

Town of Moraga Hillsides and Ridgelines Project

Workshop #1 Summary

On April 16, 2014 the Town of Moraga hosted the first community workshop for the Hillside and Ridgeline Project. The purpose of this workshop was to introduce the project to the general public, answer questions about the project, and receive input on key issues to address during the project.

More than 80 residents attended the workshop. The workshop sign-in sheet is attached to this summary; most, but not all attendees signed in.

The workshop began with a presentation by the Town's consultants, followed by questions from the audience. Participants then discussed two questions within nine small groups:

- ◆ Question 1: What are the key issues associated with the development and conservation of hillside areas in Moraga?
- ◆ Question 2: Are there specific Town policies and regulations that should be changed as part of this project?

A facilitator for each group recorded main ideas from the discussion on flip charts. After the small group discussions, one person from each group presented key ideas to all workshop participants. Photographs and transcriptions of small group discussion notes are attached to this summary.

Main Areas of Consensus:

Workshop participants expressed a diversity of opinions. However, participants appeared to all agree on three basic ideas:

- ◆ Moraga residents highly value the town's open space, hillsides, and semi-rural character. These qualities must be protected and maintained.
- ◆ Residents need to better understand the Town's hillside and ridgeline regulations.
- ◆ Existing regulations, to the extent they are understood, are unclear, conflicting, and produce uncertain outcomes. There is a need to improve these regulations so they are clearer and more consistent.

Many participants also expressed concern about the direct and indirect impact of growth and development in Moraga, particularly impacts on community character, scenic resources, schools, traffic, and other public services and facilities. A minority of workshop participants, however, did not share this concern.

Issues to Address in Project

The attached small group notes identify all of the issues that participants felt should be addressed in the Hillside and Ridgeline project. The following issues were identified by multiple groups as being important:

- ◆ Protection of ridgelines on non-MOSO lands.
- ◆ The interpretation and application of MOSO to specific development projects
- ◆ Maximum permitted density on hillside lands
- ◆ Method for calculating average slope on a development site
- ◆ Hazard remediation in high-risk areas
- ◆ Rules that apply to scenic corridors and viewsheds
- ◆ Habitat protection in open space areas

Attachments:

1. Workshop Sign-In Sheets
2. Transcriptions of Small Group Discussion Notes
3. Photographs of Small Group Discussion Notes



Moraga Hillsides and Ridgelines Project – Public Workshop #1

Wednesday, April 16, 2014, 7:00–9:00 pm

Hagarty Lounge, De La Salle Hall

St. Mary's College, Moraga

SIGN IN SHEET

Name

Address (optional)

Email

KAREN CHIN

Caroline Wood

STEVE WOETHEKE

Tim Meltzer

Suzanne Jones

Malcolm Spraul

Carol Donnelly

Jill Weber

Ellen Beans

LARRY BEANS

Mike Seitle

Rick Buzzom

Ted Binnone

George Anastasi

Hollie Lucas



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Name

Address (optional)

Email

STEVEN THAW

Colleen Lund

Jim & Judy Pokras
Lela Bennett

Mylinh Paolieri

Brita Harris

Jane Smith

AARON BROWN

Kenny BREVZONE

Sophie Bracani

MIKE LARKIN

Jane "

BILL CARMAN

Rain Flowers

DAVID NEWMAN

Ken Cone



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SIGN IN SHEET

Name	Address (optional)	Email
STEVE CHIN	[REDACTED]	[REDACTED]
AL CHAN		
Susan Sperry		
TONY DEVENSTA		
Edy Schwartz	[REDACTED]	[REDACTED]
Amy Fabo		
KIP BRUZZONE		
Michele Turve		
Dancy Bennett		
David Kilbain		
JOHN O'HARE		
JAN BLUMER	[REDACTED]	[REDACTED]
Susanne Metevrin		
Michael Finocchio		
Vince Bruzzone	[REDACTED]	[REDACTED]
DAVE B	[REDACTED]	[REDACTED]



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Name Address (optional) Email

Joe Bruzzone

Karen Woods

Jeann Kain

Gregg Rossen

Tom Barri

David Grist

DARWIN MARABLE

Joan Marable

Connie Chuba

Judy Dinkle

Jayne Russell

Bonnie Sanders

April McMahon

Suzanne Jure-Cory

Veian Chen

LYNDA Deschambault

JOHN BISSET



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SIGN IN SHEET

Name

Address (optional)

