



Town of Moraga

January 25, 2022

# Bollinger Canyon Neighborhood Meeting



# Meeting Context

- Town undertaking “Comprehensive Advanced Planning Initiative”
- Includes:
  - 2023-2031 Housing Element (required by State law)
  - Rezoning of key parcels
  - Focused General Plan Update (Safety, Circulation, etc.)
  - Bollinger Rezoning
  - Program-level EIR covering actions listed above

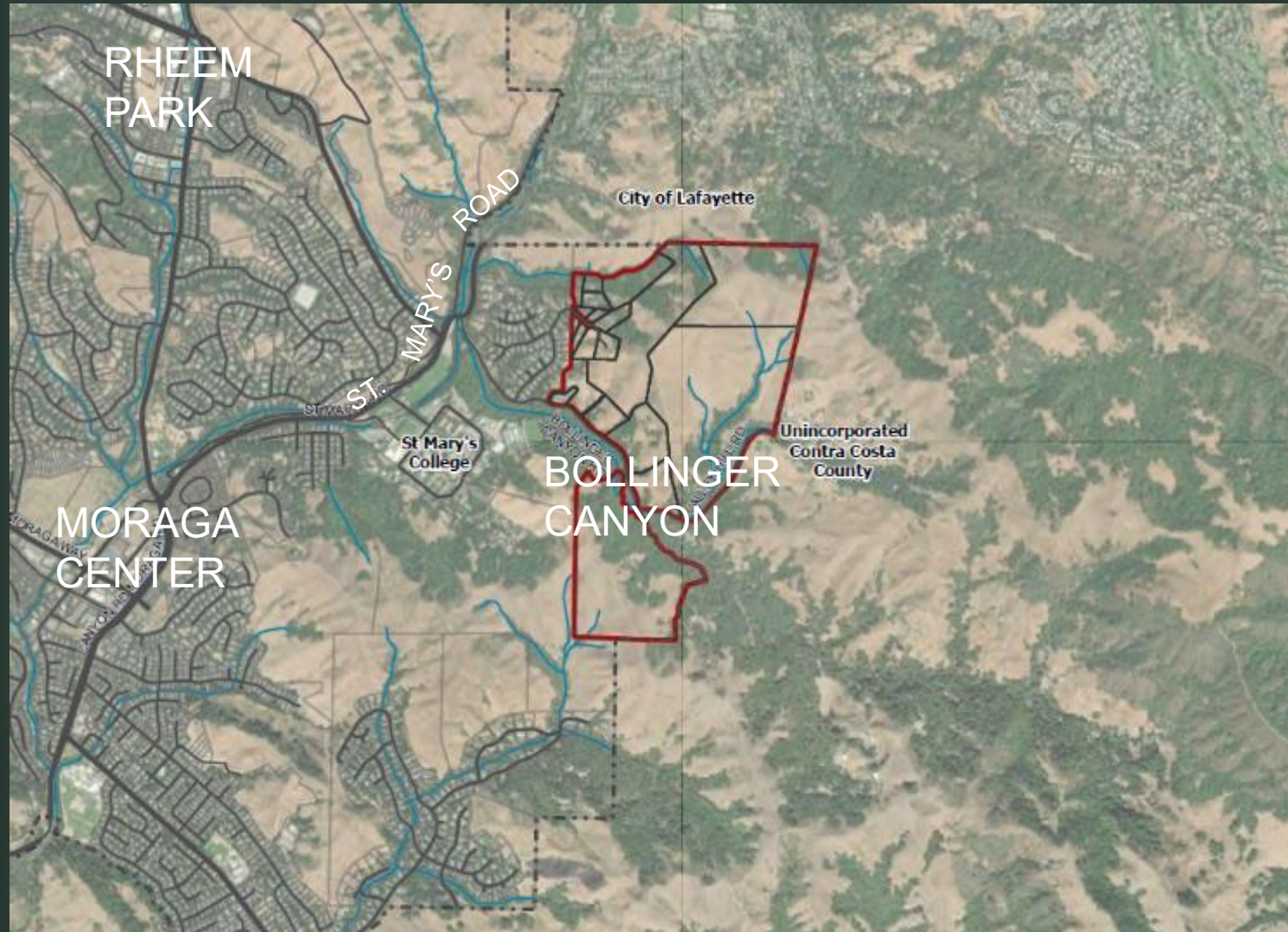


# Meeting Objectives

- Provide information about potential upcoming zoning changes in the Bollinger Canyon Study Area
- Accept comments from residents
- Respond to questions
- Discuss ideas and options for moving forward



