



Town of Moraga

February 9, 2022

Bollinger Canyon Study Area

Town Council Direction on
General Plan Amendment and Rezoning

Context

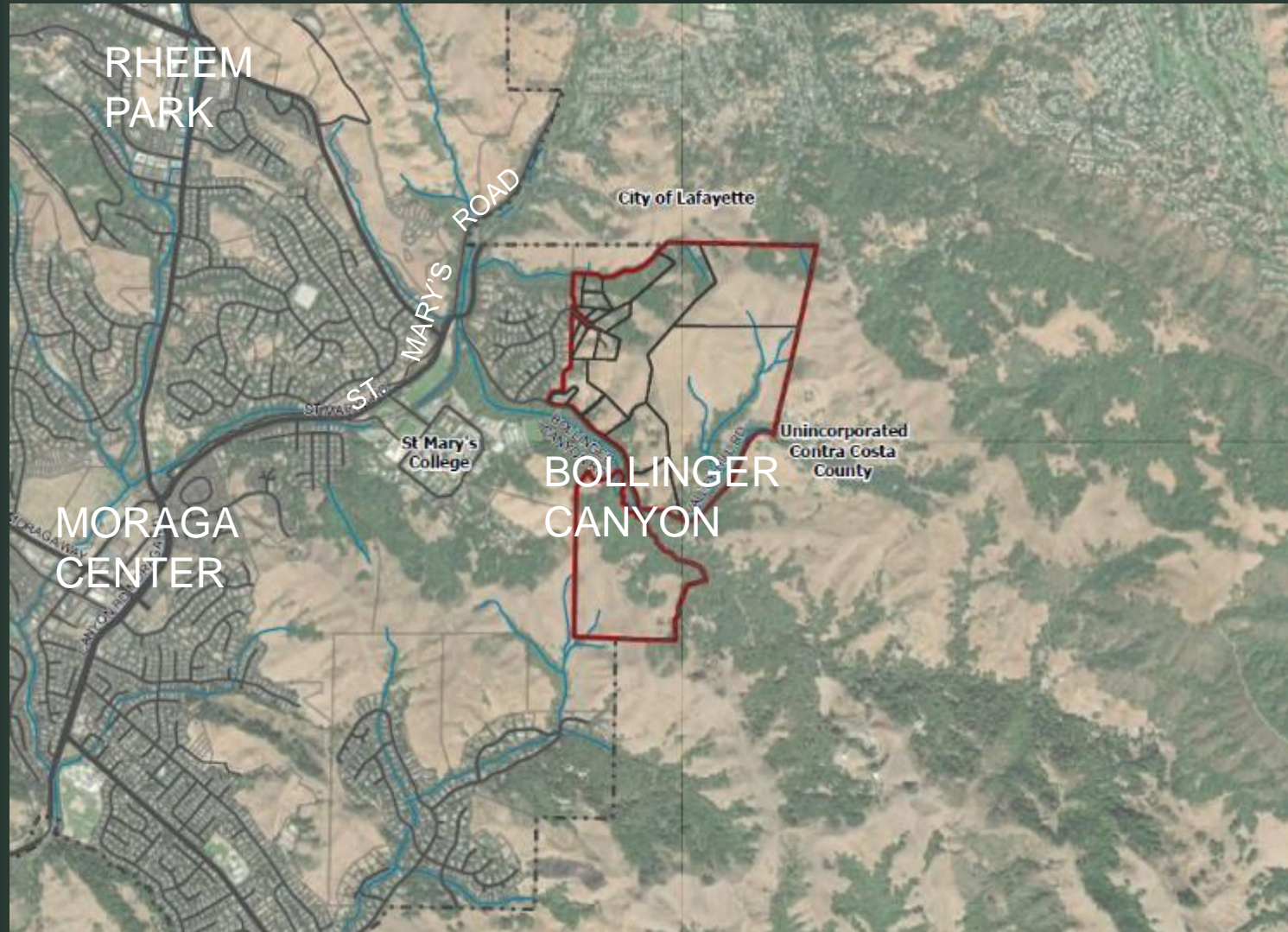
- Town is undertaking “Comprehensive Advanced Planning Initiative”
- Includes:
 - 2023-2031 Housing Element (required by State law)
 - Rezoning of key parcels
 - Focused General Plan Update
 - Phase 1: Amendments for internal consistency with Housing Element, and to meet State Safety and Circulation Element mandates
 - Phase 2: Update of remainder of General Plan
 - Bollinger Rezoning
 - Program-level EIR covering actions listed above

