for hillsides, ridgelines, and viewsheds in non-MOSO areas of Moraga (Issues 2 and 6).

For organizational ease, the key findings in the next section are presented in the same order as in the discussion guides as well as by dates of the focus groups (see Appendix A: Discussion Guides).

Field Dates	October 1 and 7, 2015
Location	Hacienda de las Flores – Mosaic Room
Participants	Town of Moraga Residents
Sample Size	47 randomly selected participants in 4 groups
Session Length	90 minutes for each focus group

Methodology Note: Before presenting the results of this study, it is important to note that focus groups are a qualitative research technique that allow for a more in-depth exploration of impressions and ideas that arise during the course of discussion. These techniques are excellent methods of exploring participants' opinions on any number of issues. As with any qualitative research study, Godbe Research wishes to emphasize that the small number of respondents do not permit the findings presented here to be reliably generalized (statistically) to the larger population of Town of Moraga residents.

Focus Group Participants



Focus group recruitment is an effort to hear from selected groups in a given population, but is not a scientific random sample of the entire population. As such:

- ✓ The focus group participants were randomly selected by Godbe Research from the voter file in the Town of Moraga.
- ✓ The voter file presents the best list of Moraga residents with known addresses in the Town.
- ✓ While randomly selected from throughout Town, the process was designed to recruit a broad base of Moraga residents in terms of demographics, area of residence, and opinions on the level of current growth.
- ✓ Finally, while not results are not quantifiable, they are reported in the general order of popularity among participants.



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Key Findings: October 1st Groups

Most Important Issue Facing Moraga

Residents in both groups were presented with several 'warm-up' questions to set the tone for the focus groups as well as to foster a discussion of the local issues of importance to residents.

What do you think is the most important issue facing the Town of Moraga today?

- Too much or unsustainable residential growth
- Traffic or roads getting into or out of Town
- Traffic congestion in Town / Transportation infrastructure in Town
- Town Center planning / Retail choices
- Quality of commercial properties
- Lack of diverse activities

Perception of the Current Level of Residential Development

Do you feel that there is currently too much residential development in the Town of Moraga, not enough residential development in the Town of Moraga, or just the right amount of new development in the Town of Moraga?

- Too much – 14
- Right amount – 8
- Not enough – 1

Residents that participated in the focus groups felt that there was ‘too much’ residential development by an almost 2:1 ratio over the next most popular response of ‘right amount’ of residential growth. Only one participant in the October 1st groups felt that there was ‘not enough’ new residential development in Town.

Awareness of the Moraga Open Space Ordinance or MOSO

Before engaging in topics related to the Moraga Open Space Ordinance (MOSO) and non-MOSO undeveloped areas of Moraga, residents were given a brief description of MOSO and then asked if they were previously aware of MOSO.

Before tonight, had anyone heard of the 'Moraga Open Space Ordinance or MOSO'?

- Yes – 15
- No – 8

By almost 2 to 1, residents indicated that they had heard or were aware of MOSO prior to attending the focus group, although many indicated that they had educated themselves on the Town's web site shortly before attending to the focus groups.

Perception of the Term Ridgelines for Non-MOSO Areas

What does the term 'ridgelines' mean to you or what do you think it should mean?

- Top of a hillside / Crest of a hill / Highest part of a hill
- Barriers for development / Undeveloped / Should be protected
- Hills surrounding the Town / Outline of the Town
- Steep areas
- Natural elevation change

More than half of focus group respondents felt that the definition of 'ridgeline' should be defined as 'top of a hillside', 'crest of a hil', or 'highest part of a hill'.

Support for Definition of Ridgelines as Defined in MOSO

After soliciting 'unaided' opinions on the term 'ridgelines', residents were provided with the MOSO definition of ridgeline and asked if this is a good definition of the term.

One definition of ridgeline could be 'the uppermost portion of a hill that is at or above 800 feet in elevation, is in an undeveloped area, and which rises to a crest'. This is the definition of ridgeline in MOSO areas. Do you think this is a good definition of ridgeline?

- Yes – 13
- No – 10

While residents were fairly evenly divided in their support for the definition of 'ridgeline' as it relates to the MOSO definition, there was consensus among the participants who indicated that it was not a good definition that the 800-foot elevation boundary was not restrictive enough. Residents who indicated support for the MOSO definition tended to cite uniformity in regulations as their rationale for supporting this definition.

Support for MOSO Definition of Ridgelines Town-Wide

After being provided the definition of 'ridgelines' as outlined in MOSO and being asked if it were a good definition, they were then asked if the MOSO definition of 'ridgelines' should apply Town-wide.

Do you think that the MOSO definition of 'ridgelines' should apply Town-wide?

- Yes – 21
- No – 2

While there was not consensus among residents in relation to the MOSO definition of 'ridgelines' as a good definition in general in the previous question, residents overwhelming felt that there should be a consistent definition of 'ridgelines' Town-wide.

Support for Adding a Definition and Map of Ridgelines

Do you feel that the Town should amend its General Plan and Municipal Code to add a yet to be defined definition of 'ridgeline', which could include the MOSO definition or some other definition that would need to be agreed to by the Planning Commission and adopted by the City Council so that the Town would have a clear and consistent definition of the word 'ridgeline' Town-wide?

- Yes – 22
- No – 1

In addition to adding a definition of 'ridgelines', do you feel that the Town should amend its General Plan and Municipal Code to add a yet to be defined map of 'ridgelines', which would be based on the future definition of 'ridgeline' and would need to be agreed to by the Planning Commission and adopted by the City Council?

- Yes – 22
- No – 1

Residents were in overwhelming support of a definition of 'ridgelines' and a map of ridgelines that would apply Town-wide. Moreover, when asked 'why' they indicated support for a definition and map of 'ridgelines', consistency in regulations was the answer provided by most residents.

Residents were next asked about their familiarity with the terms ‘guidelines’ and ‘standards’ as they relate to residential development in the Town of Moraga. Very few residents were familiar with these terms and the nuanced differences between the terms, which were then discussed and defined prior to moving forward to topics related to the evaluation of ‘guidelines’ and ‘standards’. Respondents were also presented visual aids to help provide examples of each term and to be used in upcoming focus group topics. Below are the definitions of ‘guidelines’ and ‘standards’ provided to residents.

Guidelines are recommendations for design and development, but are not mandatory in all cases and are sometimes open to interpretation. An example of a design guideline is ‘The height of new buildings should be compatible with the height of neighboring structures’.

Standards are objective, not subjective, rules with which new development must always comply. ‘A maximum permitted building height of 35-feet’ is an example of a development standard.

Perception of the Term Protect in Relation to Ridgelines in Town

What does the term 'protect' mean to you as it relates to ridgelines in the Town of Moraga?

- Keep as open space / Unaltered / Protect beauty or character
- No development allowed / Don't build new development
- Beginning of ridgeline
- Not sure

21 of 23 residents answered with a common theme of 'keeping as open space' or 'no development allowed' when asked what the term 'protect' means to them as it related to ridgelines.

Options for Hillside and Ridgeline Development in Non-MOSO Areas

Next, residents were presented with individual options relating to development 'on and adjacent' to non-MOSO ridgelines with improved design guidelines, development 'near but not on' non-MOSO ridgelines with development standards', no development within 250-feet of a non-MOSO ridgeline, and no development within 500-feet of a non-MOSO ridgeline. After a discussion of each individual option, residents were asked to pick the option that they preferred. Options were deliberately presented in order of least to most restrictive for this specific topic.

Now that we've had a chance to discuss each of these options, do you feel that the Town should allow development ON and ADJACENT to Non-MOSO ridgelines with improved design guidelines; allow development NEAR but not ON non-MOSO ridgelines with development standards; not allow any development within 250 feet of a non-MOSO ridgeline, or not allow any development within 500 feet of a non-MOSO ridgeline in the Town of Moraga?

- Development on and adjacent to Non-MOSO ridgelines with guidelines – 1
- Development near but not on non-MOSO ridgelines with standards – 5
- No development within 250-feet of non-MOSO ridgelines – 0
- No development within 500-feet of non-MOSO ridgelines – 15
- No answer (not a response code on sheet) – 2

Options for Hillside and Ridgeline Development in Non-MOSO Areas (cont.)

Almost two-thirds of residents indicated a preference for the most restrictive option of 'no development within 500-feet of a non-MOSO ridgeline, and some felt this option was not restrictive enough on development in Town. The second most popular response was 'development near but not on non-MOSO ridgelines with development standards'. Respondents who indicated a preference for this option felt that objective 'standards' would be the best option for ridgeline protection in non-MOSO areas of Town.

Options for Viewshed Protection in Non-MOSO Areas

The next focus group topic and set of questions had to do with options related to ‘viewshed protection from scenic corridors ‘ in the Town. As part of this set of questions, residents were provided with maps of visually prominent hillsides and the Town’s scenic corridors as previously used for other community engagement for the Hillsides and Ridgelines Project. In addition, for the questions related to guidelines and standards for ‘viewshed protection’ residents were also given diagrams of examples of each specific to ‘viewshed protection’ that had also been used previously for community engagement for the Hillsides and Ridgelines Project.

Similar to the options discussed previously for ‘ridgeline protection’, residents were then presented with individual options relating to ‘viewshed protection’ in non-MOSO areas of Town. These options included: simply prohibiting development in visually prominent hillside areas as viewed from the Town’s scenic corridors; strengthening development standards to limit but not prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors; developing and improving guidelines to minimize visual impacts but not prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors, or; that existing Town policies and regulations are adequate to protect viewsheds along the Town’s scenic corridors. Options were deliberately presented in order of most to least restrictive for this specific topic.

Options for Viewshed Protection in Non-MOSO Areas (cont.)

Now that we've had a chance to discuss each of these options, do you feel that the Town should prohibit development, strengthen development standards, or expand and improve guidelines to 'protect viewsheds' as they are viewed from the Town's scenic corridors, or do you feel that the Town's existing policies and regulations are adequate to 'protect viewsheds' in the Town of Moraga?

- Prohibit development to protect viewsheds – 17
- Strengthen development standards to protect viewsheds – 3
- Expand and improve guidelines to protect viewsheds – 1
- Existing policies and regulations adequate to protect viewsheds – 1
- No answer (not a response code on sheet) – 1

Even though these options were presented in a different order than the options related to 'ridgeline protection', the most restrictive option was by far the most popular among residents. Almost three-quarters of residents indicated a preference to 'prohibit development in visually prominent hillside areas as viewed from the Town's scenic corridors'. The second most popular response was 'the Town should strengthen its development standards to limit but not prohibit development in visually prominent hillside areas as viewed from the Town's scenic corridors'. Similar to the options for 'ridgeline protection', respondents who indicated a preference for this option felt that objective 'standards' would be the best option for viewshed protection for non-MOSO areas.

Floor to Area Ratio Guidelines

The final topic and set of questions for the October 1st focus groups had to do with options related to the Town's current floor to area (FAR) guidelines and how they should be applied, if at all, to single family homes with lot sizes exceeding 20,000 square feet. To support this topic, residents were provided with a diagram for calculating FAR that had been shown in previous community engagement processes for the Hillsides and Ridgelines Project.

Similar to previous topics with several options, options were presented individually to residents and included: if the Town should amend its existing design guidelines to establish a maximum FAR for lot sizes that are greater than 20,000 square feet; if the Town should establish a maximum allowable square footage for any new single family home regardless of lot size, while keeping the existing FAR limitations in the design guidelines for lots of 20,000 square feet or less, or; if the Town's existing guidelines are adequate for FAR by only having them apply to lots of 20,000 square feet or less. Similar to the previous topic related to 'viewshed protection', options for FAR were presented from the most to least restrictive.

Support for Changes to the Town's Floor to Area Ratio Guidelines (cont.)

Do you feel that the Town should amend its existing design guidelines to establish a maximum FAR on lots greater than 20,000 square feet, establish a maximum square footage for all new single family homes while keeping the existing FAR for homes on lots of 20,000 square feet or less, or do you feel that the Town's existing design guidelines are adequate and you would make no changes?

- Amend guidelines to establish a maximum FAR on lots >20,000 sq. ft. – 14
- Establish maximum square footage for all new single family homes & keep current FAR for lots >20,000 sq. ft. – 7
- Existing Town guidelines adequate for FAR – 2

By a two to one ratio, residents felt that the Town should amend its guidelines to establish a maximum FAR on lots greater than 20,000 square feet. The overwhelming reason for choosing this option was that there should be consistency in FAR regulations for all lots in Moraga, regardless of size.



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Key Findings: October 7th Groups

Most Important Issue Facing Moraga

Similar to the October 1st groups residents were presented with several 'warm-up' questions to set the tone for the focus groups as well as to foster a discussion of the local issues of importance to residents.

What do you think is the most important issue facing the Town of Moraga today?

- Too much housing / Too much growth / Too much development
- Maintaining the small town feel / semi-rural feel of Moraga
- Traffic or roads getting into or out of Town
- Lack of small businesses or shopping opportunities in Town
- Lack of growth or development / Increasing tax base
- Overcrowding of schools
- Lack of youth activities

Perception of the Current Level of Residential Development

Do you feel that there are currently too many homes being built in the Town of Moraga, not enough new homes being built in the Town of Moraga, or just the right amount of new homes being built in the Town of Moraga?