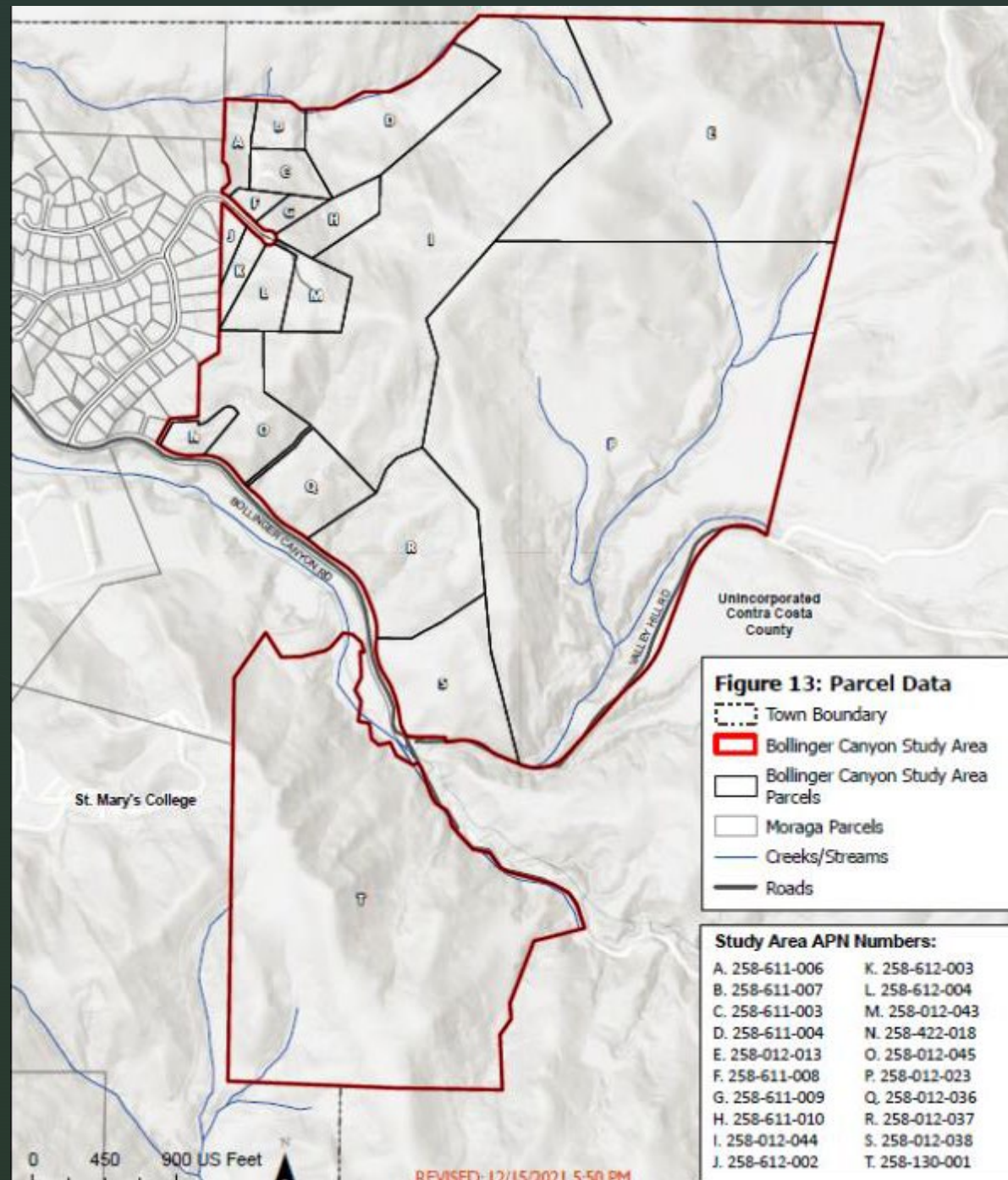
# Study Area





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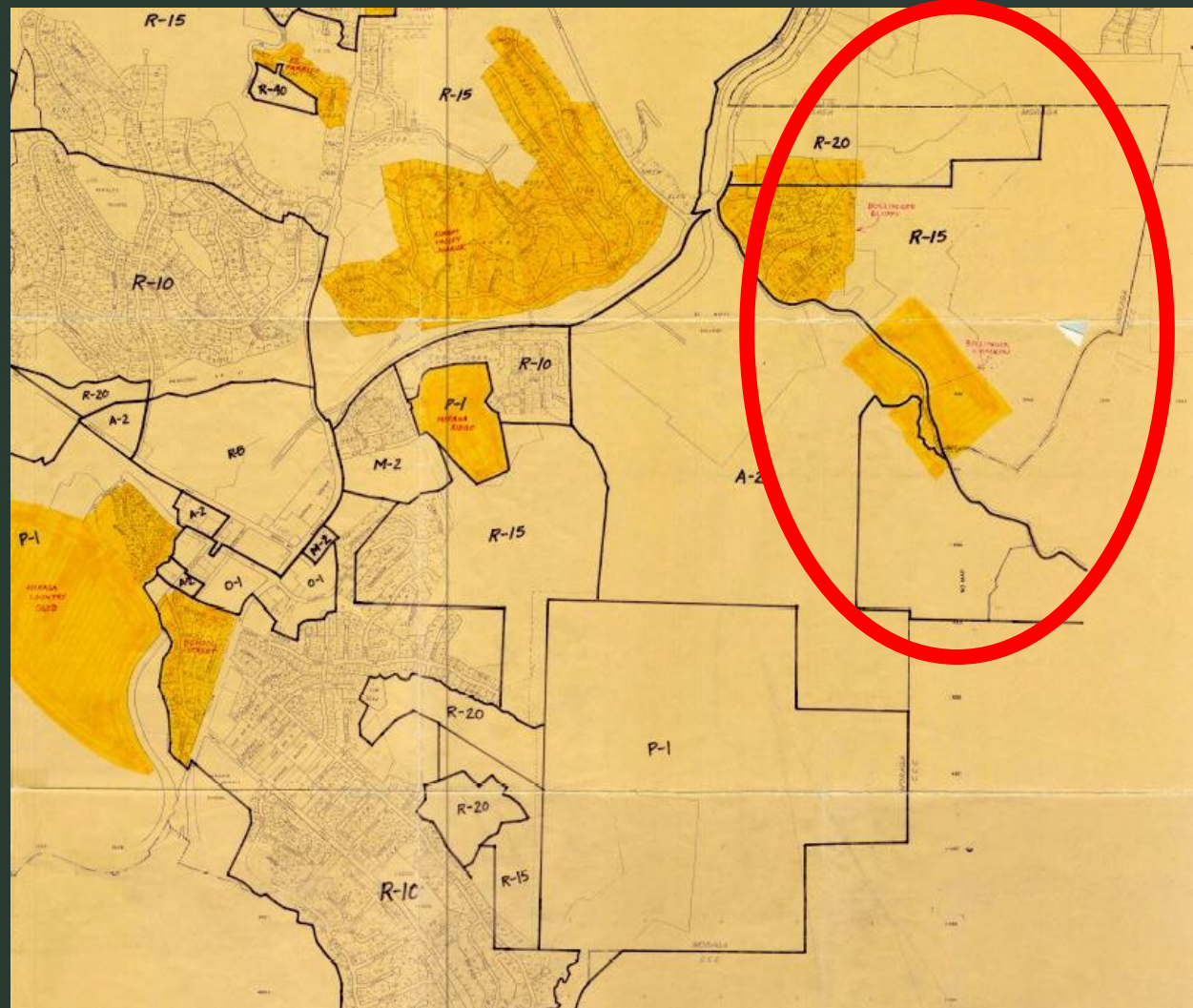
- 423 acres
- 20 parcels
- 13 owners





## Historic Context: Prior County Zoning

Prior to incorporation (1974), this area had County R-15 and R-20 zoning, allowing 2-3 homes per acre



1974 COUNTY ZONING MAP



## Historic Context: 1979 General Plan

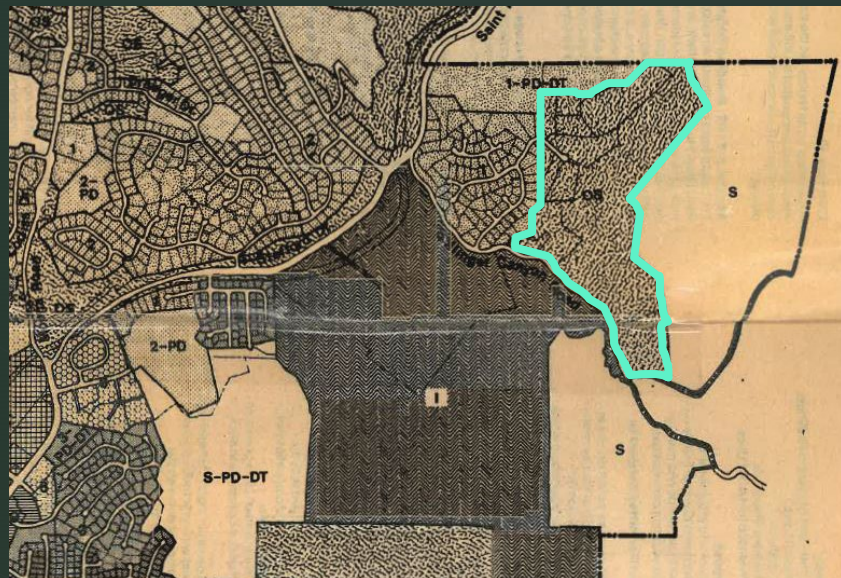
Moraga's first General Plan designated the area as "Study"