Email

David Gow

Teresa ONODA

~~Dee Royak~~

Joan Bruzza

Bill Flower

Rebecca Goodman

Eliza Becker

Larry Becker

Kelley Grist

SA JAREX

STEVE

RITHAS

Das Cho

Yo Guerrero

Norman LIVERMORE

Lance Bare



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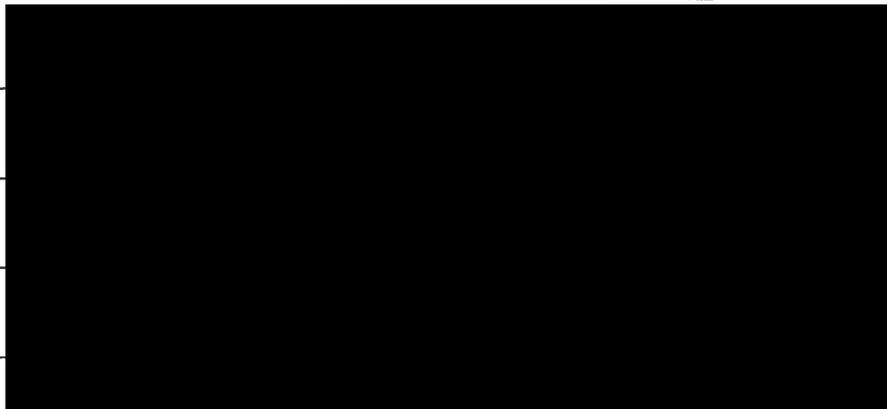
Email

DAVE PETERSEN

Cherie D'Andrea

Leslie Morrell

Tracy Rakes



Group 1:

What are the key issues associated with the development and conservation?

- Traffic: few routes and out
- What is the definition of conservation – should mean permanent protection of open space and Moraga?
- Protecting the image/character of Moraga?
- Need clearer definition + clarity in regulations
- Different interpretation
- Need consistency / no ambiguity
- Not clear which ridgelines are protected
- What other regulations protect open space and ridgeline? More needed?
- What rights does Moraga have to prevent utilities work?
- MOSO should allow grading to protect from hazards / landslides – safety first
- Need broad outreach + education on these issues
- If protect not visible – should it be allowed on hillside land?
- Amount of development in general (traffic/service)
- What more understanding of how much new development is occurring?
- MOSO suggest balance between right to development, conservation – how should this be balanced? Percentage?
- Appropriately sized homes
- Blend in /screened
- Fit aesthetic of hillside
- Geologically unstable areas shouldn't be developed
- Allow some development in these areas if it enables landslides to be fixed.
- Lack of definition of "semi-rural" should be a guiding principle.
- Project impact and costs need to be quantified

Are there specific town policies & regulations that should be changed?

- How much liability for town if approve homes subject to landslides? (approvals need to make town take responsibility)
- Why 20% - pros and cons of threshold
- Processes need to be transparent, report on issues/discussions
- Planning commission needs better training on regulations.
- Hillside regulations should allow sports fields = developers provide community benefits
- Allow trails, parks, disabled accessible facilities
- Land trusts can help protect open space
- Rules should be more clear; less discretion by decision makers
- Should be more emphasis on recycling ; developed lands and developments

Group 2:

What are the key issues associated with the development and conservation?

- Definitions (Ridgeline/minor ridgelines)
- Awareness: General Plan / MOSO have definitions
- "Protect" what does that mean (subjective definition)
- Repeat amendments – inconsistencies/interpretations
- Views/viewsheds
- Slope calculations (imprecise) – different ways to do it or understand it
- Where is the cell?
- Density / location of houses more important?
- Need more professional survey knowledge / understanding of residents priorities – outreach
- Awareness of impacts of regulations
- Regulations on existing homes (make easier to improve/additions)
- Growth projections / impact fees / schools
- Overall review/cleanup (redundant/obsolete rules)
- Streamline review process (clear standards / compliance, quicker approval)
- Check conformance with state and federal regulations
- Need regulations/clarity on landslides and abatement
- Need maps/info/gis/ on slopes & slides, geohazard.
- Clarify how development rules apply in MOSO and outside MOSO.