- Too many – 14
- Right amount – 9
- Not enough – 1

More than half of the residents that participated in the focus groups felt that there are currently 'too many' new homes being building in the Town, where slightly more than a third felt that there is currently the 'right amount' of new homes being built. Only one respondent indicated that there are 'not enough' new homes being built in the Town. Ironically, in correlating this question to the previous question on the 'most important issue facing the Town of Moraga today', several respondents who indicated 'lack of growth' or 'lack of shopping opportunities' also said there are 'too many' new homes being built in Moraga.

Balancing Preservation of Land with Property Rights / Regulations for Undeveloped Land

Most undeveloped land in Moraga is privately owned, and is zoned to allow some amount of development. Given this, do you feel that it is important to balance the preservation of undeveloped lands within Moraga with private property rights, to preserve undeveloped lands despite the fact that it might limit property rights, or do you feel that individual property rights are more important than preserving undeveloped lands?

- Balancing undeveloped land with private property rights – 12
- Preserving undeveloped land more important – 11
- Private property rights more important – 1

Do you feel that any regulations to preserve undeveloped land in Moraga should apply to all undeveloped parcels in Town, apply only to parcels on undeveloped hilltops and hillsides in Town, or should only apply to undeveloped land in visually prominent hilltops and hillsides in Town?

- All undeveloped parcels – 11
- Only to parcels on undeveloped hilltops and hillsides – 7
- Only undeveloped land on visually prominent hilltops and hillsides – 6

Balancing Preservation of Land with Property Rights / Regulations for Undeveloped Land (cont.)

While there was no consensus among residents in terms of the importance of ‘balancing the preservation of undeveloped land within Moraga with property rights’ and ‘preserving undeveloped land despite the fact that it might limit private property rights’, it was very clear that both of these options are far more important than ‘private property rights being more important than preserving undeveloped lands’ to the participants of the focus groups.

There was also no correlation between responses to this question and how regulations in the Town of Moraga should apply to undeveloped parcels in Town. However, while there was no correlation between responses to these two questions, almost half of respondents indicated that regulations to preserve undeveloped land in Moraga should apply to ‘all undeveloped parcels’. In comparison, slightly more than a quarter of respondents each indicated that regulations to preserve undeveloped land in Moraga should ‘only apply to parcels on undeveloped hilltops and hillsides’ or should apply ‘only to visually prominent hilltops and hillsides’.

Awareness and Perception of Terms Related to the Hillsides and Ridgelines Project

The next topic consisted of a discussion and set of questions related to terminology being used for the Moraga Hillsides and Ridgelines Project and for undeveloped lands in Moraga in general. For some of the terms, such as 'ridgelines' and 'protection', residents were simply asked what the term meant to them personally. For other terms such as 'development' and 'viewshed', residents were asked what the specific term meant to them personally, then a definition was provided for consistency in discussing future topics.

In general, residents had no trouble with terms such as 'ridgelines', 'protection' and 'development', however, the term 'viewshed' did prove confusing to many participants without some sort of reference point for where the 'viewshed' is being viewed from. This was true even when provided with the definition of 'viewshed' as 'the distant views of undeveloped hillsides and ridgelines in Moraga that are viewed from the Town's scenic corridors'.

Perception of Guidelines and Standards Related to Residential Development

Next, focus group participants were provided with definitions to the terms ‘guidelines’ and ‘standards’ as well as diagrams with examples for how ‘guidelines’ and ‘standards’ could be applied to residential development in the Town. Below are the definitions of each given to residents of the October 7th focus groups, which are almost identical to the definitions provided to participants of the October 1st groups.

For the purposes of our discussion, guidelines are recommendations for the design of development, but are not mandatory in all cases and sometimes are open to interpretation. An example of a design guideline is ‘The height of new buildings should be compatible with the height of neighboring structures’.

For the purposes of our discussion, standards are objective (not subjective) rules with which new development must always comply. ‘A maximum permitted building height of 35 feet’ is an example of a development standard.

Perception of Guidelines and Standards Related to Residential Development (cont.)

As a follow-up to the discussion of the definitions and examples of 'guidelines' and 'standards', residents were then asked which they felt should apply to residential development in Moraga.

In thinking about these two terms: 'guidelines' and 'standards', which one do you prefer to apply to residential development on ridgelines and hillsides in the Town of Moraga? Is that the more potentially subjective, but also more flexible, 'guidelines' or the more strict and objective 'standards'?

- Guidelines – 0
- Standards – 22
- Both (not asked) – 1
- Neither (not asked) – 1

More than 90% of respondents indicated that they would prefer 'standards' for residential development in the Town of Moraga. Below are the primary reasons for choosing 'standards'.

- Standards are subjective, not objective
- Standards are clear and consistent
- Standards are the same for everyone / Standards are fair
- No avoiding the rules / Cannot change standards
- Standards would be easier to follow

Before engaging in topics related to the Moraga Open Space Ordinance or MOSO and non-MOSO areas of Moraga, residents were given a brief description of MOSO and then asked if they were previously aware of MOSO.

Before tonight, had anyone heard of the 'Moraga Open Space Ordinance or MOSO'?

- Yes – 15
- No – 9

Slightly more than 60% of residents indicated that they had heard or were aware of MOSO prior to coming to the focus group. This is consistent with the October 1st groups where 15 of 23 respondents indicated that they had heard of MOSO and 8 of 23 respondents indicated that they had not heard of MOSO prior to the focus group.

Support for MOSO Definition of 'Ridgeline'

Respondents were then provided with a map of MOSO ridgelines and areas of Town, and asked if they felt that the definition of 'ridgelines' in MOSO was a good definition of 'ridgelines' in general.

Do you think the MOSO definition of 'ridgelines' is a good definition of 'ridgelines'?

- Yes – 18
- No – 6

75% of respondents felt that the MOSO definition of 'ridgelines' was a good definition in general. In addition, of the 6 respondents who said 'no', the rationale for not supporting the MOSO definition of 'ridgeline' had to do with the MOSO definition not being restrictive enough.

Support for MOSO Definition of 'Ridgeline' Town-Wide

After discussing the definition of 'ridgeline' as defined in MOSO in general terms, residents were then provided with an example map of how the definition of 'ridgelines' could apply to non-MOSO areas of Town. Respondents were then asked if the MOSO definition of 'ridgeline' should apply Town-wide.

Based on the example map and the definition of 'ridgelines' we just discussed for MOSO areas of Town, do you think the MOSO definition of 'ridgeline' should apply Town-wide, meaning should it apply to both MOSO and non-MOSO areas of Town?

- Yes – 22
- No – 1
- Not Sure (not asked) – 1

More than 90% of respondents indicated that they felt that definition of 'ridgeline' as defined in MOSO should apply Town-wide. The overwhelming rationale among residents for this opinion was to have consistency and clarity for ridgeline protection throughout Moraga. The one respondent who indicated 'no' felt that the definition of 'ridgelines' should only apply to areas of Town that 'can be seen'.

Ridgeline Protection and Viewshed Protection Options

The next topic and set of questions differed slightly from previous community outreach, where the community outreach looked at the issues of viewshed protection and ridgeline protection as separate topics, based on information obtained from the October 1st groups. In this section, residents were asked if they would: allow development on ridgelines and in scenic viewsheds when well designed; allow development in locations (including ridgelines) that cannot be seen from scenic corridors or major vantage points, or; if developed should simply be prohibited entirely in these areas.

While the Town aims to “protect ridgelines and scenic viewsheds from development”, it’s unclear exactly what this means. Keeping in mind the rights of property owners and the desire to maintain open space, what is the best way to achieve this goal?

- Allow development in these areas but only when well designed – 3
- Allow development only in locations that are not visible from scenic corridors or major public vantage points – 11
- Prohibit development entirely - 9
- Not Sure (not asked) – 1

While there was not a noticeable difference between the second and third option, it is clear that allowing development only in locations not visible from scenic corridors or major vantage points or prohibiting development entirely were much more popular than allowing development when well designed.

Ridgeline Protection and Viewshed Protection Options (cont.)

As a follow-up to the previous question, respondents were then asked if they might support allowing development on non-MOSO ridgelines or in scenic viewsheds subject to guidelines regarding the type and style of the development with a an example of a potential guideline presented. Residents were referred back to diagrams showing additional examples of potential design guidelines used in the previous general discussion of guidelines and standards.

Would you support allowing development on non-MOSO ridgelines OR in scenic viewshed areas subject to the types of guidelines we've discussed?

- Yes – 3
- No – 21

Similar to themes echoed in the general discussion of guidelines and standards, respondents felt that guidelines for development on non-MOSO ridgelines and in scenic viewsheds were too arbitrary and subjective.

Ridgeline Protection and Viewshed Protection Options (cont.)

As another follow-up to the question regarding development related to ridgeline and viewshed protection, respondents were then asked if they might support allowing development on non-MOSO ridgelines or in scenic viewsheds subject to quantifiable and measurable standards regarding development in these areas. Similar to the previous question regarding guidelines Residents were presented with an example standard and referred back to diagrams showing examples of other potential standards.

Would you support allowing development near to Non-MOSO ridgelines OR in scenic viewshed areas subject to the types of standards we've discussed?

- Yes – 10
- No – 13
- Not sure (not asked) – 1

While standards were clearly a more popular choice than guidelines, the majority of respondents still did not approve of standards as mechanism for regulating development on non-MOSO ridgelines or in scenic viewsheds. However, for respondents who indicated 'no', this was most often because they did not support development on non-MOSO ridgelines or in scenic viewsheds at any level, whether regulated or not.

Ridgeline Protection and Viewshed Protection Options (cont.)

As another option for regulation of development on non-MOSO ridgelines, residents were asked if development should simply be prohibited within 250-feet of a non-MOSO ridgeline in Town.

For areas near non-MOSO ridgelines, another option would be to prohibit development within 250-feet of the non-MOSO ridgeline. This approach is similar to ridgelines in MOSO areas, where development is prohibited on less prominent ridgelines and within 500 feet of the most prominent ridgelines. Do you support this approach for non-MOSO ridgelines?

- Yes – 3
- No – 21

Almost 90% of residents indicated that they did not support this option. In almost every case, this was because the option was not consistent with MOSO and residents felt that there should be consistency in any regulation of development on ridgelines Town-wide.

Ridgeline Protection and Viewshed Protection Options (cont.)

As a final option for regulation of development on non-MOSO ridgelines, residents were asked if development should simply be prohibited within 500-feet of a non-MOSO ridgeline.

A final option would be to prohibit development within 500 feet of a non-MOSO ridgeline. This approach would treat non-MOSO ridgelines the same as the most prominent MOSO ridgelines. Do you support this approach?

- Yes – 18
- No – 4
- Not sure (not asked) – 2

Almost 90% of residents indicated that this as a preferable option, and most residents indicated the consistency with MOSO as the reason for their support of this option. In addition, 3 of the 4 residents who did not support this option, and both residents who were unsure cited the fact that they did not want any development on non-MOSO ridgelines as the rationale for their response to this question.



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Summary

- Moraga residents are very engaged in their community. Of the 48 residents recruited for the focus group process, 47 attended the groups. This 98% attendance rate is the best of any community for which we've conducted focus groups in the Bay Area.
- It's clear that in an un-aided format (before any project-related information was presented), residents have concerns about residential growth and housing, and the impacts of growth on traffic. These were the most frequently mentioned issues facing the Town of Moraga in both sets of focus groups. This was further corroborated in the first substantial questions in both sets of groups regarding the level of 'residential growth' (October 1st groups) and amount of 'homes being built' (October 7th groups).
- While only tested in the October 7th groups, 'balancing undeveloped land with property rights' or 'preserving undeveloped land exclusive of property rights' were more important than property rights in general to the participants of the focus groups.
- Awareness of the Moraga Open **Space** Ordinance or MOSO is high in general, with residents being aware of MOSO by almost a 2:1 ratio. Having said this, there are several components or pieces of information regarding of MOSO that residents were not aware of, such as why the areas were chosen for MOSO in 1986, how the areas were chosen, and why the 800-foot elevation boundary level was chosen.

Summary (cont.)

- It's clear from the results that residents are very much in support of consistent terminology (including maps) and regulations for all areas of Town (MOSO and non-MOSO).
- Consistency of regulations was also important when we tested floor to area (FAR) ratio options with residents for lots greater than 20,000 square feet, where residents felt that there should be a consistent definition of FAR no matter the lot size by a 2:1 ratio over the next most popular option.
- When tested in either a 'ridgeline protection' or 'viewshed protection' context, residents clearly preferred more objective and quantifiable standards over more subjective and less rigorous guidelines.
- No matter the topic or the order of options presented for a given topic, residents had a general preference for the option that was the most restrictive, and would limit residential development as much as possible.
- While residents were generally supportive of the most restrictive options, there was some openness to additional residential development so long as the development was not visible from the Town's scenic corridors.



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Appendix A: Discussion Guides



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TOWN OF MORAGA

Moraga Hillsides and Ridgelines Project
Focus Group Discussion Guide – October 1st Groups

September 30, 2015

FINAL

www.godberesearch.com

Northern California and Corporate Offices
1660 South Amphlett Blvd., Suite 205
San Mateo, CA 94402

Nevada
59 Damonte Ranch Parkway, Suite B309
Reno, NV 89521

Pacific Northwest
601 108th Avenue NE, Suite 1900
Bellevue, WA 98004

INTRODUCTIONS (5 MIN)

START: _____

END: _____

Introduce moderator, including that moderator works for an independent research firm.