Meeting Objectives

- Provide context for decisions about Bollinger Canyon Study Area
- Provide Town Council with update on Neighborhood Meeting
- Present recommended approach to General Plan and zoning designations
- Answer questions, receive public input, and discuss zoning options
- Receive Council direction for moving forward

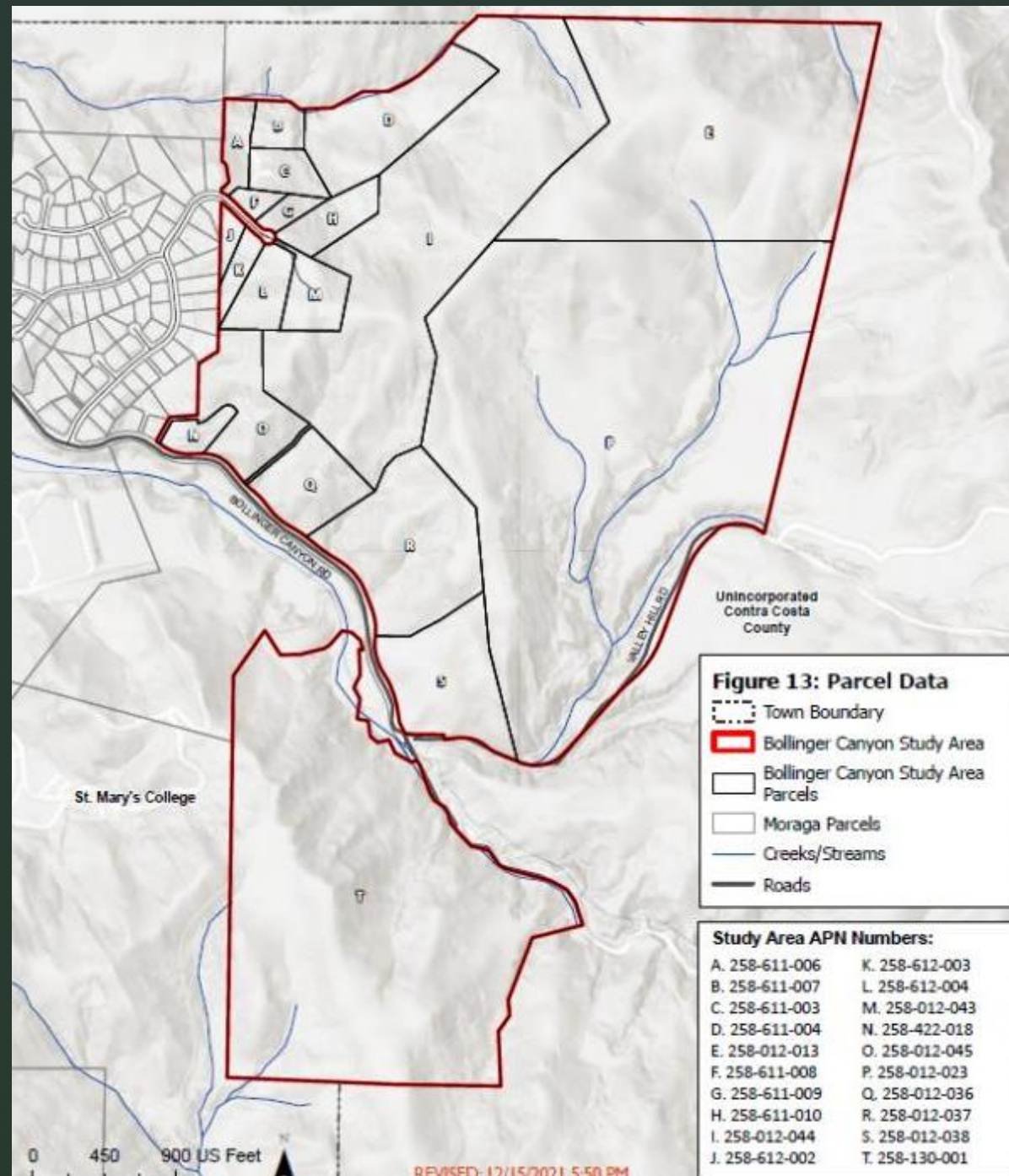
This item addresses General Plan and zoning designations only—there is no development application or “project” under consideration

