

HILLSIDES AND RIDGELINES PROJECT

DRAFT MATERIALS AVAILABLE FOR PUBLIC REVIEW

At Study Sessions on October 17 and 19, 2016, the Planning Commission will consider and provide input on draft amendments to the Town's Hillside and Ridgeline Regulations. Both meetings begin at 7PM, at the Town Council Chambers, 335 Rheem Boulevard.

The public is encouraged to attend both meetings, and comments may be submitted at that meeting or in writing to the Planning Department (planning@moraga.ca.us).

In 2013 the Town of Moraga began the Hillside and Ridgelines project, which aims to improve the Town's regulations that apply to development in hillside and ridgeline areas. These regulations apply to properties within MOSO Open Space Ordinance (MOSO) land, as well as in other hillside areas in Moraga with a slope of 20 percent or more.

Over the past three years the Town has hosted community workshops, conducted on-line surveys, and met with focus groups to receive public input on project issues. The project Steering Committee, Planning Commission, and Town Council have also met to provide direction and to guide the preparation of project materials.

Summary of Draft Regulations

The complete draft regulations can be reviewed on the project webpage at www.moraga.ca.us/hillsides.

The draft materials proposed amendments to a number of Town documents, including the General Plan, MOSO Guidelines, Zoning Ordinance, and Town Design Guidelines. No changes to the MOSO Initiative approved by the voters in 1986 are proposed.

In general, the draft amendments strengthen rules to limit development in Moraga's undeveloped hillside areas and protect the Town's scenic resources. The amendments also resolve conflicting regulations, clarify procedural requirements, and establish an updated fact base for Town decision-making. More specifically, the draft materials include the following:

- **MOSO Boundaries:** Amended General Plan Land Use Map, Zoning Ordinance Map, and MOSO Guidelines Appendix A that show MOSO Open Space boundaries consistent with one another and with past amendments. The MOSO Open Space boundaries also have been adjusted to match established property lines and reflect existing development patterns.
- **MOSO Ridgeline Map:** Modifications to MOSO ridgeline maps to show the full extent of Indian Ridge as a Major MOSO Ridgeline.
- **Town-wide Ridgeline Map:** New map showing the location of ridgelines outside of MOSO Open Space, including new "Significant Non-MOSO Ridgelines" subject to new development restrictions.
- **Ridgeline Protection Standards:** New requirement to setback development a minimum of 200 feet from Significant Non-MOSO Ridgelines, and new requirement that a minimum of 35 percent of the perceived height of a hillside observed from a scenic corridor remains visible above a structure that is below a MOSO Ridgeline or a Significant Non-MOSO Ridgeline.

- **Hillside Design Standards and Guidelines.** New standards and guidelines in the Town Design Guidelines document that apply to all development in hillside areas with a slope of 20 percent or more.
- **Average Slope in MOSO Open Space:** Revised rules for calculating the average slope of a development site in MOSO Open Space. The concept of a “cell” is replaced with a new “development envelope” concept limited to a maximum area of 10,000 square feet.
- **High Risk Areas in MOSO Open Space:** New map with the Town’s preliminary determination of “high risk areas” in MOSO Open Space. The maximum permitted density in high risk areas is less than allowed elsewhere in MOSO Open Space.
- **Hazard Remediation in MOSO Open Space:** New rule that the Town may not allowed increased density in “high risk areas” when landslide hazard remediation is incorporated into a development project.
- **Development Constraints Map:** New map in the General Plan that identifies remaining open space areas in Moraga least suitable for development due to the presence of development constraints.
- **Home Size in Hillside Areas:** New rules that limit the size of homes on lots 20,000 square feet to 1 acre in hillside areas visible from a scenic corridor.
- **Hillside Development Permits:** Modifications to the Hillside Development Permit process and requirements that apply on lots with a slope of 20 percent or more.

For more information, contact Ellen Clark, Planning Director at eclark@moraga.ca.us