Why are we here today?

We want to talk specifically about open space, growth, and development-related issues in the Town of Moraga. We are interested in your opinions as residents and we would like to talk about your impressions and your vision for the future.

Explain video recording:

The purpose of the video recording is to help me write a more accurate report from the information that is gathered in tonight's discussion. Your comments are confidential, and these recordings will never be released to a general audience — we promise you won't see yourself on Facebook or YouTube!

Ground Rules:

I'd like to start off with some ground rules for tonight's discussion:

We are interested in the opinions of each individual. Please be honest and open about what you think.

Be respectful of your fellow group members. You may disagree with each other, but please remember that there are no "right" or "wrong" answers. In addition, some of you might have more context during our discussion, so please be respectful of those who may be hearing about these topics for the first time.

Also, please try to speak one at a time. We are recording the discussion tonight so that I can go back and review your comments. It's hard to understand that recording when people are talking over each other, not to mention we want to be respectful of the person speaking.

Explain Discussion Guide:

I have a discussion guide with me that includes the topics that I would like to get through tonight. In order to cover everything, there may be times when I have to cut off the discussion and move on to a new topic.

Finally, each of you has a work sheet in front of you and I will hand out several visual aids during the course of the discussion. Please put your first name on the front page of your worksheet and don't turn pages until I ask you to. Also, not all topics are related to the worksheet, so I'll let you know when we come to a topic that relates to the worksheet.

Participant Introductions:

Let's break the ice a little; I'd like to go around and have you introduce yourselves. Please give just your first name, tell us how long you have lived in Moraga, and what you enjoy doing most in your spare time.

WARM UP – LOCAL ISSUES & PERCEPTION

GROWTH/DEVELOPMENT/CONSERVATION ISSUES (10 MIN)

START: _____

END: _____

1. What do you like best about living in Moraga? Why is that? What do you like least about living in Moraga? Why is that?
2. On the worksheet in front of you, please write down what you think is the most important issue facing the Town of Moraga today? [\[WORKSHEET ITEM A\]](#)
3. Do you feel that there is currently too much residential development in the Town of Moraga, not enough residential development in the Town of Moraga, or just the right amount of new development in the Town of Moraga? [\[WORKSHEET ITEM B\]](#)

ISSUE ONE DISCUSSION (20 MIN)

START: _____

END: _____

Now I'd like to talk about the specific topics and issues for tonight's focus group.

Tonight we will be discussing the Hillsides and Ridgelines project, which is an initial step by the Town of Moraga to help clarify and improve regulations for hillside and ridgeline development within the Town of Moraga.

To begin our discussion, the Town of Moraga has ordinance called the Moraga Open Space Ordinance or MOSO, which is an initiative that was passed by voters in the Town in 1986. MOSO limits residential densities in certain areas designated as "Open Space Lands." MOSO also prohibits development in high slope areas and near ridgelines within MOSO Open Space Lands. All Town policies and regulations must be consistent with the MOSO Initiative. Here is a map of the MOSO designated areas in the Town of Moraga [HAND OUT FIGURE 1].

4. Before tonight, had anyone heard of the 'Moraga Open Space Ordinance or MOSO'? Please raise your hand if you had heard/not heard of MOSO. What have you heard?

Areas within the Town of Moraga that are not MOSO Open Space areas, as shown in Figure 1, are referred to as "non-MOSO areas." These areas will be the subject of our first topic of discussion

Moraga's general plan currently does not have a definition of the word "ridgeline" that applies to all areas in town, nor does it have ridgeline maps that apply to non-MOSO areas of the Town. In order to have clear and consistent policies for Moraga's ridgelines (MOSO and non-MOSO area), the Town is seeking to clarify the definition of "ridgeline" and to also potentially identify the locations of "ridgelines" on a map.

5. When I say the word "ridgelines", what does this term mean to you or what do you think it should mean? [WORKSHEET ITEM C]
 - a. One definition of ridgeline could be "the uppermost portion of a hill that is at or above 800 feet in elevation is in an undeveloped area, and which rises to a crest". This is the definition of ridgeline in MOSO areas and could apply to the areas outlined in red on the attached map, which are non-MOSO ridgelines. [HAND OUT FIGURE 2] Do you think this is a good definition of "ridgeline"? Why/Why not? [WORKSHEET ITEM D]

- b. Do you think this definition should apply Town-wide (MOSO and non-MOSO areas of Town)? Why/Why not? [\[WORKSHEET ITEM E\]](#)

Now I'm going to discuss several of general options for including the definition of "ridgelines" in the Town's general plan and Municipal Code for areas outside of MOSO or non-MOSO areas of Town.

6. Do you feel that the Town should amend its general plan and Municipal Code to add a yet to be defined definition of "ridgeline", which could include the MOSO definition we just discussed or some other definition that would need to be agreed to by the Planning Commission and adopted by the City Council so that the Town would have a clear and consistent definition of the word "ridgeline" Town-wide? Why/Why not? [\[WORKSHEET ITEM F\]](#)
 - a. In addition to adding a definition of "ridgelines", do you feel that the Town should amend its general plan and Municipal Code to add a yet to be defined map of ridgelines, which would be based on the future definition of "ridgeline" and would need to be agreed to by the Planning Commission and City Council? Why/Why not? [\[WORKSHEET ITEM G\]](#)
7. Finally, do you think that the Town should have any definition or map of "ridgelines" in non-MOSO areas of Town or should ridgeline policies and regulations apply only to MOSO areas of Town? Why/Why not? [\[WORKSHEET ITEM H\]](#)
8. Now that you've heard each of these options, do you feel that the Town should add a definition of "ridgelines", or a definition and map of "ridgelines" to the Town's general plan and Municipal Code for non-MOSO areas, or do you feel that a definition and/or map of "ridgelines" should only apply to MOSO areas of Moraga? [\[WORKSHEET ITEM I - REFER BACK TO FIGURE 2\]](#) Why is that?

ISSUE TWO DISCUSSION (20 MIN)

START: _____

END: _____

While the Town's general plan currently does not have a formal definition of the word "ridgeline", it does have a policy that calls for the Town to "protect ridgelines from development". Because of this, it is not clear how this policy should be applied to non-MOSO areas of Town, if at all. However, as we previously discussed, the Town is striving to have clear and consistent policies regarding growth and development on hillsides and ridgelines in Moraga, and your opinions on this topic will provide valuable input into this process.

Similar to the last topic and building on the previous definition of "ridgelines", I am going to begin by discussing some terminology specific to ridgeline protection.

9. First, is anyone familiar with the term 'guidelines' as they relate to residential development in the Town of Moraga? What does this term mean to you?

[HAND OUT FIGURE 3] For the purposes of our discussion, "guidelines" are recommendations for the design of development, but are not mandatory in all cases and sometimes are open to interpretation. An example of a design guideline is "The height of new buildings should be compatible with the height of neighboring structures". There are also other several examples in the figure I just handed out. Are there any questions?

10. Now is anyone familiar with the term "standards" as they relate to residential development in the Town of Moraga? What does this term mean to you?

[HAND OUT FIGURE 4] For the purposes of our discussion, "standards" are objective (not subjective) rules with which new development must always comply. "A maximum permitted building height of 35 feet" is an example of a development standard. Again, there are several additional examples are also in the diagram I just handed out. Are there any questions?

Finally, these last two terms we'll discuss for this topic are similar to the “ridgelines” term we discussed earlier, in that they are not defined in the Moraga general plan. Thus, these need to be defined by the Town.

11. When I say the term “protect” as it relates to ridgelines in the Town of Moraga, what does this term mean to you? [\[WORKSHEET ITEM J\]](#)

12. When I say the term “development” or “developed” as it relates to residential land in the Town of Moraga, what does this term mean to you? [\[WORKSHEET ITEM K\]](#)

Now we are going to discuss a couple of general options for “ridgeline protection” in non-MOSO areas in the Town of Moraga being considered by the Town.

13. Now that we've discussed the terms “ridgelines”, “development” and “guidelines” do you feel that development should be allowed ON and ADJACENT to non-MOSO ridgelines consistent with yet to be determined improved design guidelines that could include minimizing visual impacts, mitigating potential hazards, and others? Why/Why not? [\[WORKSHEET ITEM L - REFER BACK TO FIGURE 3\]](#)

14. As a more slightly more restrictive option and including the term “standards”, do you feel that development should be allowed NEAR non-MOSO ridgelines but NOT ON non-MOSO ridgelines consistent with new, but yet to be defined development standards that would specifically address height, size, and placement of structures in relation to non-MOSO ridgelines? Why/Why not? [\[WORKSHEET ITEM M - REFER BACK TO FIGURE 4\]](#)

15. [\[HAND OUT FIGURE 5\]](#) As another potential option, do you think that the Town should prohibit any development within 250 feet of a non-MOSO ridgeline, which would mean NO development on non-MOSO ridgelines but would allow development that is more than 250 below a non-MOSO ridgeline as depicted in Figure 5? Why/Why not? [\[WORKSHEET ITEM N\]](#)

16. **[HAND OUT FIGURE 6]** As the final option we will discuss tonight on this specific topic, do you think that the Town should prohibit development within 500 feet of a non-MOSO ridgeline, which would mean NO development on non-MOSO ridgelines but would allow development that is more than 500 below a non-MOSO ridgeline, as depicted in Figure 6? Why/Why not? **[WORKSHEET ITEM O]**
- a. Would you change your opinion on any of these options if the Town would adopt a clause related to non-MOSO ridgelines that would prohibit any unconstitutional taking of property? **[ONLY DISCUSS IF BROUGHT UP BY PARTICIPANTS]**
17. Now that we've had a chance to discuss each of these options, do you feel that the Town should allow development ON and ADJACENT to Non-MOSO ridgelines with improved design guidelines; allow development NEAR but not ON non-MOSO ridgelines with development standards; not allow any development within 250 feet of a non-MOSO ridgeline, or not allow any development within 500 feet of a non-MOSO ridgeline in the Town of Moraga? **[WORKSHEET ITEM P]** Why is that?

ISSUE SIX DISCUSSION (15 MIN)

START: _____

END: _____

The Town of Moraga’s general plan and Zoning Code identify several roadways in Town as scenic corridors. Similar to the Town’s general plan policy for “ridgeline protection” that we previously discussed, the general plan also calls for Moraga to “protect viewsheds” along these scenic corridors, however similar to “ridgelines protection”, the definition of “protect” is unclear in the context of potential development projects located in visually prominent hillside areas that can be seen from the Town’s scenic corridors. [HAND OUT FIGURE 12] The map I’ve just handed out shows the Town’s designated scenic corridors.

Similar to the last topics and building on our previous discussion of the definition of the term “protect”, we are going to discuss a couple of general options for “viewshed protection” in non-MOSO areas in the Town of Moraga being considered by the Town. The options we’ll discuss would require the Town to identify prominent hillside areas most visible from the Town’s scenic corridors similar to the map I’ll hand out now. [HAND OUT FIGURE 13].

18. As the first option we’ll discuss for “viewshed protection” do you feel that the Town should simply prohibit development in visually prominent hillside areas as viewed from the Towns’ scenic corridors? Why/Why not? [WORKSHEET ITEM Q]

19. [HAND OUT FIGURE 14] As a second option and using our previously discussed definition of “standards”, do you feel that the Town should strengthen its development standards to limit but not prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors? Some example standards are in the Figure you just received. Why/Why not? [WORKSHEET ITEM R]

20. [HAND OUT FIGURE 15] As third option and using our previously discussed definition of “guidelines”, do you feel that the Town should develop and improve guidelines to minimize visual impacts but not prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors? Some examples are presented in Figure 15 I just handed out. Why/Why not? [WORKSHEET ITEM S]

21. Finally, do you feel that the Town's existing policies and regulations are adequate to protect viewsheds along the Town's scenic corridors? Why/Why not?

[WORKSHEET ITEM T]

22. Now that we've had a chance to discuss each of these options, do you feel that the Town should prohibit development, strengthen development standards, or expand and improve guidelines to "protect viewsheds" as they are viewed from the Town's scenic corridors, or do you feel that the Town's existing policies and regulations are adequate to "protect viewsheds" in the Town of Moraga? [WORKSHEET ITEM U]
Why is that?

ISSUE SEVEN DISCUSSION (10 MIN)

START: _____

END: _____

This is the last topic for discussion tonight. The Town of Moraga's current design guidelines use a floor to area ratio or FAR, which is a measurement of the size of a building relative to its lot size to determine a maximum FAR (including living space, garages, and habitable attic and basement spaces) for single family homes with lot sizes up to 20,000 square feet. However, these same design guidelines do not address lots greater than 20,000 square feet and thus do not limit the size of homes on these lots.

As we've previously discussed throughout tonight's focus group, the Town is striving to have clear and consistent policies regarding growth and development in Moraga, and now we are going to discuss several options for establishing a maximum FAR for all lots in the Town. In addition, the diagram I'll hand out has some additional information on how FAR is calculated. [HAND OUT FIGURE 16] Are there any questions?