Study Area



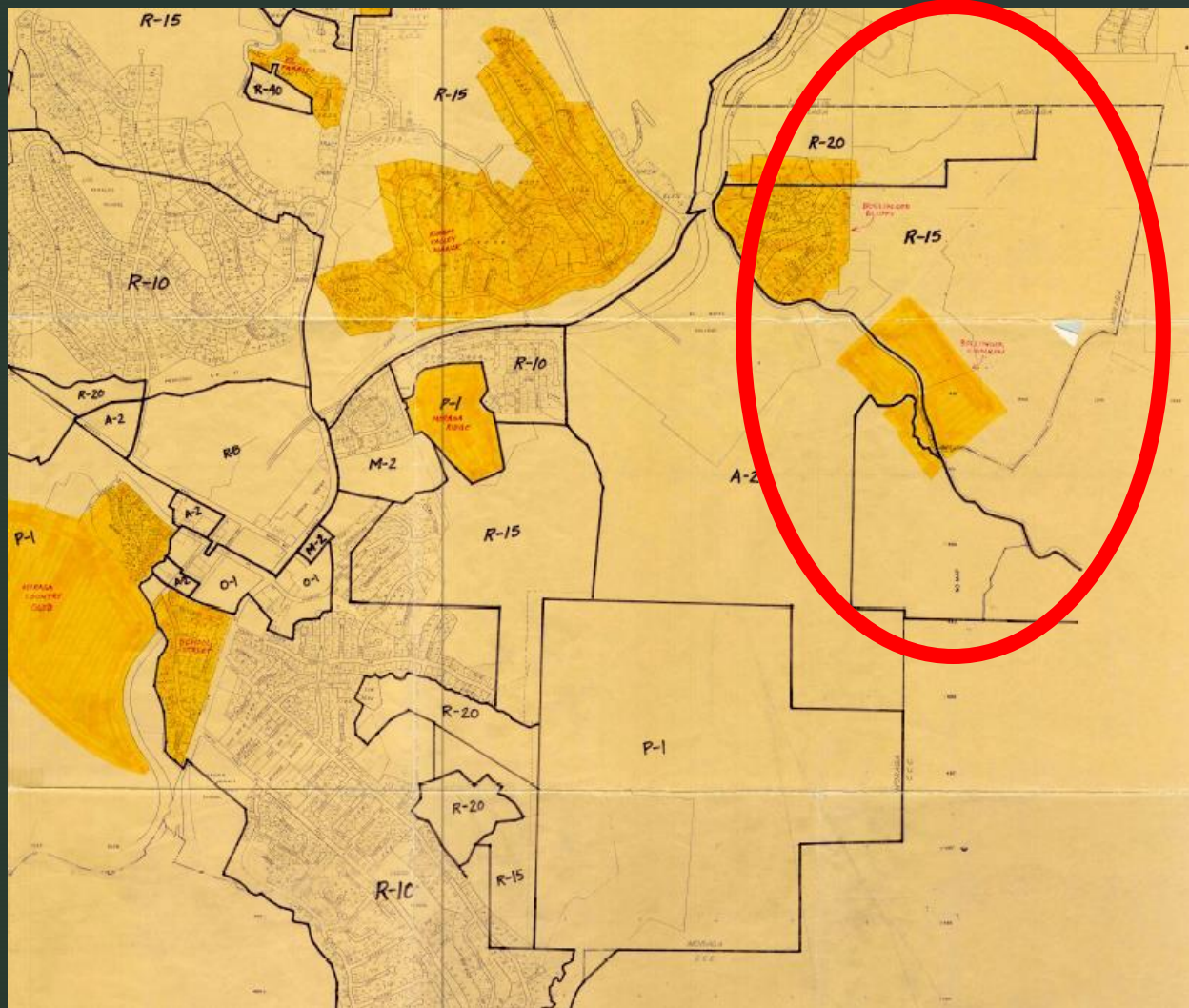
Study Area

- 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

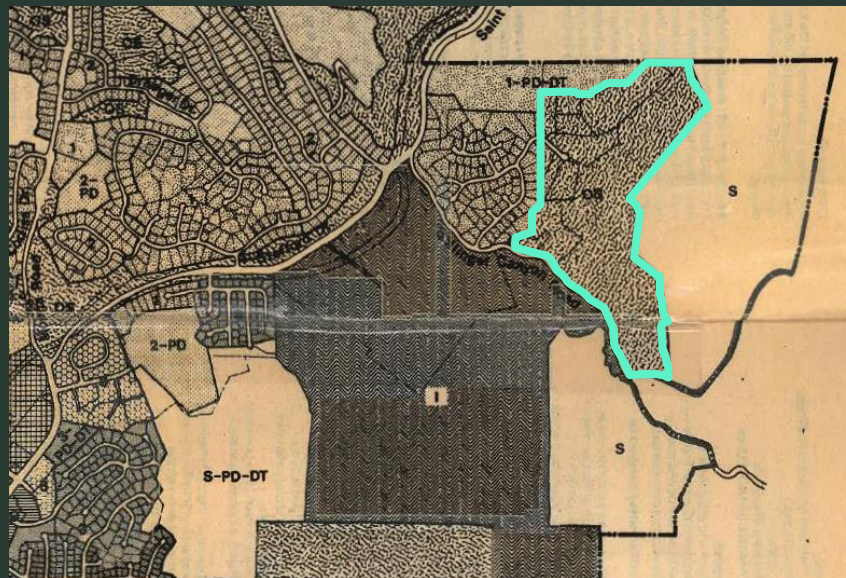
Historic Context: 1979 General Plan