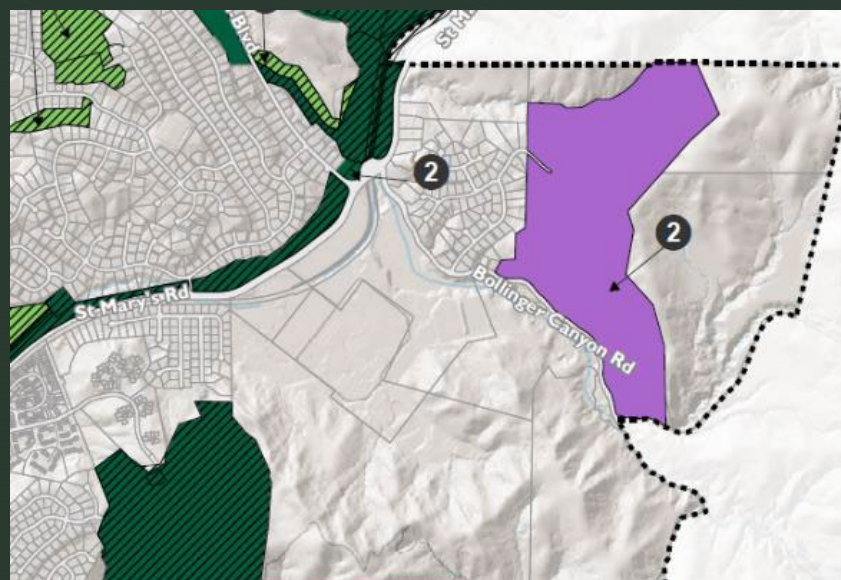


# Historic Context: Open Space Zoning

- After incorporation, parts of the General Plan Study Area were zoned as open space and the remainder was zoned “Study”
- In 2018, zoning of entire area again became “Study”



1980



2018

*Purple area  
reverts back  
to “Study”  
designation*



# General Plan Context

## Moraga General Plan Designations

### Residential Designation

- I-DUA
- 1.5-DUA
- 2-DUA
- 3-DUA
- 6-DUA

### Commercial Designation

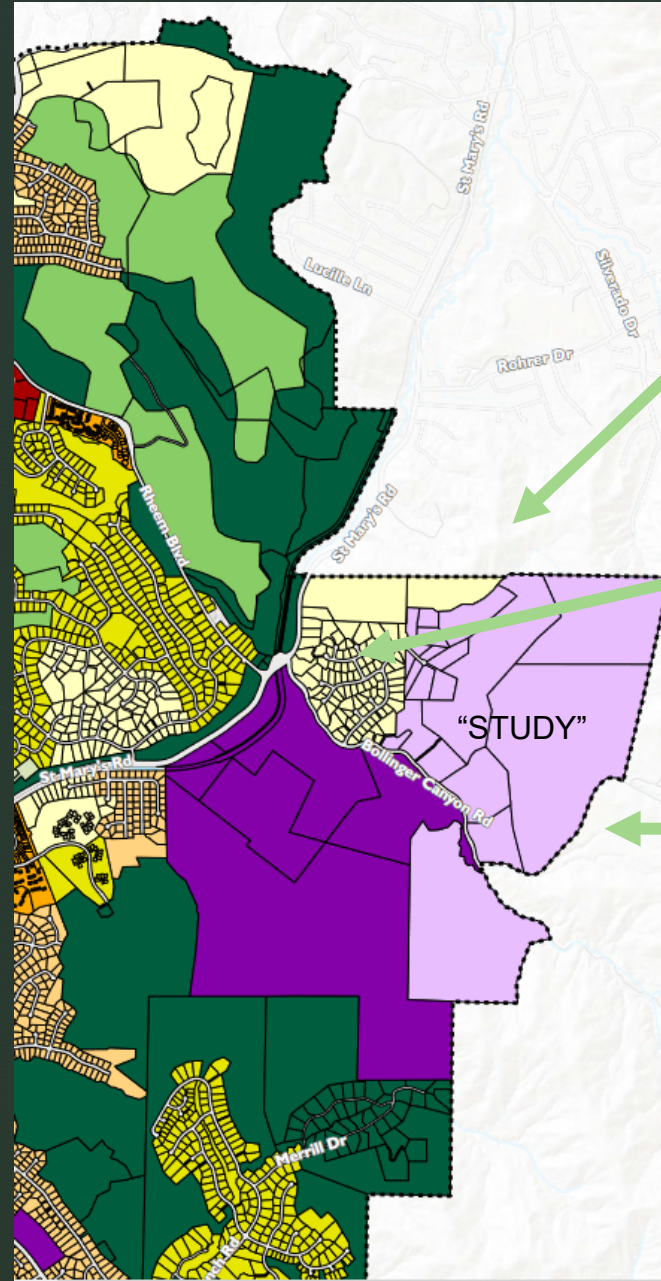
- Moraga Center
- Rheem Center

### Parks/Open Space Designation

- MOSO Open Space
- Open Space
- Parks

### Other Designations

- Institutional
- Study
- Town Limit



City of Lafayette  
(North of Study Area):

- *Rural Residential*  
(1 unit per 10 acres)

Town Designations  
(West of Study Area):

- 1 DU/AC
- *Institutional*

County Designations  
(East of Study Area):

- *Agricultural Lands*  
(1 unit per 5 acres)
- *Parks & Recreation*



# Town Council Goals (2021)

“Rezone the Bollinger Valley Special Study Area”