23. As a first option the Town is considering, do you feel that the Town should amend its design guidelines to establish a maximum FAR or floor to area ratio for lots that are greater than 20,000 square feet? Why/Why not? [WORKSHEET ITEM V]

24. As a second option, should the Town establish a maximum allowable square footage for any new single family home regardless of lot size, while keeping the existing FAR limitations in the design guidelines for lots of 20,000 square feet or less? Why/Why not? [WORKSHEET ITEM W]

25. As a final option, do you feel that Town's existing design guidelines are adequate for FAR or floor to area ratio by only having them apply to lots of 20,000 square feet or less? Why/Why not? [WORKSHEET ITEM X]

26. Now that we've had a chance to discuss these three options, do you feel that the Town should amend its existing design guidelines to establish a maximum FAR on lots greater than 20,000 square feet, establish a maximum square footage for all new single family homes while keeping the existing FAR for homes on lots of 20,000 square feet or less, or do you feel that the Town's existing design guidelines are adequate and you would make no changes? [WORKSHEET ITEM Y] Why is that?

SUMMARY AND FINAL COMMENTS

START: _____

END: _____

27. Do you have any final thoughts about any of the issues that we have been discussing tonight?

Thank you very much for participating! Please see me on your way out for your incentive for participating. Thank you for participating!



GODBE RESEARCH
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TOWN OF MORAGA

Moraga Hillsides and Ridgelines Project
Focus Group Discussion Guide – October 7th Groups

September 7, 2015

FINAL

www.godberesearch.com

Northern California and Corporate Offices
1660 South Amphlett Blvd., Suite 205
San Mateo, CA 94402

Nevada
59 Damonte Ranch Parkway, Suite B309
Reno, NV 89521

Pacific Northwest
601 108th Avenue NE, Suite 1900
Bellevue, WA 98004

INTRODUCTIONS (5 MIN)

START: _____

END: _____

Introductions

Introduce moderator, including that moderator works for an independent research firm. Introduce Ben and Ellen as subject matter experts who will ask questions I direct to them and provide clarification and context to certain topics and issues.

Why are we here today?

We want to talk specifically about open space, growth, and development-related issues in the Town of Moraga, including the issues of Ridgeline and Hillside protection, current open space ordinances, scenic corridors, and other similar topics and issues. We are interested in your opinions as residents and we would like to talk about your impressions and your vision for the future.

Explain video recording:

The purpose of the video recording is to help me write a more accurate report from the information that is gathered in tonight's discussion. Your comments are confidential, and these recordings will never be released to a general audience — we promise you won't see yourself on Facebook or YouTube!

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I have a discussion guide with me that includes the topics that I would like to get through tonight. In order to cover everything, there may be times when I have to cut off the discussion and move on to a new topic.

Finally, each of you has a work sheet in front of you and I will hand out several visual aids during the course of the discussion. Please put your first name on the front page of your worksheet and don't turn pages until I ask you to. Also, not all topics are related to the worksheet, so I'll let you know when we come to a topic that relates to the worksheet.

Participant Introductions:

Let's break the ice a little; I'd like to go around and have you introduce yourselves. Please give just your first name, tell us how long you have lived in Moraga, and what you enjoy doing most in your spare time.

WARM UP – LOCAL ISSUES & PERCEPTION

GROWTH/DEVELOPMENT/CONSERVATION ISSUES (15 MIN)

START: _____

END: _____

1. What do you like best about living in Moraga? Why is that? What do you like least about living in Moraga? Why is that?
2. On the worksheet in front of you, please write down what you think is the most important issue facing the Town of Moraga today? [\[WORKSHEET ITEM A\]](#)
3. Do you feel that there are currently too many new homes being built in the Town of Moraga, not enough new homes being built in the Town of Moraga, or just the right amount of new homes being built in the Town of Moraga? Why is this?
[\[WORKSHEET ITEM B\]](#)
4. How important do you feel it is to maintain current undeveloped land in Moraga as free of development? Is that very important, somewhat important, somewhat unimportant, or not important at all to you personally? Why is this? [\[WORKSHEET ITEM C\]](#)
5. Most undeveloped land in Moraga is privately owned, and is zoned to allow some amount of development. Given this, do you feel that it is important to balance the preservation of undeveloped lands within Moraga with private property rights, to preserve undeveloped lands despite the fact that it might limit property rights, or do you feel that individual property rights are more important than preserving undeveloped lands? Why is this? [\[WORKSHEET ITEM D\]](#)
6. Do you feel that any regulations to preserve undeveloped land in Moraga should apply to all undeveloped parcels in Town, apply only to parcels on undeveloped hilltops and hillsides in Town, or should only apply to undeveloped land in visually prominent hilltops and hillsides in Town? Why is this? [\[WORKSHEET ITEM E\]](#)

TERMINOLOGY DISCUSSION (15 MIN)

START: _____

END: _____

I'd like to start our discussion tonight in talking about some terminology related to undeveloped lands, open space, growth, and other related issues facing the Town of Moraga. For some of these terms, the Town has official definitions in its General Plan or Municipal Code, while for others, these terms have yet to be defined and we need your opinions.

Moraga's General Plan currently does not have a definition of the word "ridgeline" that applies to all areas in town. In order to have clear and consistent policies for Moraga's ridgelines, the Town is seeking to clarify the definition of "ridgeline", which would need to be approved by the Planning Commission and adopted by the Town Council.

7. Knowing this, when I say the word "ridgelines", what does this term mean to you or what do you think it should mean? [\[WORKSHEET ITEM F\]](#)

Great. We'll talk more later about definitions of "ridgelines" that currently apply to certain areas of Town.

While the Town's general plan currently does not have a formal definition of the word "ridgeline", it does have a policy that calls for the Town to "protect ridgelines from development". Accordingly, the Town is also seeking to clarify definition of the terms "protect" and potentially "development" to be able to develop clear and consistent policies for ridgeline protection Town-wide.

8. So, when I say the term "protect" as is relates to ridgelines in the Town of Moraga, what does this term mean to you? [\[WORKSHEET ITEM G\]](#)
9. When I say the term "development" or "developed" as is relates residential land in the Town of Moraga, what does this term mean to you? [\[WORKSHEET ITEM H\]](#)

For the purpose of tonight's discussion, "development" means the construction of one or more new home(s) on a site that is currently vacant. Any questions?

Similar to some of the terms we've just discussed and building on our previous discussion of the term "protect", the Town of Moraga is also seeking to define "viewshed protection" for its General Plan and to have clear and consistent policies Town-wide.

10. Accordingly, when I use the term "viewshed" what does this term mean to you?
[WORKSHEET ITEM I]

[HANDOUT FIGURE 12] For the purpose of tonight's discussion "viewshed" means the distant views of undeveloped hillsides and ridgelines in Moraga that are visible from points along the Town's scenic corridors. The location of the Town's scenic corridors are shown in the Figure I just handed out. Are there any questions?

- a. Given this definition of the term "viewshed", what does "protection of viewsheds" mean to you? [WORKSHEET ITEM J]

The final two terms we will discuss tonight are well defined by the Town, however, there are some nuanced differences we should discuss prior to using these terms in upcoming topics during the focus group.

11. Is anyone familiar with the term "guidelines" as they relate to residential development and development on hillsides and ridgelines in the Town of Moraga? What does this term mean to you?

[HAND OUT FIGURES 3 AND 15] For the purposes of our discussion, "guidelines" are recommendations for the design of development, but are not mandatory in all cases and sometimes are open to interpretation. An example of a design guideline is "The height of new buildings should be compatible with the height of neighboring structures". There are also other several examples in the figures I just handed out. Are there any questions regarding the term "guidelines"?

12. Also, is anyone familiar with the term "standards" as they relate to residential development and development on hillsides and ridgelines in the Town of Moraga? What does this term mean to you?

[HAND OUT FIGURE 4 AND 14] For the purposes of our discussion, "standards" are objective (not subjective) rules with which new development must always comply. "A maximum permitted building height of 35 feet" is an example of a development standard. Again, there are several additional examples are also in the diagrams I just handed out. Are there any questions regarding the term "standards"?

13. Finally, in thinking about these last two terms we discussed: “guidelines” and “standards”, which one do you prefer to apply to residential development on ridgelines and hillsides in the Town of Moraga? Is that the more potentially subjective, but also more flexible, “guidelines” or the more strict and objective “standards”? Why is this? [\[WORKSHEET ITEM K\]](#)

MOSO VS. NON-MOSO UNDEVELOPED LAND/RIDGELINES – ISSUE 1 (15 MIN)

START: _____

END: _____

Building on the definitions we just discussed, tonight we will also be discussing the Moraga Hillsides and Ridgelines project, which is an initial step by the Town of Moraga to help clarify and improve regulations for hillside and ridgeline development within the Town of Moraga.

To begin our discussion, the Town of Moraga has ordinance called the Moraga Open Space Ordinance or MOSO, which is an initiative that was passed by voters in the Town in 1986. MOSO limits residential densities in certain areas designated as “Open Space Lands.” MOSO also prohibits development in high slope areas and within a 500 foot distance of certain higher elevation ridgeline within MOSO Open Space Lands. All Town policies and regulations must be consistent with the MOSO Initiative for areas of Moraga within MOSO. Here is a map of the MOSO designated areas in the Town of Moraga outlined in green [HAND OUT FIGURE 1]. Are there any questions?

14. Before tonight, had anyone heard of the ‘Moraga Open Space Ordinance or MOSO’? What have you heard? [WORKSHEET ITEM L]

While not defined Town-wide, the term “ridgelines” is defined in MOSO or the Moraga Open Space Ordinance. In MOSO the term “ridgelines” is defined as “the uppermost portion of a hill that is at or above 800 feet in elevation is in an undeveloped area, and which rises to a crest”.

It is not completely clear why this specific 800-foot elevation is named in MOSO, but it appears to generally correspond to the elevation of the four major ridgelines that were located within areas previously designated as Open Space in the Town’s General Plan, prior to approval of MOSO.

15. Do you think the MOSO definition of “ridgelines” is a good definition of “ridgelines”? Why is this? [WORKSHEET ITEM M]

[HAND OUT NEW FIGURE] Based on the definition of “ridgelines” we just discussed for MOSO areas of Town, the map I’ve just handed out depicts undeveloped hillsides and ridgelines areas of Moraga that ARE NOT INCLUDED in MOSO or Non-MOSO areas of Town, and on which future development could occur if approved by the Town. Please note that this is just an illustration to provide context for tonight’s discussion of lands that could be potentially be affected by a change in the current rules, similar to the diagrams for “standards” and “guidelines” and is in no way meant to depict the final areas of Town that will be subject to any future regulations or rules.

16. Based on this example map and the definition of “ridgelines” we just discussed for MOSO areas of Town, do you think the MOSO definition of “ridgeline” should apply Town-wide, meaning should it apply to both MOSO and non-MOSO areas of Town? Why is this? **[WORKSHEET ITEM N]**

ISSUE 2 & 6 OPTIONS COMPARRISON (25 MIN)

START: _____

END: _____

Now we are going to discuss a couple of general options for “ridgeline protection” AND “viewshed protection” specifically in non-MOSO areas in the Town of Moraga that are being considered by the Town.

17. As previously mentioned, while the Town aims to “protect ridgelines and scenic viewsheds from development”, it’s unclear exactly what this means. Keeping in mind the rights of property owners and the desire to maintain open space, what is the best way to achieve this goal?

Should the Town: allow development in these areas but only when well designed; allow development only in locations that are not visible from scenic corridors or major public vantage points; or prohibit development entirely? Why is this?

[WORKSHEET ITEM O]

18. Let’s talk about some of these general approaches a little more. [REFER BACK TO FIGURE 3/15] Figures 3 and 15 shows examples of design guidelines. As previously discussed, guidelines are recommendations for the design of development, but are not mandatory in all cases and sometimes are open to interpretation. The figures you have show guidelines for natural-appearing landscaping, restoration of original topography after grading, and limiting prominent architectural features. Design guidelines can address all sorts of aspects of development, including lighting, fences and walls, driveways, streets, drainage, landscaping, grading, size of buildings, placement of buildings on lots, architectural style, color and materials. Given this, would you support allowing development on non-MOSO ridgelines or in scenic viewshed areas subject to these types of guidelines? Why is this? [WORKSHEET ITEM P]

a. What are some of the advantages of using design guidelines?

b. What are some of the disadvantages of using design guidelines?