Group 3:

What are the key issues associated with the development and conservation?

- Access to Moraga + Traffic (getting to/out of Moraga as population increases)
- Implement current MOSO / general plan language
- Maintaining semi-rural environment
- Disparity between language and implementation
- Finessing general plan
- Process > content
- GHAD (geological hazards districts) ; fears of landslides
- Unresolved questions on MOSO.
- Clarifying existing ordinances
- MOSO “restrictive”
- Fear of economic issues)
- Disagreements on interpretation of laws (suggestion: information sharing and better understanding of technical standards)
- Safety of landslides
- Power lines near trees
- Fire safety – adequate access for emergency vehicles)

Are there specific town policies & regulations that should be changed?

- Relationship between high risk hillsides and housing density
- Concern of “MOSO template” all over MOSO property? – Liability issues. Need to understand landslide engineering issues
- “Buildable slope” needs to have a better definition (what is the slope standard?)
- Strong guidelines on GHAD safety
- Specific rules for habitat connectivity
- Long term maintenance of GHADs
- “We need to what we’re getting into” – GHAD
- Effectiveness of GHAD
- MOSO Guidelines and General Plan – What do they contain?
- Available land of Moraga reaching ridgelines

Group 4:

What are the key issues associated with the development and conservation?

- Traffic
- Viewsheds
- How to protect all ridgelines (should there be any time and ridgeline if developed?)
- How are households/land below affected (i.e. watershed, soil removal)?
- How will it change characteristics?
- Wildfire impacts / street impacts from engineered hillsides
- Impact on services (water/fire/schools)
- Who would be responsible for safeguarding open space and hillsides, maintenance and vegetation?
- Who is responsible for property rights and what about eminent domain?
- Impact on water usage?
- Seems like / impression of “back door” deals motivated by money.
- Put teeth in MOSO
- Love hills
- What happens to tax base?
- Liability issues with open space on private property?
- Slope calculated in different ways?
- Economic development not as important as MOSO / open space.

Are there specific town policies & regulations that should be changed?

- When do you apply 1 per 10 or 1 per 5 densities in MOSO? (no clarity in regulations). Could relieve pressure on ridgelines
- Make sure property characterized as high risk remains high risk.
- Town of Moraga voters should be able to vote on anything related to MOSO.
- Discussion about non major or non-minor ridgelines.
- Make rules/guidelines consistent
- What are values trying to protect when “preserving viewshields?”
- Ways to calculate slope
- Scalability – How big / how many slides should determine density
- Ridge of 600’ should be area of special concern
- Minor ridgeline should extend beyond those adjacent to MOSO

Group 5:

What are the key issues associated with the development and conservation?

- Underlying philosophical issues about growth and development need to be resolved.
- Consider “Grand Bargain” with developer and property owner.
- Design concerns: density, size, visibility
- Moraga Country Club: good example [of design], color blends in with hillsides, natural, fit in with neighborhood
- Different plan
- Priority population area or conservation area
- *Infrastructure/service impact on community*
- Clarify impacts if development
- Development in high hazard areas.
- *GP and MOSO don't work together (GP is weak on open space)*
- Max population in town
- MOSO Boundaries need to be expanded
- Developers spend money to strengthen MOSO
- Open space preservation rules in non-MOSO areas is not strong enough
- Overdevelopment of hillsides devalues property
- Impacts of new development
- Amount of mitigation to address slides: how much is okay?
- MOSO unclear: scope and applicability?
- Land owned by one owner
- Misinterpretation of “protect” in GP policy CDIS
- Calculation of slope – cell average
- Maps: What is open space?
- Open space can be developed; this is wrong.

Group 6:

What are the key issues associated with the development and conservation?

- Desire to keep image / charm of Moraga – that people originally moved to;
- Definition of “Ridgeline”
- Definition of Major + Minor
- Definition of non-MOSO
- Clarify “scenic corridors”;
- Clarify which lots have been approved (ready to be built on)
- Transparency to process.
- Why are we approving new development when current lots not used

Are there specific town policies & regulations that should be changed?

- Transparency on voting on projects – refusal – what are those rules when a minority can approve a project (i.e. 2-1 vote in the process)
- More transparency in a process (MOSO ordinance)
- Density clause versus 92 Guidance of Mitigatable Land
- Clarity application of these rules
- Development of commercial centers

Group 7:

What are the key issues associated with the development and conservation?