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

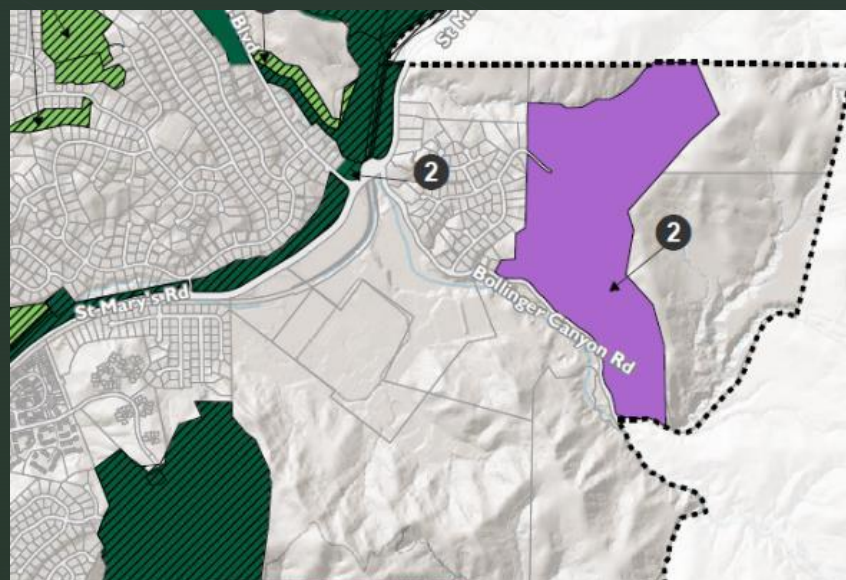


Historic Context: Open Space Zoning

- 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”