19. [REFER BACK TO FIGURE 4/14] Another option is to allow development in these areas but subject to new standards. Figures 4 and 14 show examples of development standards. As previously discussed, standards are objective (not subjective) rules with which new development must always comply. The Figures show standards for maintaining the visibility of the crest of a ridge when viewed from the street and minimizing the height of structures. The first example standard in Figure 4 says that the top elevation of a structure near a ridgeline must be 25 feet below the elevation of a nearby ridgeline. Development standards typically apply to aspects of development that are quantifiable and measurable. Given this, would you support allowing development near to Non-MOSO ridgelines or in scenic viewshed areas subject to these types of standards? Why is this? [WORKSHEET ITEM Q]
- a. What are some of the advantages of using design standards?
 - b. What are some of the disadvantages of using design standards?
20. [HANDOUT FIGURE 5] For areas near non-MOSO ridgelines, another option would be to prohibit development within 250-feet of the non-MOSO ridgeline. This approach is similar to ridgelines in MOSO areas, where development is prohibited on less prominent ridgelines and not allowed within 500 feet of the most prominent ridgelines. Do you support this approach for non-MOSO ridgelines? Why is this? [WORKSHEET ITEM R]
- a. How about if this approach was modified to say development is prohibited within 250-feet of a non-MOSO ridgeline but only if visible from a scenic corridor or major public vantage point? In other words, it would be allowed within 250-feet of a non-MOSO ridgeline if it isn't visible from a scenic corridor or major public vantage point. Would you support this approach? Why is this? [WORKSHEET ITEM S]

21. [HANDOUT FIGURE 6] A final option would be to prohibit development within 500 feet of a non-MOSO ridgeline. This approach would treat non-MOSO ridgelines the same as the most prominent MOSO ridgelines. Do you support this approach? Why is this? [WORKSHEET ITEM T]
- a. How about if this approach was modified to say development is prohibited within 500 of a non-MOSO ridgeline but only if visible from a scenic corridor or major public vantage point? In other words, it would be allowed within 500 feet of a non-MOSO ridgeline if it isn't visible from a scenic corridor or major public vantage point. Would you support this approach? Why is this? [WORKSHEET ITEM U]

SUMMARY AND FINAL COMMENTS

START: _____

END: _____

22. Do you have any final thoughts about any of the issues that we have been discussing tonight?

Thank you very much for participating! Please see me on your way out for your incentive for participating. Thank you for participating!



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Appendix B: Participant Worksheet

FOCUS GROUP WORKSHEET

October, 1 2015

First Name: _____

A. Please write down what you think is the most important issue facing the Town of Moraga today?

B. Do you feel that there is currently too much residential development in the Town of Moraga, not enough residential development in the Town of Moraga, or just the right amount of new development in the Town of Moraga? Please circle one.

TOO MUCH

RIGHT AMOUNT

NOT ENOUGH

C. What does the term “ridgelines” mean to you or what do you think it should mean?

D. One definition of ridgeline could be “the uppermost portion of a hill that is at or above 800 feet in elevation is in an undeveloped area, and which rises to a crest”. This is the definition of ridgeline in MOSO areas. Do you think this is a good definition of “ridgeline”? Please circle one.

YES

NO

Why/Why not?

E. Do you think that the MOSO definition of “ridgelines” should apply Town-wide? Please circle one.

YES

NO

Why/Why not?

F. Do you feel that the Town should amend its general plan and Municipal Code to add a yet to be defined definition of “ridgeline”, which could include the MOSO definition we already discussed or some other definition that would need to be agreed to by the Planning Commission and adopted by the City Council so that the Town would have a clear and consistent definition of the word “ridgeline” Town-wide? Please circle one.

YES

NO

Why/Why not?

G. In addition to adding a definition of “ridgelines”, do you feel that the Town should amend its general plan and Municipal Code to add a yet to be defined map of ridgelines, which would be based on the future definition of “ridgeline” and would need to be agreed to by the Planning Commission and City Council? Please circle one.

YES

NO

Why/Why not?

H. Finally, do you think that the Town should have any definition or map of “ridgelines” in non-MOSO areas of Town or should ridgeline policies and regulations apply only to MOSO areas of Town? Please circle one.

YES – DEFINITION AND/OR MAP OF RIDGELINES IN NON-MOSO AREAS

NO – RIDGELINE POLICIES AND REGULARIONS ONLY IN MOSO AREAS

Why/Why not?

I. Now that you’ve heard each of these options, do you feel that the Town should add a definition of “ridgelines”, or a definition and map of “ridgelines to the Town’s general plan and Municipal Code for non-MOSO areas, or do you feel that a definition and/or map of “ridgelines” should only apply to MOSO areas of Moraga? Please circle one.

ADD RIDGELINES DEFINITION

ADD RIDGELINES DEFINITION AND MAP

MAP AND/OR DEFINITION SHOULD ONLY APPLY TO MOSO AREAS

Why/Why not?

J. What does the term “protect” mean to you or what do you think it should mean?

K. When I say the term “development” or “developed” as it relates residential land in the Town of Moraga, what does this term mean to you?

L. Now that we’ve discussed the terms “ridgelines”, “development” and “guidelines” do you feel that development should be allowed ON and ADJACENT to non-MOSO ridgelines consistent with yet to be determined improved design guidelines that could include minimizing visual impacts, mitigating potential hazards, and others? Please circle one.

YES

NO

Why/Why not?

M. As a more slightly more strict option and including the term “standards”, do you feel that development should be allowed NEAR non-MOSO ridgelines but NOT ON non-MOSO ridgelines consistent with new, but yet to be defined development standards that would specifically address height, size, and placement of structures in relation to non-MOSO ridgelines? Please circle one.

YES

NO

Why/Why not?

N. As another potential option, do you think that the Town should prohibit any development within 250 feet of a non-MOSO ridgeline, which would mean NO development on non-MOSO ridgelines but would allow development that is more than 250 below a non-MOSO ridgeline? Please circle one.

YES

NO

Why/Why not?

O. As the final option for this specific topic, do you think that the Town should prohibit development within 500 feet of a non-MOSO ridgeline, which would mean NO development on non-MOSO ridgelines but would allow development that is more than 500 below a non-MOSO ridgeline? Please circle one.

YES

NO

Why/Why not?

P. Now that you have seen each of these options, do you feel that the Town should allow development ON and ADJACENT to Non-MOSO ridgelines with improved design guidelines; allow development NEAR but not ON non-MOSO ridgelines with development standards; not allow any development within 250 feet of a non-MOSO ridgeline, or not allow any development within 500 feet of a non-MOSO ridgeline in the Town of Moraga? Please circle one.

DEVELOPMENT ON AND ADJACENT RIDGELINES W/ GUIDELINES

DEVELOPMENT NEAR BUT NOT ON RIDGELINES WITH STANDARDS

NO DEVELOPMENT WITHIN 250-FEET OF NON-MOSO RIDGELINES

NO DEVELOPMENT WITHIN 500-FEET OF NON-MOSO RIDGELINES

Why/Why not?

Q. Do you feel that the Town should simply prohibit development in visually prominent hillside areas as viewed from the Towns' scenic corridors? Please circle one.

YES

NO

Why/Why not?

R. As a second option and using our previously discussed definition of "standards", do you feel that the Town should strengthen its development standards to limit BUT NOT prohibit development in visually prominent hillside areas as viewed from the Town's scenic corridors? Please circle one.

YES

NO

Why/Why not?

S. As third option and using our previously discussed definition of “guidelines”, do you feel that the Town should develop and improve guidelines to minimize visual impacts BUT NOT prohibit development in visually prominent hillside areas as viewed from the Town’s scenic corridors? Please circle one.

YES

NO

Why/Why not?

T. Finally, do you feel that the Town’s existing policies and regulations are adequate to protect viewsheds along the Town’s scenic corridors? Please circle one.

YES

NO

Why/Why not?

U. Now that we've had a chance to discuss each of these options, do you feel that the Town should prohibit development, strengthen development standards, or expand and improve guidelines to "protect viewsheds" as they are viewed from the Town's scenic corridors, or do you feel that the Town's existing policies and regulations are adequate to "protect viewsheds" in the Town of Moraga? Please circle one.

PROHIBIT DEVELOPMENT TO PROTECT VIEWSHEDS

STRENGTHEN DEVELOPMENT STANDARDS TO PROTECT VIEWSHEDS

EXPAND & IMPROVE GUIDELNES TO PROTECT VIEWSHEDS

EXISTING POLICIES & REGULATIONS ADEQUATE TO PROTECT VIEWSHEDS

Why/Why not?

V. As a first option the Town is considering, do you feel that the Town should amend its design guidelines to establish a maximum FAR or floor to area ratio for lots that are greater than 20,000 square feet? Please circle one.

YES

NO

Why/Why not?

W. As a second option, should the Town establish a maximum allowable square footage for any new single family home regardless of lot size, while keeping the exiting FAR limitations in the design guidelines for lots of 20,000 square feet or less? Please circle one.

YES

NO

Why/Why not?

X. As a final option, do you feel that Town's existing design guidelines are adequate for FAR or floor to area ratio by only having them apply to lots of 20,000 square feet or less? Please circle one.

YES

NO

Why/Why not?

Y. Now that we've had a chance to discuss these three options, do you feel that the Town should amend its existing design guidelines to establish a maximum FAR on lots greater than 20,000 square feet, establish a maximum square footage for all new single family homes while keeping the existing FAR for homes on lots of 20,000 square feet or less, or do you feel that the Town's existing design guidelines are adequate and you would make no changes? Please circle one.

AMMEND GUIDELINES TO ESTABLISH MAX FAR ON LOTS >20,000 SQ FT.

ESTABLISH MAX SQ FT FOR ALL NEW SINGLE FAMILY HOMES & KEEP CURRENT FAR FOR LOTS <20,000 SQ FT.

EXISTING GUIDELINES ADEQUATE FOR FAR

Why/Why not?

FOCUS GROUP WORKSHEET

October 7, 2015

First Name: _____

A. Please write down what you think is the most important issue facing the Town of Moraga today?

B. Do you feel that there are currently too many new homes being built in the Town of Moraga, not enough new homes being built in the Town of Moraga, or just the right amount of new homes being built in the Town of Moraga? Please circle one.

TOO MANY

RIGHT AMOUNT

NOT ENOUGH

C. How important do you feel it is to maintain current undeveloped land in Moraga as free of development? Is that very important, somewhat important, somewhat unimportant, or not important at all to you personally? Please circle one.

VERY IMPORTANT

SOMEWHAT IMPORTANT

SOMEWHAT UNIMPORTANT

NOT IMPORANT AT ALL

Why is this?

- D. Do you feel that it is important to balance the preservation of undeveloped land within Moraga with private property rights, to preserve undeveloped land despite the fact that it might limit property rights, or do you feel that individual property rights are more important than preserving undeveloped lands? Please circle one.

BALANCE UNDEVELOPED LAND WITH PRIVATE PROPERTY RIGHTS

PRESERVING UNDEVELOPED LAND MORE IMPORANT

PRIVATE PROPERTY RIGHTS MORE IMPORTANT

Why is this?

- E. Do you feel that any regulations to preserve undeveloped land in Moraga should apply to all undeveloped parcels in Town, apply only to parcels on undeveloped hilltops and hillsides in Town, or should only apply to undeveloped land on visually prominent hilltops and hillsides in Town? Please circle one.

ALL UNDEVELOPED PARCELS

ONLY TO PARCELS ON UNDEVELOPED HILLTOPS AND HILLSIDES

ONLY UNDEVELOPED LAND ON VISUALLY PROMINENT HILLTOPS & HILLSIDES

Why is this?

F. Thinking of the word “ridgelines”, what does this term mean to you or what do you think it should mean?

G. Thinking of the word “protect”, what does this term mean to you or what do you think it should mean?

H. Thinking of the term “development” or “developed” as it relates residential land in the Town of Moraga, what does this term mean to you?

I. Thinking of the term “viewshed”, what does this term mean to you?

J. Based on the definition of “viewshed”, what does the term “protection of viewsheds” mean to you?

K. In thinking about the last two terms we discussed: “guidelines” and “standards”, which one do you prefer to apply to residential development on ridgelines and hillsides in the Town of Moraga? Is that the more potentially subjective, but also more flexible, “guidelines” or the more strict and objective “standards”? Please circle one.

GUIDELINES

STANDARDS

Why is this?

L. Before tonight, had anyone heard of the 'Moraga Open Space Ordinance or MOSO'? Please circle one.

YES

NO

[IF YES] What have you heard?

M. Do you think the MOSO definition of "ridgelines" we just discussed is a good definition of "ridgelines"? Please circle one.

YES

NO

Why is this?

N. Based on the example map and the definition of “ridgelines” we just discussed for MOSO areas of Town, do you think the MOSO definition of “ridgeline” should apply Town-wide, meaning should it apply to both MOSO and non-MOSO areas of Town? Please circle one.

YES

NO

Why is this?

O. As previously mentioned, while the Town aims to “protect ridgelines and scenic viewsheds from development”, it’s unclear exactly what this means. Keeping in mind the rights of property owners and the desire to maintain open space, what is the best way to achieve this goal? Please circle one.

ALLOW DEVELOPMENT IN THESE AREAS BUT ONLY WHEN WELL DESIGNED

ALLOW DEVELOPMENT ONLY IN LOCATIONS THAT ARE NOT VISIBLE FROM SCENIC CORRIDORS OR MAJOR PUBLIC VANTAGE POINTS

PROHIBIT DEVELOPMENT ENTIRELY

Why is this?

P. Would you support allowing development on non-MOSO ridgelines OR in scenic viewshed areas subject to the types of guidelines we’ve discussed? Please circle one.

YES

NO

Why is this?

What are some of the advantages of using guidelines?

What are some of the disadvantages of using guidelines?

Q. Would you support allowing development near to Non-MOSO ridgelines OR in scenic viewshed areas subject to the types of standards we've discussed? Please circle one.

YES

NO

Why is this?