- Define ridgeline
- School quality
- Traffic
- Clarity
- Clear expectations
- Retain Moraga's appeal
- Apply MOSO regulations in more places;
- Take account different regulations in less visible areas
- Scenic corridors
- Development clustering / transfer of development
- Infrastructure
- Consistency / predictability
- Max desired town population
- Pace of development
- Regulate ridgelines only versus all land
- Wildlife protection
- All private land should have some development potential unless already set aside through development agreement or unless constrained by extraordinary circumstances (ridgelines, slope, hazard, access)

Are there specific town policies & regulations that should be changed?

- Ridgelines
- Slope
- Sightlines
- Hazard zones (secondary)

Group 8:

What are the key issues associated with the development and conservation?

- Keep semi-rural feel; preserve openness and visibility of ridgelines
- Water quality and wildlife landslides
- Density to traffic could affect emergency response
- Local fire agencies are stretched thin
- Small number of units (Maybe)
- Infrastructure to services can't support growth
- Ingress to Egress Emerging services.
- MOSO = Consistent application works, but not politics

Are there specific town policies & regulations that should be changed?

- No longer protecting ridgelines
- Pollution and impacts
- Rigorous slope method; clustered contiguous development
- Post Easy Guide to MOSO
- High risks stays high
- Old growth trees.
- Protect all ridgelines = no MOSO or GP changes w/o vote

Group 9:

What are the key issues associated with the development and conservation?

- Conflict (w/ construction + open space)
- Can you have both? (development and conservation)?
- Traffic (at or over limit)
- Concentrating development (to minimize impact on community)
- Views
- Wildlife (especially native corridor)
- Public versus private (develop versus open space)
- Incentives? Taxes? Public benefit to the town?
- Landslides/slopes (interpreting 20%)
- Openness in one area (versus sprawl)
- New growth = 21% +
- What is maximum population?
- Already paying high (sales tax); not swayed by more development?
- How will exploiting homes be impacted?
- Future Generation. Once built. No turning back?
- Undeveloped hillside + ridgelines?

What needs to be done?

- Define "ridgeline protection"
- Protect what's left?
- Update General Plan Definition/terms; limit interpretations, avoid confusion, protect, preserve
- Set minimum area = 0 development = pristine, something has to be preserved
- Do we have to assume growth? Adequate provisions for wildlife (not a pathway), no fences, ponds (frogs)
- No roads on ridgeline; emergency road is still road (protection should be defined)
- More outreach / maybe vote / needs representation. Collect more info / broader input
- Get tougher on development (tighten it up)
- Ballot measure
- Tighten up language (so can't interpret to mean growth)
- Not just zoning (1:30), but real zero. Something = no development
- Define a real max population

①

GROUP 1

- TRAFFIC - FEW ROUTES IN + OUT
- WHAT IS THE DEFINITION OF CONSERVATION - SHOULD MEAN PERMANENT PROTECTION OF OPEN SPACE AND MORAGA
- PROTECTING THE IMAGE/CHARACTER OF MORAGA -
- NEED CLEARER DEFINITION + CLARITY IN REGULATIONS
 - DIFF. INTERPRETATIONS
 - NEED CONSISTENCY / NO AMBIGUITY

GRP 1

2/

- NOT CLEAR WHICH RIDGELINES ARE PROTECTED
- WHAT OTHER REGS PROTECT OPEN SPACE/RIDGELINE. MORE NEEDED?
- ~~IF~~ WHAT RIGHTS DOES MORAGA HAVE TO ~~PREVENT~~ PREVENT UTILITIES WORK?
- MOSO SHOULD ALLOW GRADING TO PROTECT FROM HAZARD/LANDSLIDES - SAFETY FIRST
- NEED BROAD OUTREACH + EDUCATION ON THESE ISSUES.
- IF PROJECT NOT VISIBLE - SHOULD IT BE ALLOWED ON HILLSIDE LAND?
- AMOUNT OF DEVELOPMENT IN GENERAL
 - TRAFFIC
 - SERVICE