## Moraga Town Council and Community

### 2021 Goals and Priorities

#### "Enhance Communication and Transparency"

- Continue work on a financial plan to sustain core operations of the Town, including unfunded storm drain, asset replacement and pension needs, and develop and adopt a **five-year CIP budget strategy**. Maintain and improve fiscal discipline by adopting a balanced budget, continuing high quality fiscal reporting, and continuing to position the Town for **long-term fiscal sustainability and operational efficiency**.
- Continue to focus on **traffic safety** and explore opportunities for improvement, such as closing the sidewalk gap on Corliss Drive near Los Perales school.
- Contribute to the community effort to improve **diversity and inclusion throughout the Town**.
- Identify funding, create an action plan and initiate work on the **6<sup>th</sup> Cycle Housing Element** to satisfy the Regional Housing Needs Allocation (RHNA), meet State mandates, and maintain the Town's semi-rural character consistent with the General Plan.
- Rezone the **Bollinger Valley Special Study Area**.
- Maintain and improve public safety for all through the continued provision of high-quality **police and emergency response services**, including continued coordination with Moraga-Orinda Fire District (MOFD) on fire safety and emergency preparedness.
- Initiate and complete a review of the Town's **three-step planned development process**.
- Continue evaluation and implementation of viable strategies in Moraga's **Climate Action Plan** to lessen the Town's impact on the environment.
- Continue construction on the permanent **Canyon Road Bridge**, completing Phase II without incident, including submitting for reimbursement of costs in a timely manner.



# Study Area Characteristics

- Steep slopes
- Sensitive natural resources
- Outstanding visual and aesthetic value
- High fire hazard levels
- Access and infrastructure constraints
- Potential connectivity to regional trails/ open spaces



# Policy Framework

- Moraga General Plan

- Requires “detailed study” and area plan before development may be considered
- Requires opportunities and constraints analysis
- Other policies support open space and resource conservation, limiting exposure to hazards, and directing growth to established commercial areas