What are some of the advantages of using standards?

What are some of the disadvantages of using standards?

R. For areas near non-MOSO ridgelines, another option would be to prohibit development within 250-feet of the non-MOSO ridgeline. This approach is similar to ridgelines in MOSO areas, where development is prohibited on minor ridgelines and within 500 feet of major ridgelines. Do you support this approach for non-MOSO ridgelines? Please circle one.

YES

NO

Why is this?

S. If this approach was modified to say that development would be prohibited within 250 feet of a non-MOSO ridgeline but only if visible from a scenic corridor or major public vantage point. In other words, it would be allowed within 250 feet of a non-MOSO ridgeline if it isn't visible from a scenic corridor or major public vantage point. Would you support this approach? Please circle one.

YES

NO

Why is this?

T. A final option would be to prohibit development within 500 feet of a non-MOSO ridgeline. This approach would treat non-MOSO ridgelines the same as major MOSO ridgelines. Do you support this approach? Please circle one.

YES

NO

Why is this?

U. If this approach was modified to say development is prohibited within 500 of a non-MOSO ridgeline but only if visible from a scenic corridor or major public vantage point. In other words, it would be allowed within 500 feet of a non-MOSO ridgeline if it isn't visible from a scenic corridor or major public vantage point. Would you support this approach? Please circle one.

YES

NO

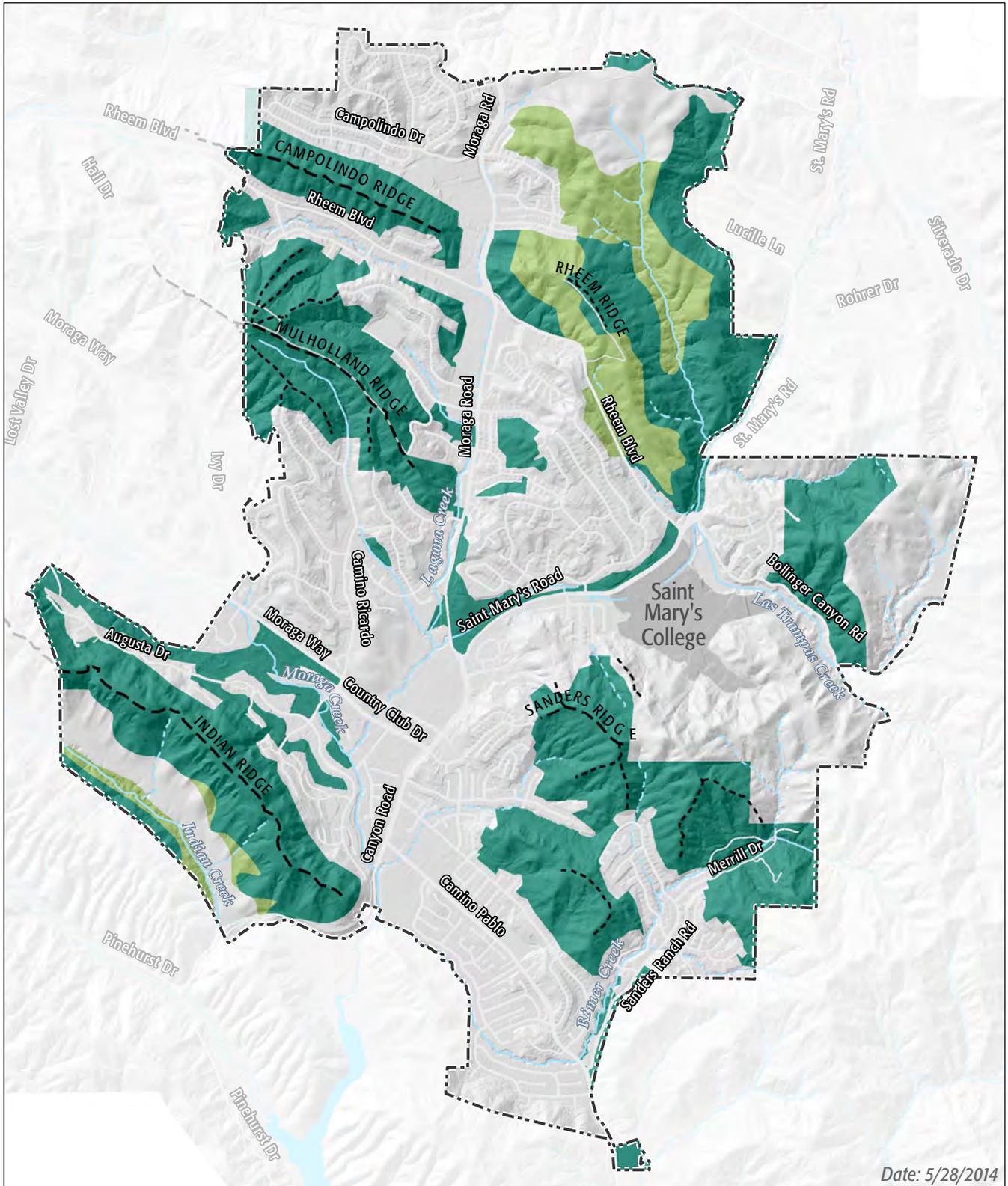
Why is this?



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Appendix C: Focus Group Visuals



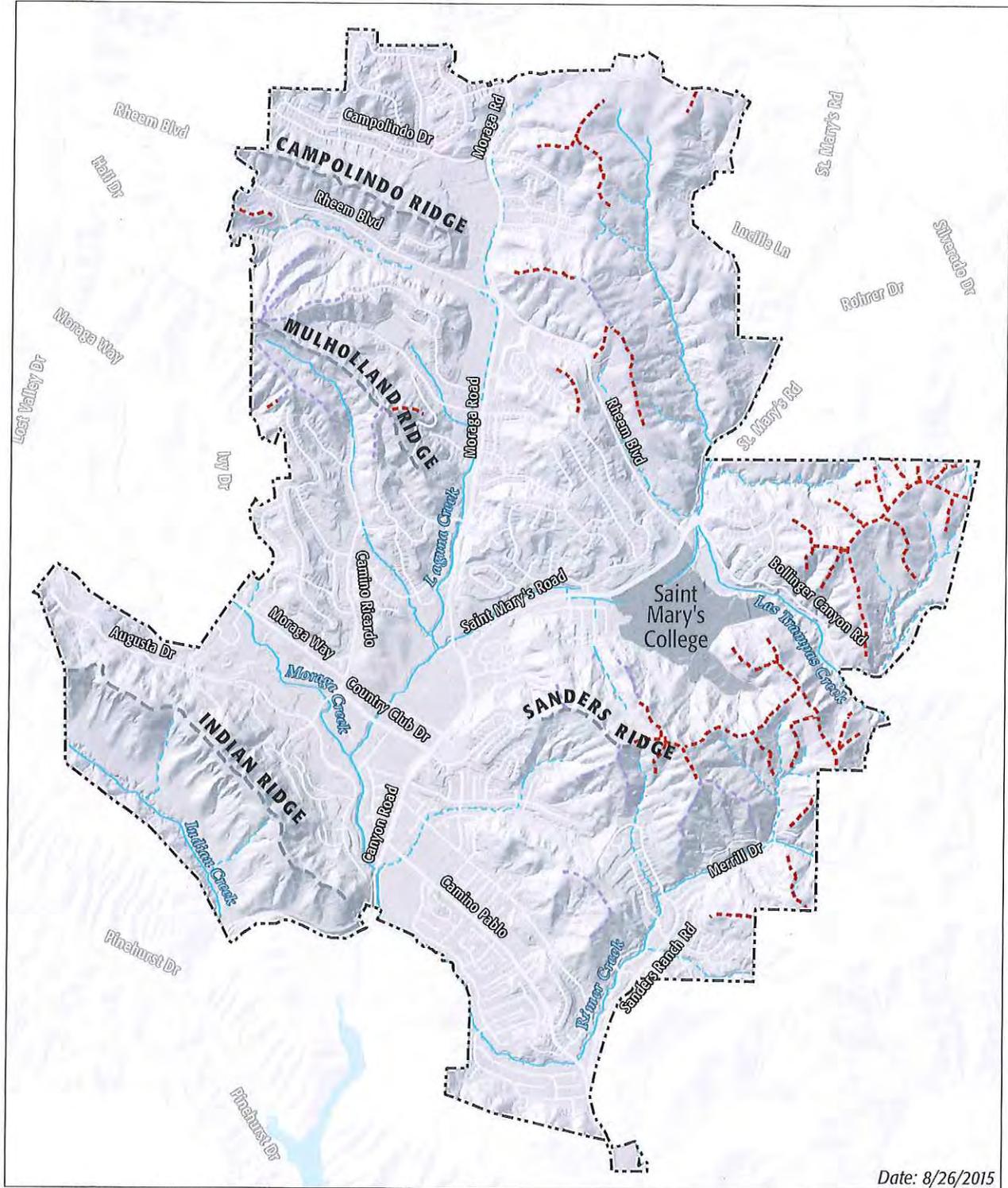
Date: 5/28/2014

Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2013; PlaceWorks, 2014.

- MOSO Major Ridgelines
- MOSO Minor Ridgelines
- Major/Permanent Stream
- Minor/Intermittent Stream
- Town Boundary
- Open Space Lands**
- MOSO Open Space Land
- Non-MOSO Open Space Land

MAP 2
OPEN SPACE LANDS





Date: 8/26/2015

Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2006, 2013; PlaceWorks, 2014.

- Town Boundary
- Town-identified MOSO Minor Ridgelines
- Non-MOSO Ridgelines Above 800 feet
- Town-identified MOSO Major Ridgelines
- Major/Permanent Stream
- Minor/Intermittent Stream

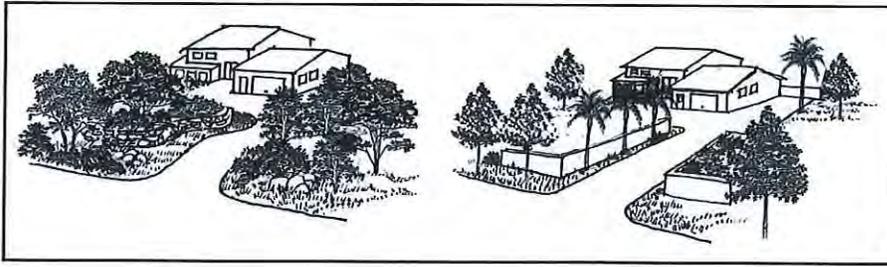
FIGURE 2
EXAMPLE RIDGELINE MAP FOR OPTION 1-B



FIGURE 3: EXAMPLE DESIGN GUIDELINES TO PROTECT RIDGELINES

Below are examples of design guidelines to help minimize visual impacts from development on or near non-MOSO ridgelines.

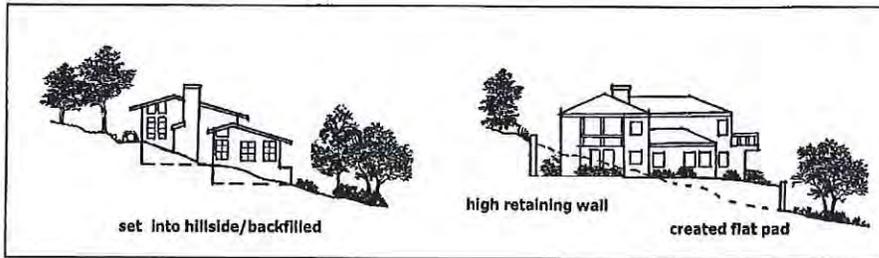
Landscaping. Plants visible from a public street should be clustered informally to blend with the natural vegetation. Trees and shrubs should not be planted in a straight lines to define property lines, driveways, or edges.



Do this

Don't do this

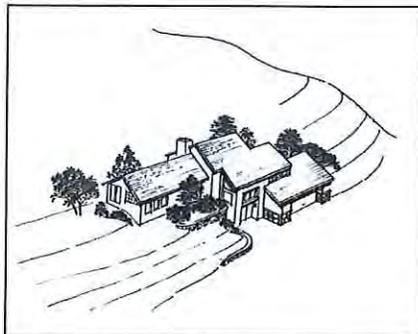
Restoration of Original Topography. After placing development the site should be restored as closely as possible to its original topography.



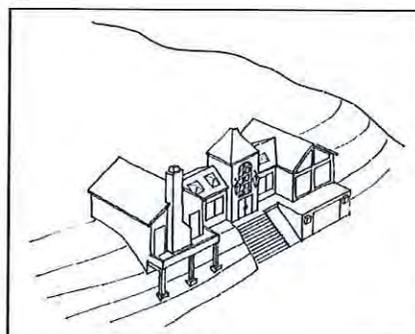
Do this

Don't do this

Prominent Architectural Features. The use of architectural features that increase visual prominence, such as two-story entries, turrets, and large chimneys, should be avoided.