- 3/
- GROUP 1
- WANT MORE UNDERSTANDING OF HOW MUCH NEW DEVELOPMENT IS OCCURRING?
 - MOSD SUGGEST BALANCE BETWEEN RIGHT TO DEVELOP, + CONSERVATION - HOW SHOULD THIS BE BALANCED? - PERCENTAGE?
 - APPROPRIATELY SIZED HOMES
 - BLEND IN / SCREENED
 - FIT AESTHETICS OF HILLSIDE
 - GEOLOGICALLY UNSTABLE AREAS SHOULDN'T BE DEVELOPED
 - ALLOW SOME DEVELOPMENT IN THESE AREAS IF IT ENABLES LANDSLIDES TO BE FIXED
 - LACK OF DEFINITION OF "SEMI-RURAL" SHOULD BE A GUIDING PRINCIPLE

4/

GROUP 1

- PROJECT IMPACT + COSTS ^{\$} NEED TO BE QUANTIFIED
- RULES / REGS
- HOW MUCH LIABILITY FOR TOWN IF APPROVE HOMES SUBJECT TO LANDSLIDES?
 - APPROVALS NEED TO MAKE TOWN ^{ACK TAKE} RESPONSIBILITY
- WHY 20'. - PROS / CONS OF THIS THRESHOLD?
- PROCESSES NEED TO BE TRANSPARENT REPORT ON ISSUES + DISCUSS ID
- PLANNING COMMISSION NEEDS BETTER TRAINING ON REGS

5/

GROUP
1

- HILLSIDE REGS SHOULD ALLOW SPORTS FIELDS - DEVELOPERS PROVIDE COMMUNITY BENEFITS
- HILLSIDE ALLOW TRAILS, PARK, DISABLED ACCESSIBLE FACILITIES
- ~~GREEN~~ LAND TRUSTS ~~SHOULD~~ CAN HELP PROTECT OPEN SPACE
- RULES SHOULD BE MORE CLEAR
LESS DISCRETION BY DECISION-MAKER
- SHOULD BE MORE EMPHASIS ON LAND RECYCLING DEVELOPED LAND(S) AND DEVELOPMENTS

KEY ISSUES:

OTHER ITEMS
UNCLEAR
GENERAL #2

- Definitions - Ridgeline/minor Ridgeline
- Awareness - General Plan/MOSO have definitions
- "PROTECT" - what does that mean Subjective
- Repeat amendments - ~~inconsistent~~ Inconsistancies
- Views/Viewsheds Interpretations
- Slope calculations - different ways to do it (inprecise) understand it
- Where is the cell
- density & location of houses Important
- need more knowledge/understanding of residents priorities - **PROFFESIONAL SURVEY** **OUTREACH**
- ↳ **AWARENESS OF IMPACTS OF REGULATIONS**

POLICIES / REGULATIONS ?

#2

- Regulations on existing homes - make easier to improve / additions
- GROWTH PROJECTIONS / IMPACT FEES / SCHOOLS
- OVERALL REVIEW / CLEANUP
 - ↳ REDUNDANT / OBSOLETE RULES
- STREAMLINE REVIEW PROCESS
 - ↳ CLEAR STANDARDS
 - ↳ COMPLIANCE → QUICKER APPROVAL
- MULTIDISCIPLINE INPUT ON GUIDELINES AND STANDARDS
- CHECK CONFORMANCE WITH STATE AND FEDERAL REGULATIONS
- NEED REGULATIONS / CLARITY ON LANDSLIDES / ABATEMENT
- NEED MAPS / INFO / GIS ON SLOPES & SLIDES GEO-HAZARD

- CLARIFY HOW DEV. RULES
APPLY IN MOSO AND OUTSIDE
MOSO #2

Question 1

- access to Moraga + TRAFFIC
(getting in/out as population ↑)
- > implement MOso / gen. plan language
- > "Semi-rural" environment
current
- main-tain -> Disparity b/wn language and implement
- > Financing ~~Working~~ w/ gen. plan
- > Process > Content
- > G-HAZARDS (geological hazards district) (landslide fears)
- Turn responsibility to solve hazards to residents,
- > Unresolved ^{is} ~~pieces~~ of MOso

group 3

-> Clarifying existing ordinances

#1

-> MOU "restrictive"

-> ^{fear of} economic ^{impact} issues (i.e.