- Plan Bay Area

- Growth should be focused in transit-rich areas



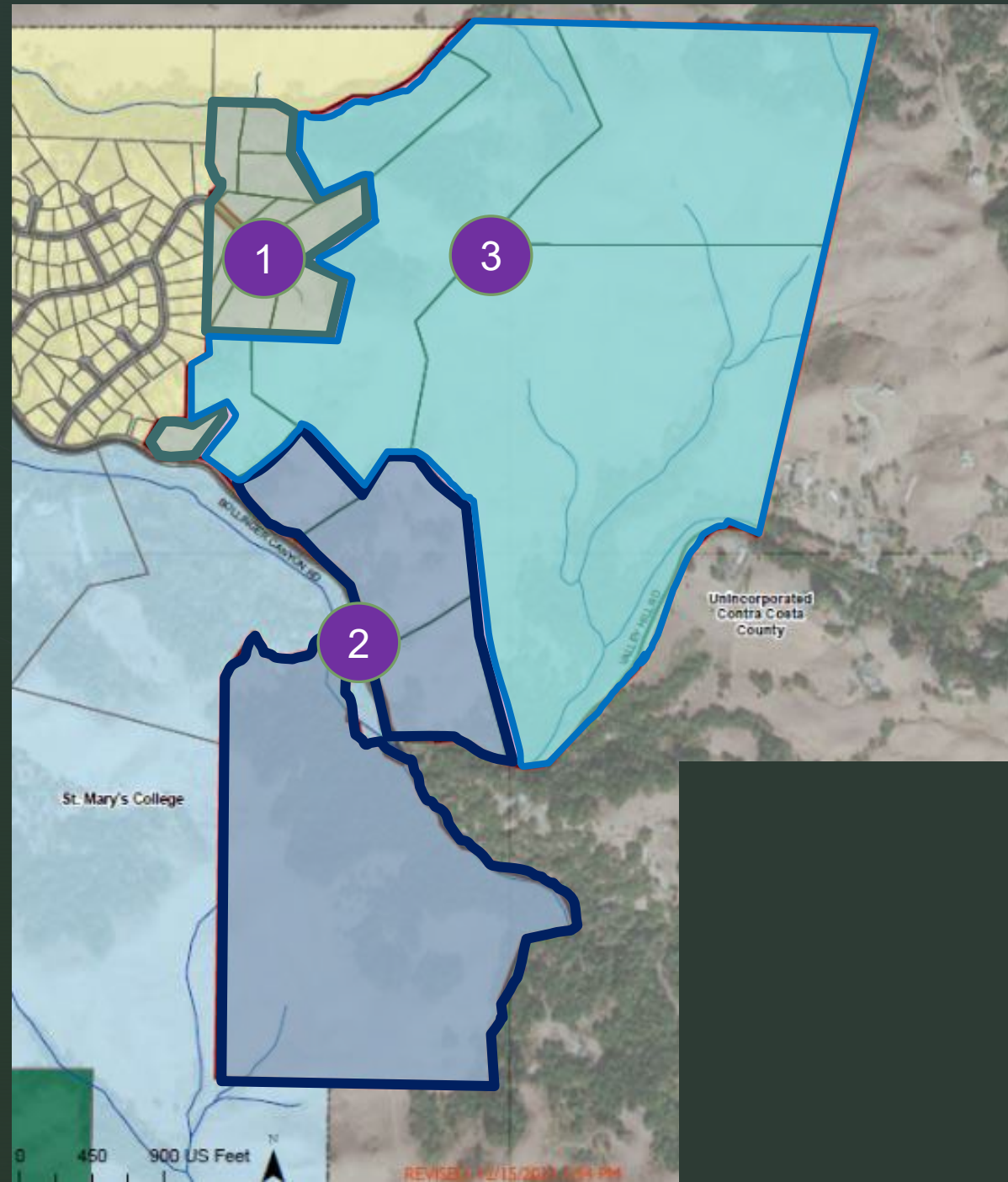
# ■ Bollinger Canyon Zoning Objectives

- Identify zoning districts to replace “Study” district
- Take a fresh look at the area
- Understand site constraints
- Consider rural character
- Focus on zoning—not a specific project
- Use existing zones to the extent possible
- Avoid parcel-by-parcel zoning



## Existing Conditions

*Land use,  
parcel size, and  
ownership  
suggest three  
parcel groups*



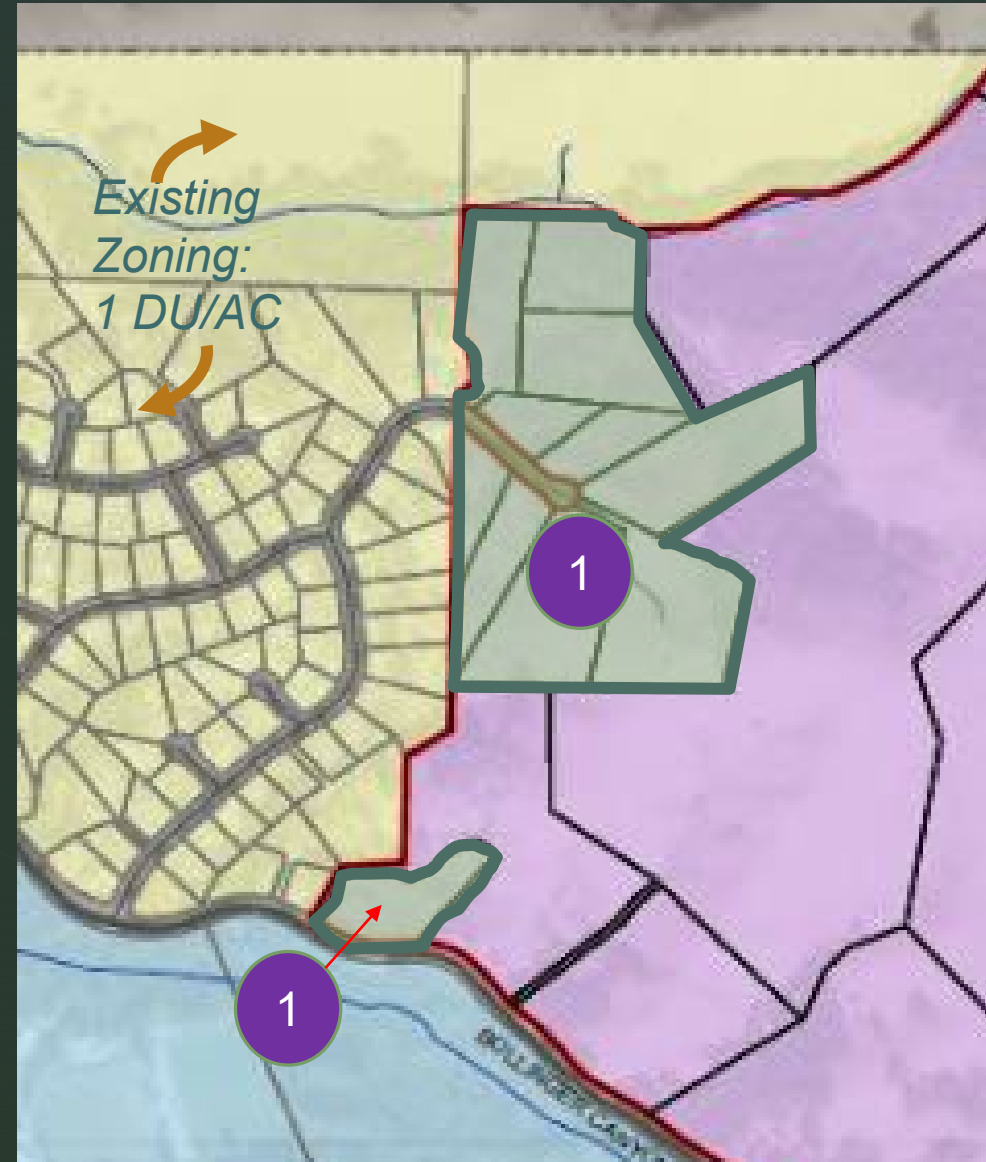


# Parcel Group 1

- Includes 11 of the 20 parcels in the Study Area (10 owners)
- 24.7 acres in total, with parcels ranging from 0.97 ac to 3.78 ac
- Easterly extension of the Bluffs neighborhood (end of Joseph Dr)
- 10 of the 11 lots are developed with one home each, generally built 1974-1986