Do this

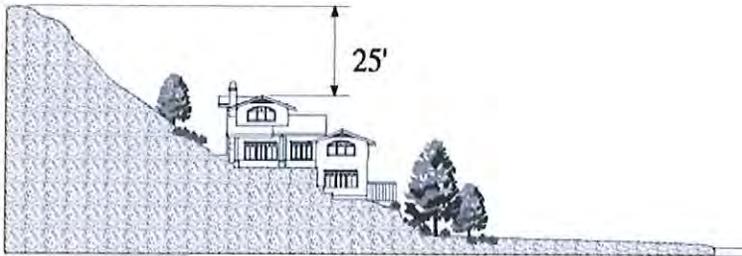


Don't do this

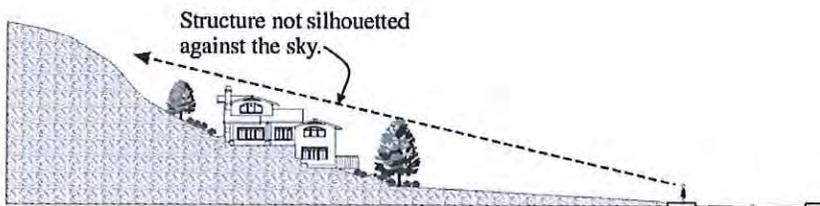
FIGURE 4: EXAMPLE STANDARDS TO PROTECT RIDGELINES

Below are examples of mandatory standards to minimize visual impacts from development near non-MOSO ridgelines.

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.

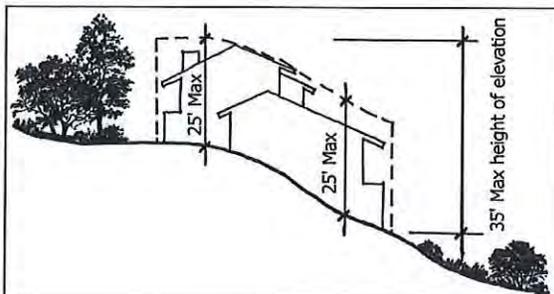


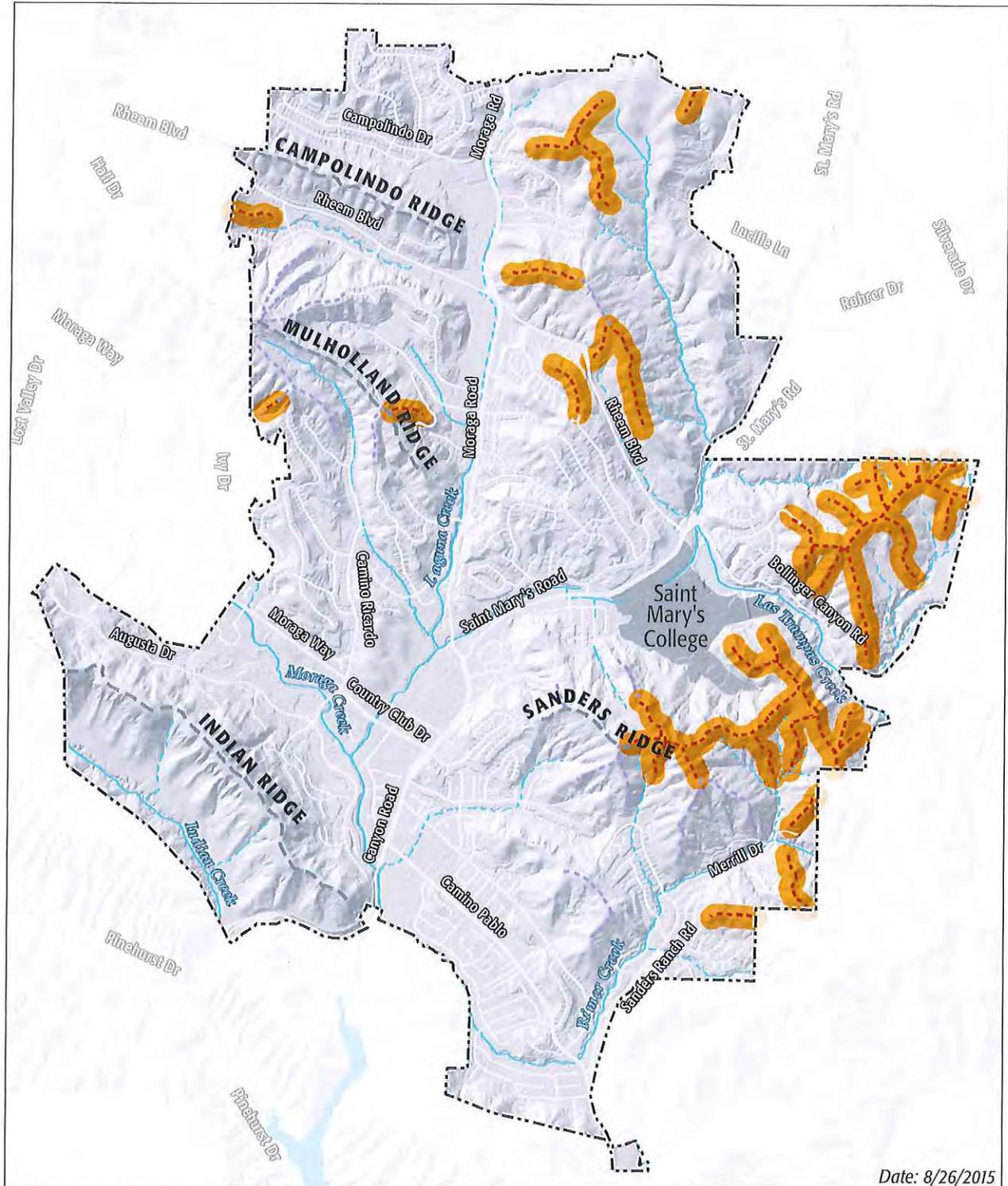
Silhouetting. Structures may not be placed so that they are silhouetted against the sky when viewed from a public street.



THIS

Building Height. Within 100 feet of a ridgeline the maximum allowed height for homes in hillside areas shall be 25 feet. The maximum height of a building's tallest elevation shall not exceed 35 feet measured from the lowest part of the building to the highest part.





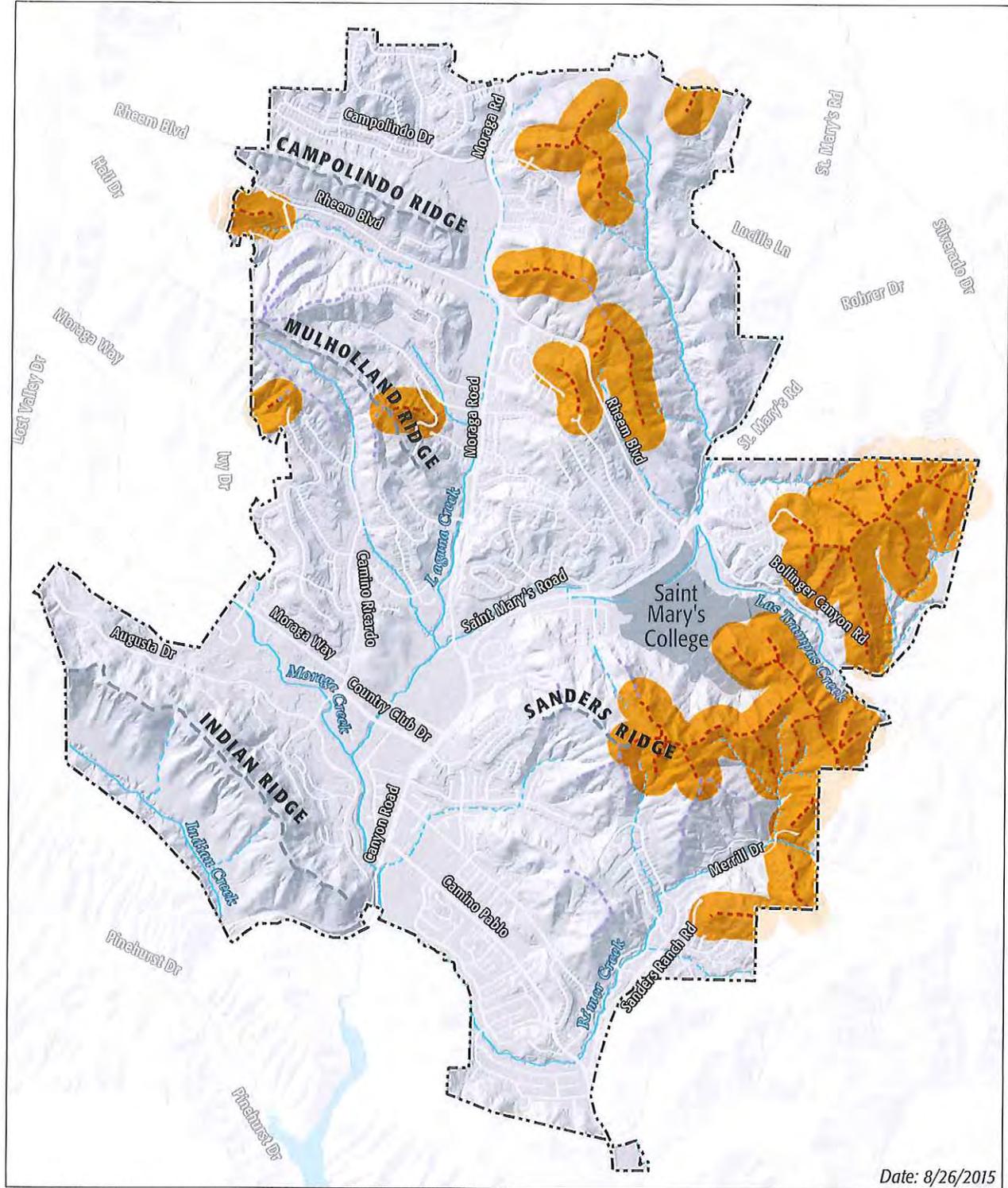
Date: 8/26/2015

Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2006, 2013; PlaceWorks, 2014.

- Town Boundary
- Town-identified MOSO Minor Ridgelines
- Town-identified MOSO Major Ridgelines
- Major/Permanent Stream
- Minor/Intermittent Stream
- Non-MOSO Ridgelines Above 800 feet
- 250-foot buffer of non-MOSO ridgelines

FIGURE 5
250-FOOT BUFFER OF NON-MOSO
RIDGELINES FOR OPTION 2-C





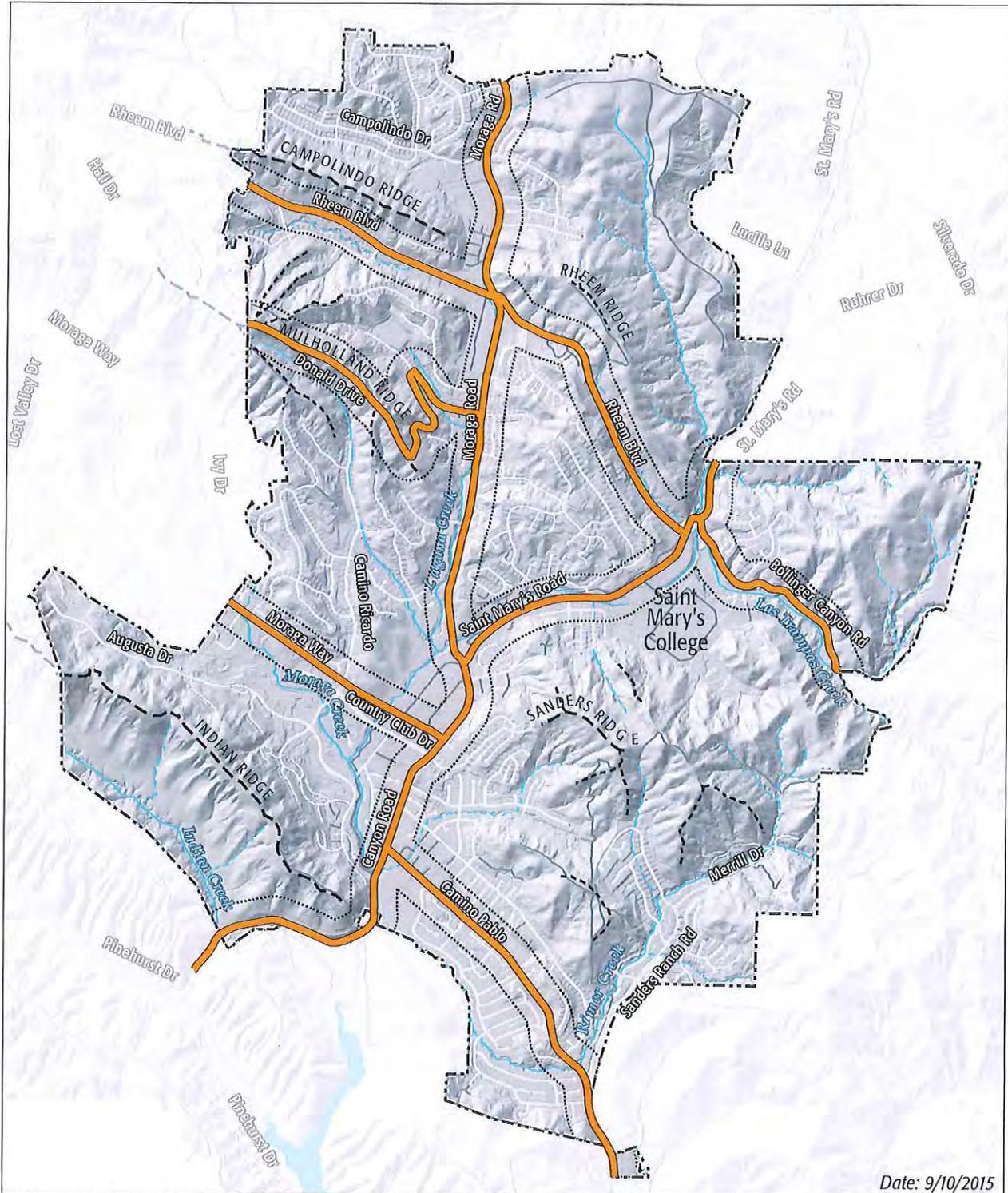
Date: 8/26/2015

Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2006, 2013; PlaceWorks, 2014.