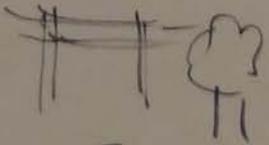
-> disagreements on interpretation of laws)

↳ information sharing about technical standards

-> SAFETY from Landslides

(geotechnical issues)

-> Powerlines ^{Lines} near trees (safety)



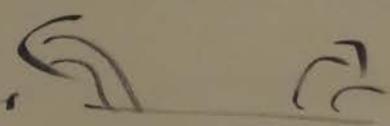
-> fire safety < adequate access for emergency vehicles >

group 3

Question 2

- Relationship btwn high risk hill sites, ^{and housing} slope density,
- "MOSO template" all over non-MOSO property? (liability issues)
Need to understand ^{engineering issues} _{tenure}
- "buildable slope" needs to be better defined
("slope standard")
- STRONG guidelines on GHADs & Safety?
→ Specific rules for Habitat connectivity
- Long term maintenance of GHADs
- "We need to know what we're getting into"
GHAD
- Effectiveness of GHAD
- ~~Expedited process~~ → "OVER-Regulation"
of group 3

Question 2

- MOSO guidelines → What do they contain?
- general plan → " "
- People aren't happy w/ development of slopes / Ridge line
- available land of Moruga reaching ridge lines 

group 3

④

WAY TO CALCULATE SLOPE.

SCALABILITY - HOW BIG/HOW MANY

SLIDES SHOULD DETERMINE DESIGN
+ AMOUNT OF GEOTECH WORK NEEDED.

RIDGE OF 600' SHOULD BE AREA
OF SPECIAL CONCERN.

MINOR RIDGELINES SHOULD EXTEND
BEYOND THOSE ADJACENT TO MDS

4

WAY TO CALCULATE SLOPE.

SCALABILITY - HOW BIG/HOW MANY

SLIDES SHOULD DETERMINE DENSITY.
+ AMOUNT OF GEOTECH WORK NEEDED

RIDGE OF 600' SHOULD BE AREA
OF SPECIAL CONCERN.

MINOR RIDGELINES SHOULD EXTEND
BEYOND THOSE ADJACENT TO MDSO

4
ARE THERE SPECIFIC TOWN POLICIES
& REGULATIONS THAT SHOULD BE
CHANGED?

WHEN DO YOU APPLY 1 PER 10
OR 1 PER 5 DENSITY IN MOJO?

↳ NO CLARITY IN REGULATIONS.

COULD RELIEVE PRESSURE ON
RIDGELINES.

MAKE SURE PROPERTY CHARACTERIZED AS
HIGH RISK REMAINS HIGH RISK

TOWN OF MERAGA VOTERS SHOULD BE
ABLE TO VOTE ON ANYTHING RELATED
TO MOJO

DISCUSSION ABOUT NON-MAJOR &
NON-MINOR RIDGELINES.

MAKE RULES / GUIDELINES CONSISTENT

WHAT ARE VALUES TRYING TO PROTECT
WHEN "PRESERVING VIEWSHEDS"?

④

WHO IS RESPONSIBLE FOR PROP'Y RIGHTS
AND WHAT ABOUT EMINENT DOMAIN?

IMPACT ON WATER USAGE.

SEEMS LIKE/
IMPRESSION OF "BACK DOOR" DEALS
MOTIVATED BY MONEY.

PUT TEETH IN MOSO

LOVE HILLS

WHAT HAPPENS TO TAX BASE?

LIABILITY ISSUE W/ OPEN SPACE
ON PRIVATE PROPERTY.

SLOPE CALCULATED IN DIFFERENT WAYS

ECONOMIC DEVELOPMENT NOT AS IMPORTANT
AS MOSO & OPEN SPACE



WHAT ARE THE KEY ISSUES
ASSOCIATED W/ THE DEVELOP-
MENT AND CONSERVATION...?

TRAFFIC

WATERSHED

HOW TO PROTECT ALL RIDGELINES
INTOWN

* SHOULD THERE BE ANY TIME
A RIDGELINE IS DEVELOPED?

HOW ARE HOUSEHOLDS/LAND BELOW
AFFECTED?

e.g. WATERSHED

SOIL REMOVAL

HOW WILL IT CHANGE CHARACTER OF TOWN?