## Zoning Considerations:

1 DU/AC would conform to existing conditions and zoning of the adjacent Bluffs neighborhood.



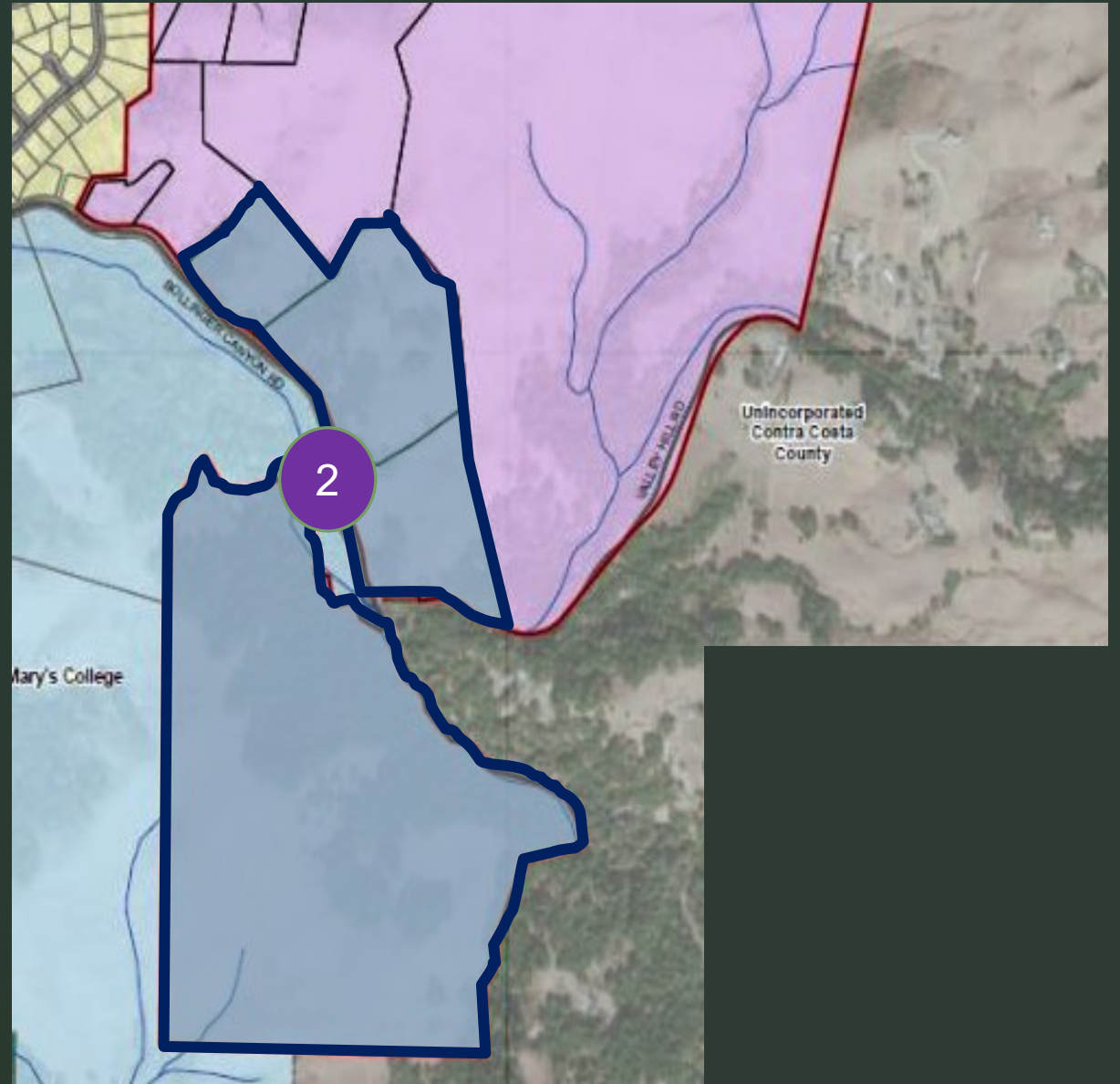


## Parcel Group 2

- Harvey Ranch properties
- 4 parcels, 136.1 acres, one owner
- Owner working with JM Land Trust to dedicate land as open space

### Zoning Considerations:

- Non-MOSO Open Space zoning (1 unit per 5, 10, or 20 acres), which is typically used for open space that is not covered by the 1986 Moraga Open Space Ordinance, would reflect past zoning, current, and future planned uses.