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

FIGURE 6
500-FOOT BUFFER OF NON-MOSO
RIDGELINES FOR OPTION 2-D





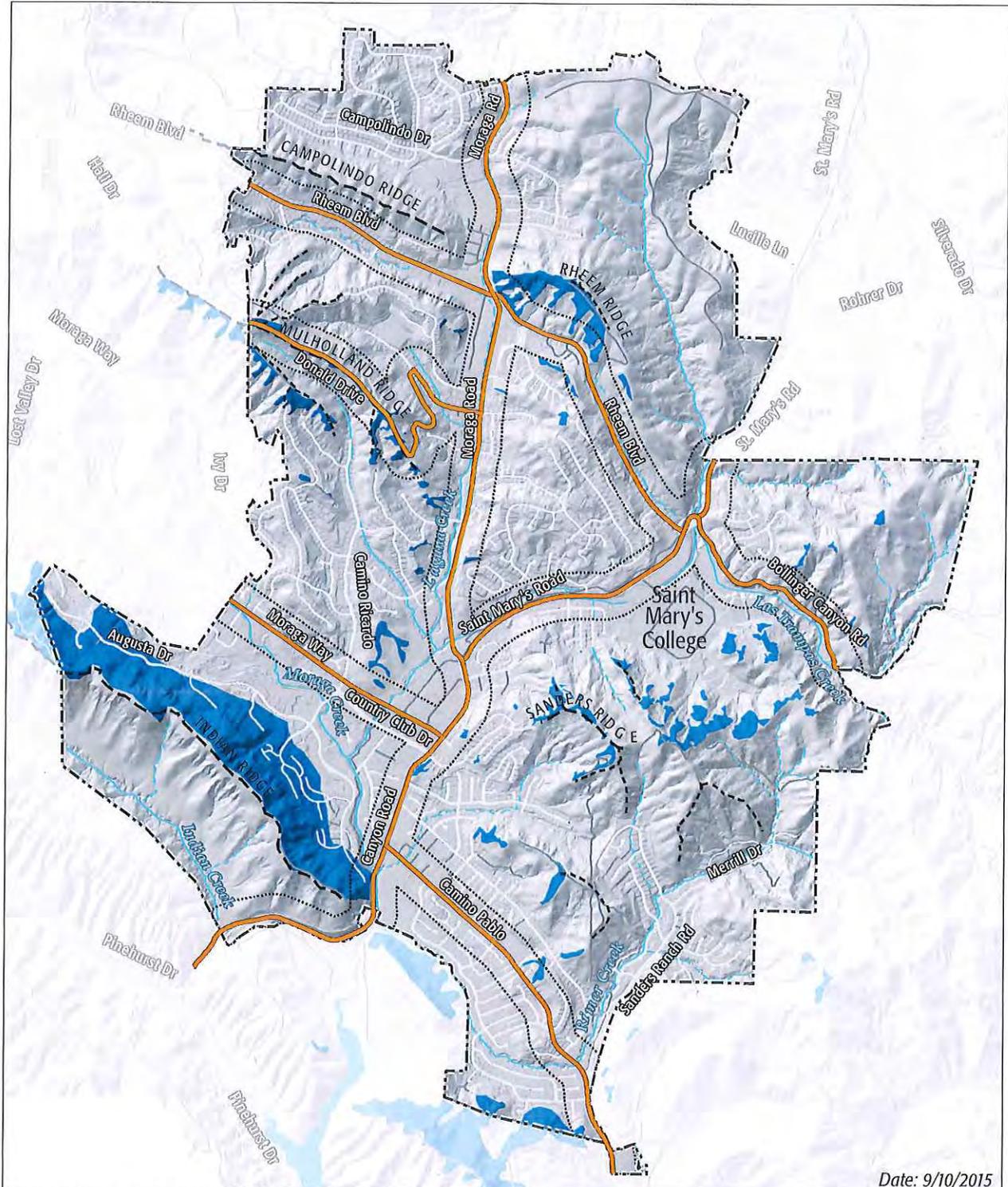
Date: 9/10/2015

Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2006, 2013; PlaceWorks, 2014.

FIGURE 12
SCENIC CORRIDORS

-  Town Boundary
-  MOSO Minor Ridgelines
-  MOSO Major Ridgelines
-  Major/Permanent Stream
-  Minor/Intermittent Stream
-  Town-designated Scenic Corridors
-  500-foot Buffer of Scenic Corridors





Date: 9/10/2015

Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2006, 2013; PlaceWorks, 2014.

- Town Boundary
- MOSO Minor Ridgelines
- MOSO Major Ridgelines
- Major/Permanent Stream
- Minor/Intermittent Stream
- Town-designated Scenic Corridors
- 500-foot Buffer of Scenic Corridors
- Example Draft High-Visibility Area

FIGURE 13
SCENIC CORRIDORS AND HILLSIDE VISIBILITY

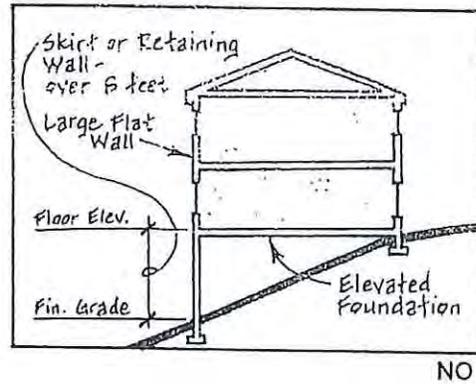
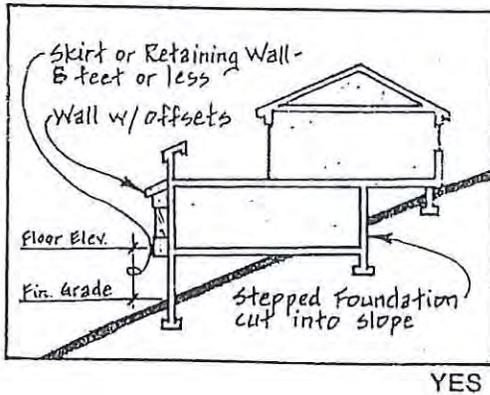
Visibility determined using view-points every 200 feet along Town-designated scenic corridors.



FIGURE 14: EXAMPLE STANDARDS TO PROTECT SCENIC VISTAS

Below are examples of mandatory standards to minimize view impacts from scenic corridors.

Stepped Design. Where existing slope is 15 percent or steeper, dwellings shall exhibit a stepped design that follows the natural terrain and does not stand out vertically from the hillside. The lower or ground floor elevation of a dwelling should not exceed eight feet above the adjacent exterior finish grade.



Single-Level Padded Lots. On padded lots the vertical height of any resulting graded slope or combination retaining wall and slope shall not exceed 10 feet.

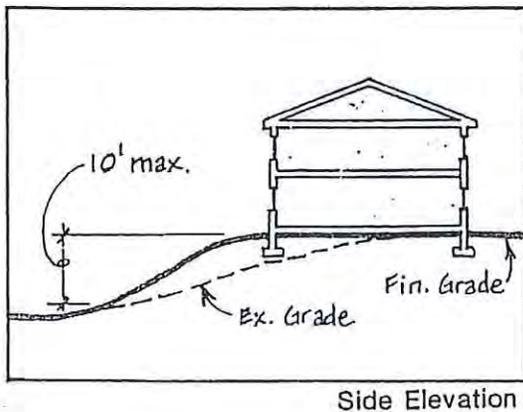
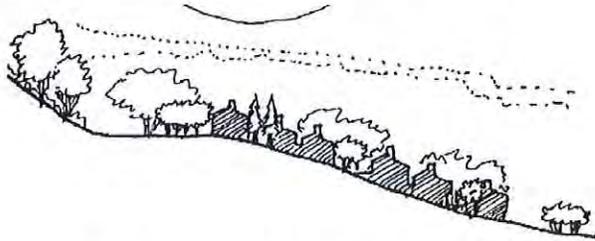


FIGURE 15: EXAMPLE GUIDELINES TO PROTECT SCENIC VISTAS

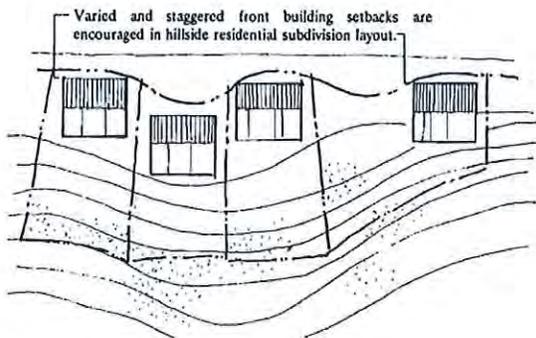
Below are examples of design guidelines to minimize view impacts from scenic corridors.

Height Variation. Buildings should be designed with different floor elevations to achieve height variation and avoid a monotonous wall effect.



Site units or buildings with different floor elevations to achieve height variation.

Setback Variation. Front building setbacks within subdivisions should be varied and staggered to reflect the natural hillside character and reduce the monotony of repetitive setbacks.



New Trees. Trees should be planted along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. When possible, locate trees in swale areas to more closely reflect natural conditions and gather surface runoff for plant irrigation.

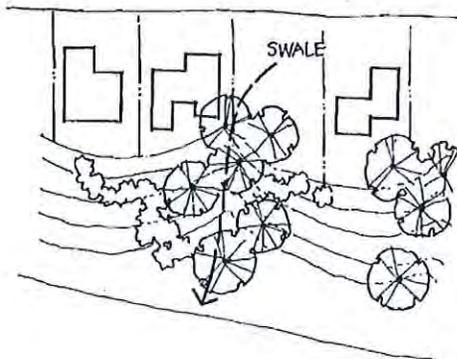


Figure 16: Floor Area Ratio

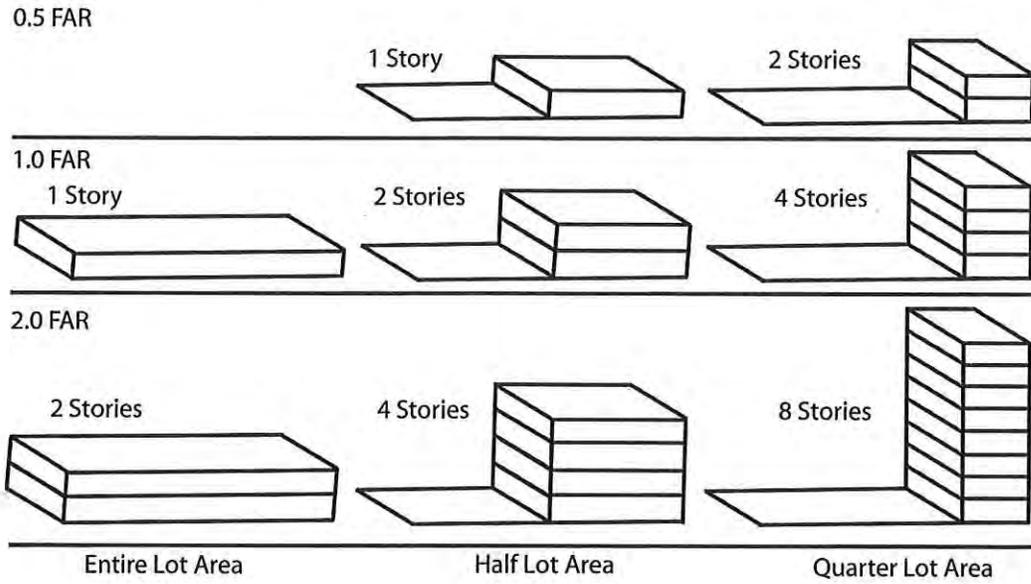


Table 1: Maximum FAR for lots greater than 20,000 sq. ft.

Parcel Area (sq. ft.)	Maximum FAR	Maximum Floor Area (sq. ft.)
20,000	0.230	4,600
22,000	0.227	4,994
24,000	0.224	5,376
26,000	0.221	5,746
28,000	0.218	6,104
30,000	0.215	6,450
32,000	0.212	6,784
34,000	0.209	7,106
36,000	0.206	7,416
38,000	0.203	7,714
40,000	0.200	8,000
Greater than 40,000	N/A	8,000



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www.godberesearch.com

Northern California and Corporate Offices
1660 South Amphlett Boulevard, Suite 205
San Mateo, CA 94402

Nevada Office

59 Damonte Ranch Parkway, Suite B309
Reno, NV 89521

Pacific Northwest Office

601 108th Avenue NE, Suite 1900
Bellevue, WA 98004