WILDLIFE IMPACTS X STREAM IMPACTS

FROM ENGINEERED HILLSIDES

IMPACT ON SERVICES - WATER, FIRE, SCHOOLS

WHO WOULD BE RESPONSIBLE FOR SAFEGUARDING

OPEN SPACE X HILLSIDES?

↳ MAINTENANCE, VEGETATION

Design Concerns

(5)

- Density
- Size, visibility

Moraga County Club

- good example

- Color, blend in to hillside

natural

- fit in w/ neighborhood

Discount PR

Primary Population Area or
Conservation Area

(5)

* Infrastructure / service impact
on community

Clarify impacts of development

Development in high hazard
areas

* GP and MOSO don't work
together GP is weak on
open space

Max population in town

MOSO Boundaries need to
be expanded.

⑤

Developers spend \$ to defeat
Strengthen Moso

* Open space preservation rules
in Non-Moso areas is
not strong enough

Over development of hillside
devalues property

Impacts of new development

Amount of mitigation to
address slides - how much
is okay?

MOSO unclear - scope
and applicability

(5)

Land owned by one owner

Misinterpretation of "protect"
^{Disputed}
in GP Policy CD1.5

Calculation of slope
- cell, average

Maps: what is open space

Open space can be developed - this
is wrong

* Underlying philosophical issues
about growth and development
need to be resolved

Consider "Grand Bargain" with
developer/property owner

(5)

- Desire to keep
IMAGE / CHARM OF
MORAGA - THAT PEOPLE
ORIGINALLY moved TO

- DEFINITION OF
"RIDGE LINE"

- MAJOR + MINOR

- ~~NOM~~ - MOSO

(A)

- CLARIFY "SCENIC

CORRIDORS"

- How These EFFECT
PLANNING + DEVELOPMENT

- CLARIFY WHICH LOTS

HAVE BEEN APPROVED

+ READY TO BE BUILT ON

- TRANSPARENCY TO PROCESS

- WHY ARE WE APPROVING

NEW DEVELOPMENT

(A)

WHEN CURRENT LOTS NOT USED

H2 Rules Press

- TRANSPARENCY ON VOTING ON PROJECTS - REUSAL - WHAT ARE THOSE RULES WHEN A MINORITY CAN APPROVE A PROJECT -

SPECIFIC EXAMPLE - 2-1-VOTE IN THE PAST

- MORE TRANSPARENCY IN A PROCESS - MOSO-ORDINANCE -

"DENSITY CLAUSE" -

vs

92-GUIDANCE OF

"MITIGATABLE LAND" (A)

- CLARITY APPLICATION OF THESE RULES

- Development
OF Commercial
Centers

(A)

ISSUES

Define RIDGELINE

SCHOOL QUALITY

TRAFFIC

CLARITY

CLEAR EXPECTATIONS

RETAIN MORAGA'S APPEAL

APPLY MOSO REGS IN MORE PLACES

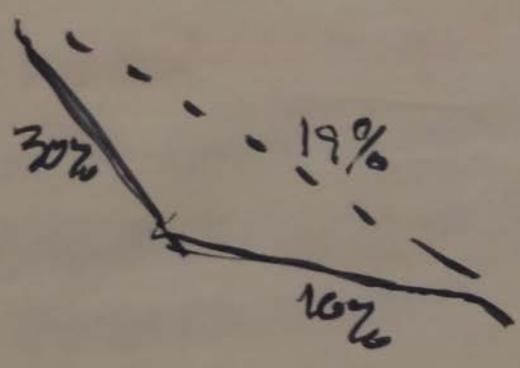
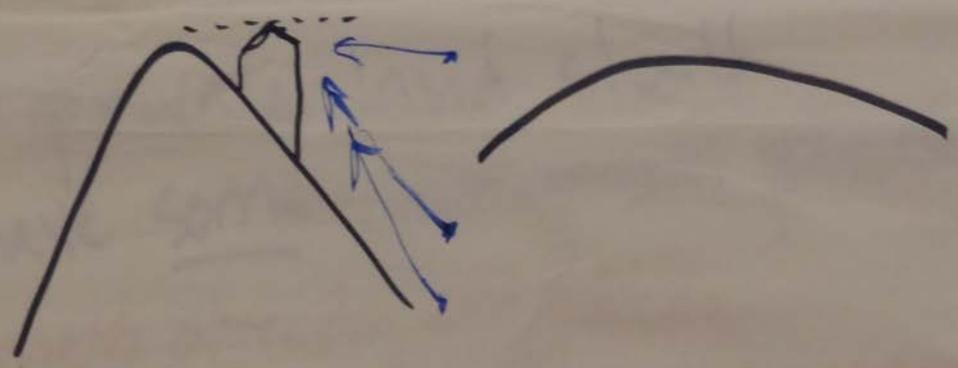
TAKE ACCOUNT/DIFFERENT REGS
IN LESS VISIBLE AREAS