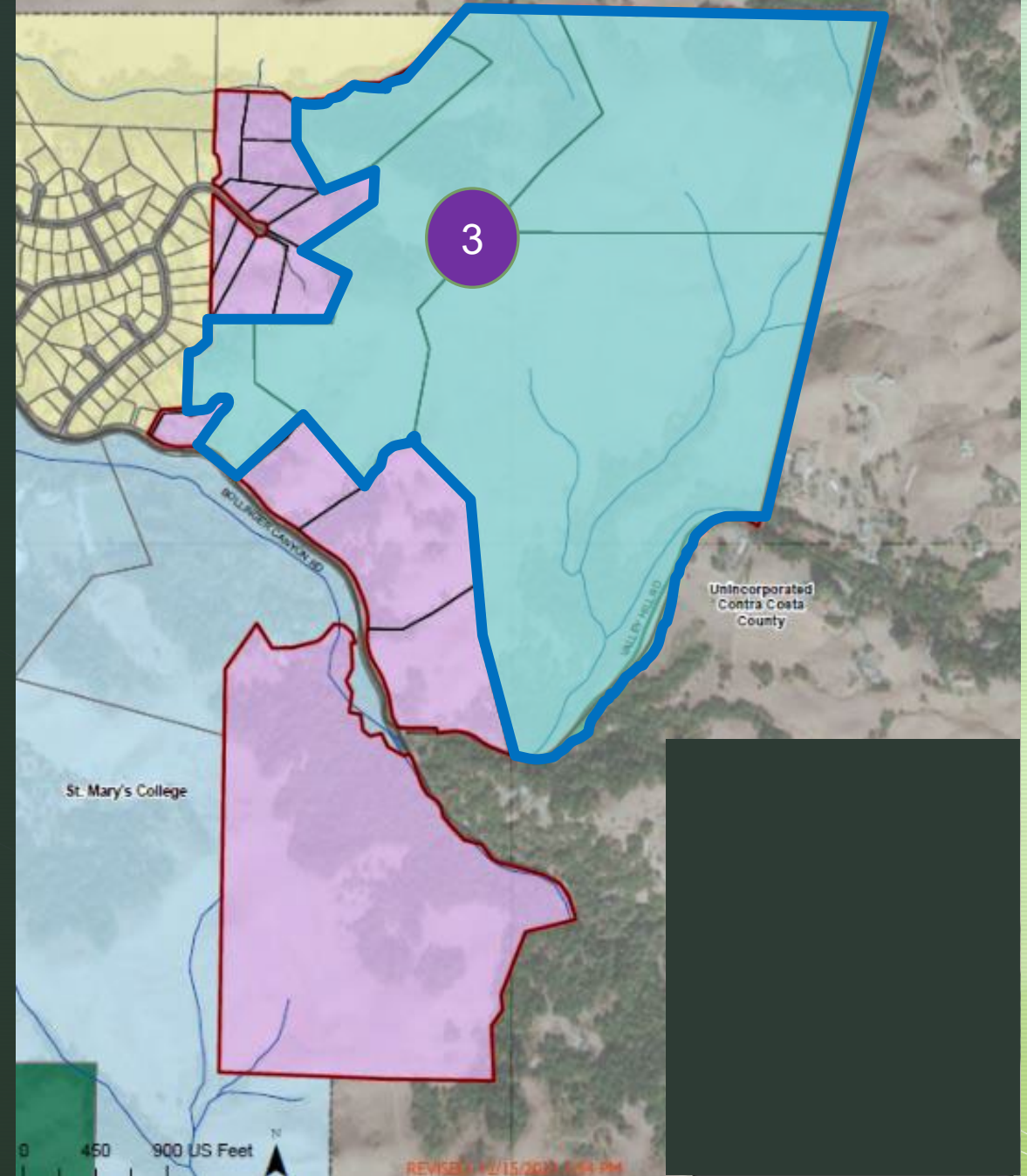


# Parcel Group 3

- 5 parcels, 262.7 acres
- Four owners, including 186-acre site previously proposed for development
- All parcels are 5+ acres
- Existing uses are ag and rural res

## Zoning Considerations:

- Adjacent County lands to the east are zoned A-2
- Rural residential (1 DU/5 ac) zoning, modeled after County A-2 zone, would reflect adjacent zoning, large parcel sizes, and uses





# ▀ Density Transfer Tool

- Moraga zoning (Chapter 8.104) allows “transfer” of density from one parcel to another
- Could calculate allowable units (at 1 unit/5 acres) and transfer to a site more suitable for development
- “Receiving” site can be in another part of the Town
- Requires Town Council approval and finding that the transfer protects open space, does not harm neighboring properties, and is consistent with the General Plan



# Next Steps

- Feb 9, 2022: Town Council meeting on Bollinger Canyon zoning
- March 2022: CEQA Scoping Session
- May 2022: Draft zoning proposal to Planning Commission
- June 2022: Draft zoning proposal to Town Council
- Summer 2022: Draft General Plan revisions
- Fall 2022: EIR for zoning action and General Plan Amendment
- Jan 2023: Adoption of new Zoning and General Plan amendments





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# Questions and Comments

Bollinger Canyon  
Neighborhood Meeting