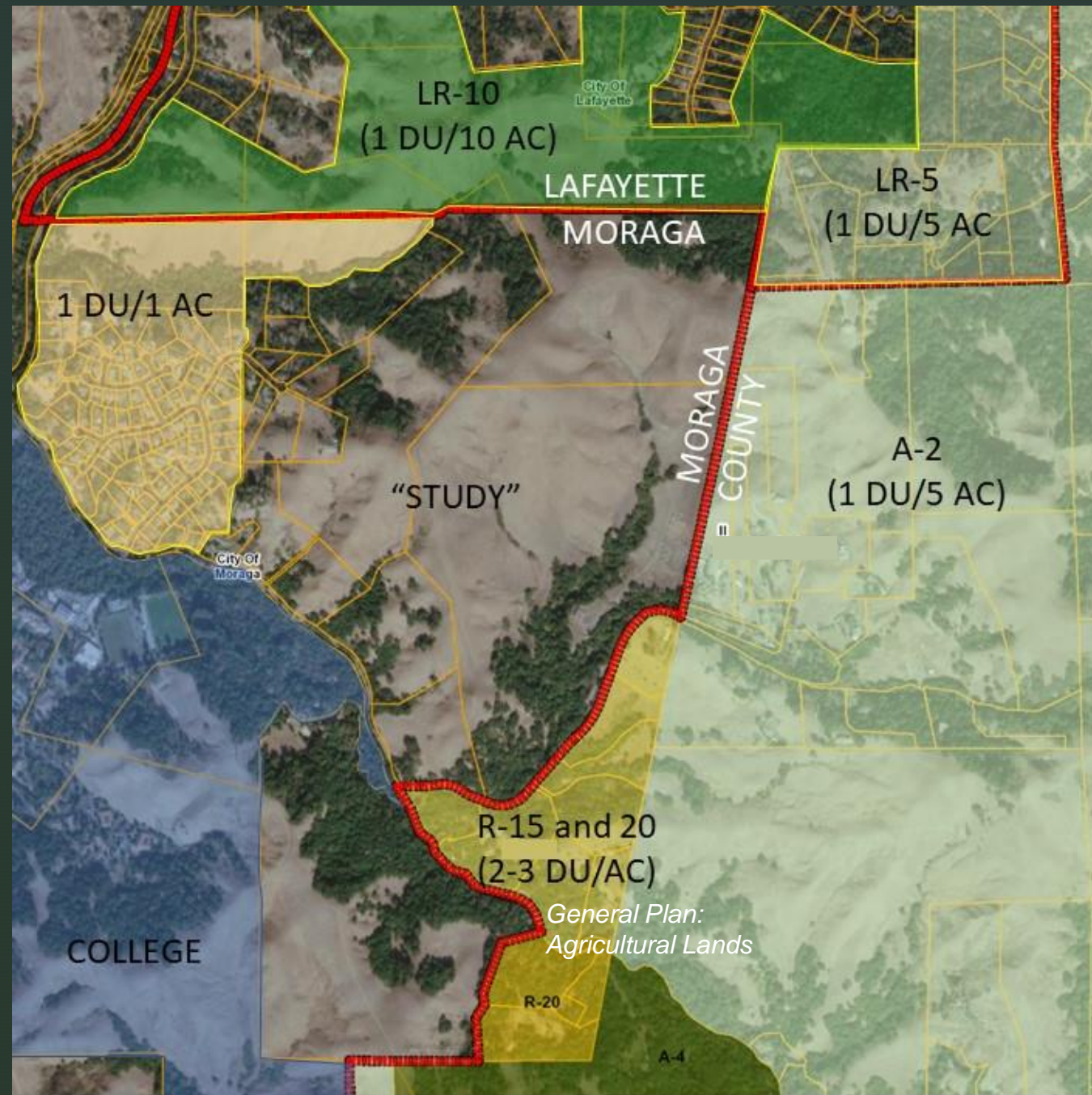
1980



2018

*Purple area
reverts back
to “Study”
designation*

Current Zoning Context



Town Council Goals (2021)

“Rezone the Bollinger Valley Special Study Area”