SCENIC CORRIDORS

DEVELOPMENT CLUSTERING/
TRANSFER OF DEV'T

INFRASTRUCTURE

CONSISTENCY/PREDICTABILITY



REG ISSUES

7

~~1. SLOPE~~

1. RIDGELINES

2. SLOPE

3. SIGHTLINES

4. HAZARD ZONES (2NDARY)

ISSUES #2

MAX. DESIRED TOWN POP.
PACE OF DEV'T.

REGULATE RIDGELINES
ONLY VS. ALL U.S. LAND

WILDLIFE PROTECTION

All private land should have some development potential

unless already set aside thru development agreement (no change to previous agreements)

or unless constrained by extraordinary circumstances (ridgelines, slope, hazard, access)

KEEP SEMI-RURAL FEEL

PRESERVE OPENNESS to ⑧

VISIBILITY OF
RIDGELINES

WHAT'S WRONG W/
CURRENT REGS?

NO LONGER PROTECTING
RIDGELINES

POLLUTION & IMPACTS

WATER QUALITY & (8)

WILDLIFE & LANDSLIDES

DENSITY & TRAFFIC COULD
AFFECT EMERGENCY RESP.

LOCAL FIRE AGENCIES ARE
STRETCHED THIN

PROTECT ALL RIDGELINES

NO MOSO OR GP CHANGES
w/o VOTE

SMALL # of UNITS (Maybe)

INFRASTRUCTURE & SERVICES
CANT SUPPORT GROWTH

8

INGRESS & EGRESS & EMERG. SERV.

MOSO: CONSISTENT APPLICATION

↳ WORKS, BUT NOT POLITICS

RIGOROUS SLOPE METHOD

CLUSTERED; CONTIGUOUS DEV

POST EASY GUIDE TO MOSO

HIGH RISK STAYS HIGH

OLD GROWTH TREES

What Needs To Be Done?

9

⑥ Define "Ridgeline Protection"

④ Protect what's left

① Resolve / Clarify 20%
(can you average? or just Foot print?)

③ Update General Plan Definitions / terms
Limit Interpretations, Avoid confusion
protect, preserve

o Set minimum Area = \emptyset Development = pristine
something to be preserved, ~~minimum~~

② Do we have to assume Growth?

⑥ ^{adequate} Provisions for wild life (not a pathway)
NO Fences, Ponds (frogs)

① NO Roads on Ridgeline. (protection should be Defined)
Emergency Road is still Road.

③ More Outreach / maybe vote (Needs Representation)
collect more info / Broader Input

① Get tougher on Development
(tighten it up)

③ Ballot Measure

o Care w Draw a line b/c opens up Everything Else

⑥ Tighten up Language (so can't Interpret to mean growth)

① Not Just Zoning (1:20) But Real Zero.
Something = NO Development.

① Define a Real max population

KEY ISSUES*

#9

- conflict (w/ construction + open space)
- can you have both? (development AND conservation)
- ✓ ① Traffic (at or over limit#)
- ✓ ② Concentrating Development (to minimize impact on community)
- ✓ ④ views
- ✓ ④ wildlife = (Native, corridor) ^{esp.}
- ✓ ⑥ Public vs. Private (Develop vs. open space)
right to develop.
- ✓ ⑥ Incentives? taxes? Public Benefit?
→ to the town?
- ✓ ⑦ Landslides / Slopes (interpreting 20%)
- ✓ ⑧ openness in one Area (vs sprawl)
 - o New growth = 21%+
- ✓ ① What is max population?
- ✓ ① Already Paying High (sales tax) ^{Not swayed by More Development}
- ✓ ① How will existing homes be impacted?
- ✓ ⑨ Future ^{GP compliance w/ existing Development} for generation. once Built. No Turning Back!
- * Undeveloped Hillsides + Ridgelines