Rezoning has been a Council goal since 2019 and is also identified as a goal for 2022

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 **6th 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

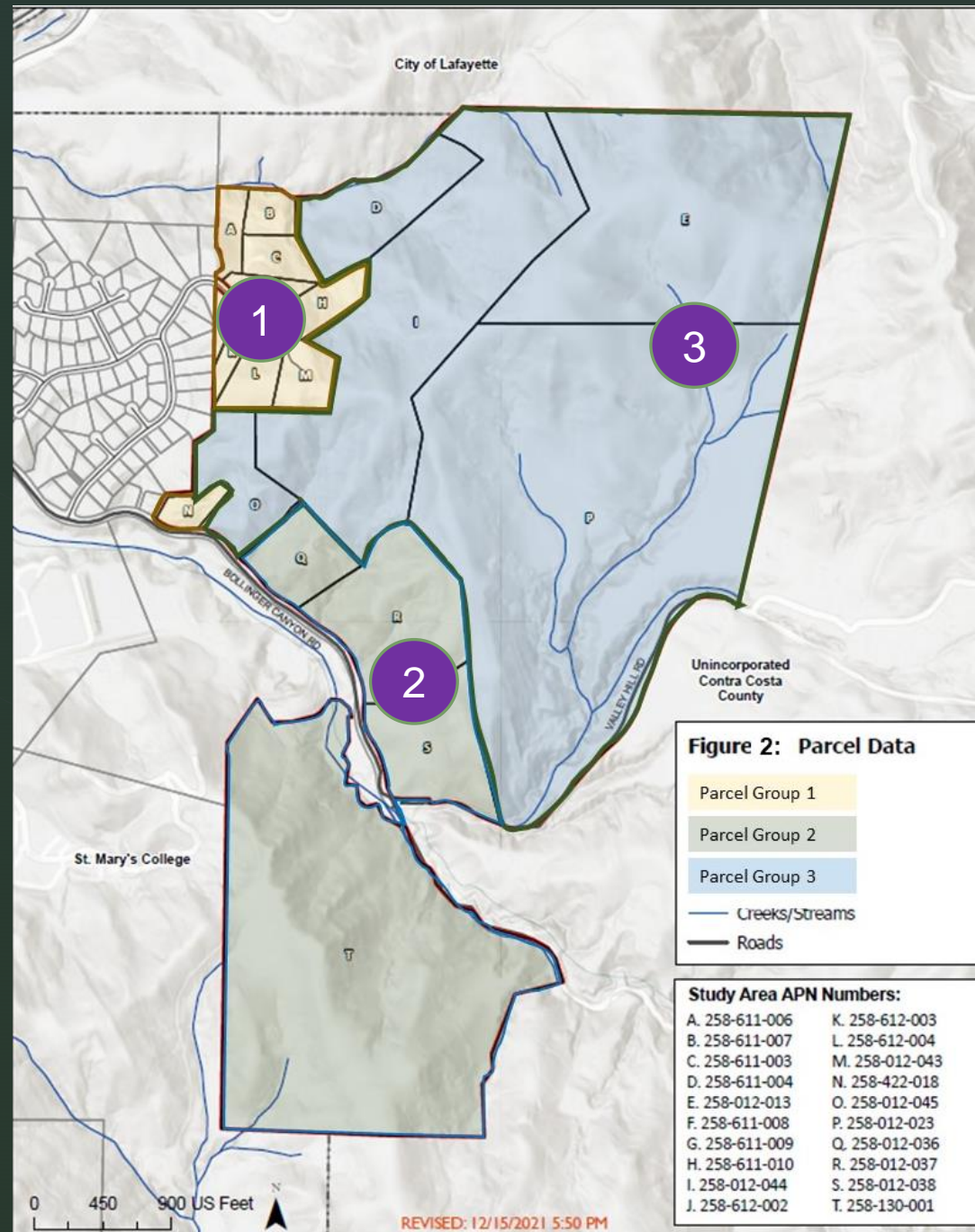
- Growth should be focused in transit-rich areas

■ Bollinger Canyon General Plan and Zoning Objectives

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

Existing Conditions

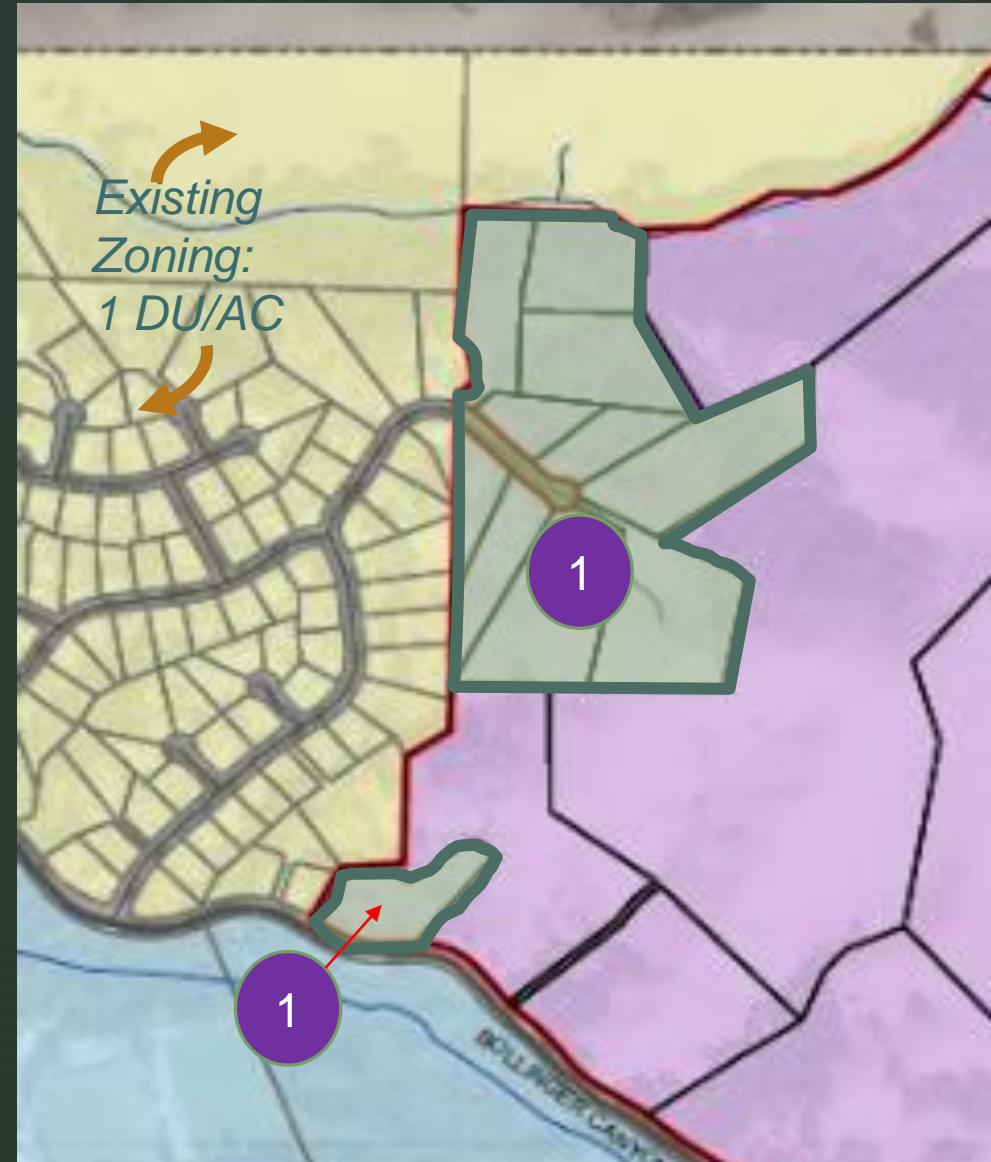
Land use, parcel size, and ownership suggest three parcel groups



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

General Plan/Zoning Recommendation:
1 DU/AC would conform to existing conditions and zoning of the adjacent Bluffs neighborhood.

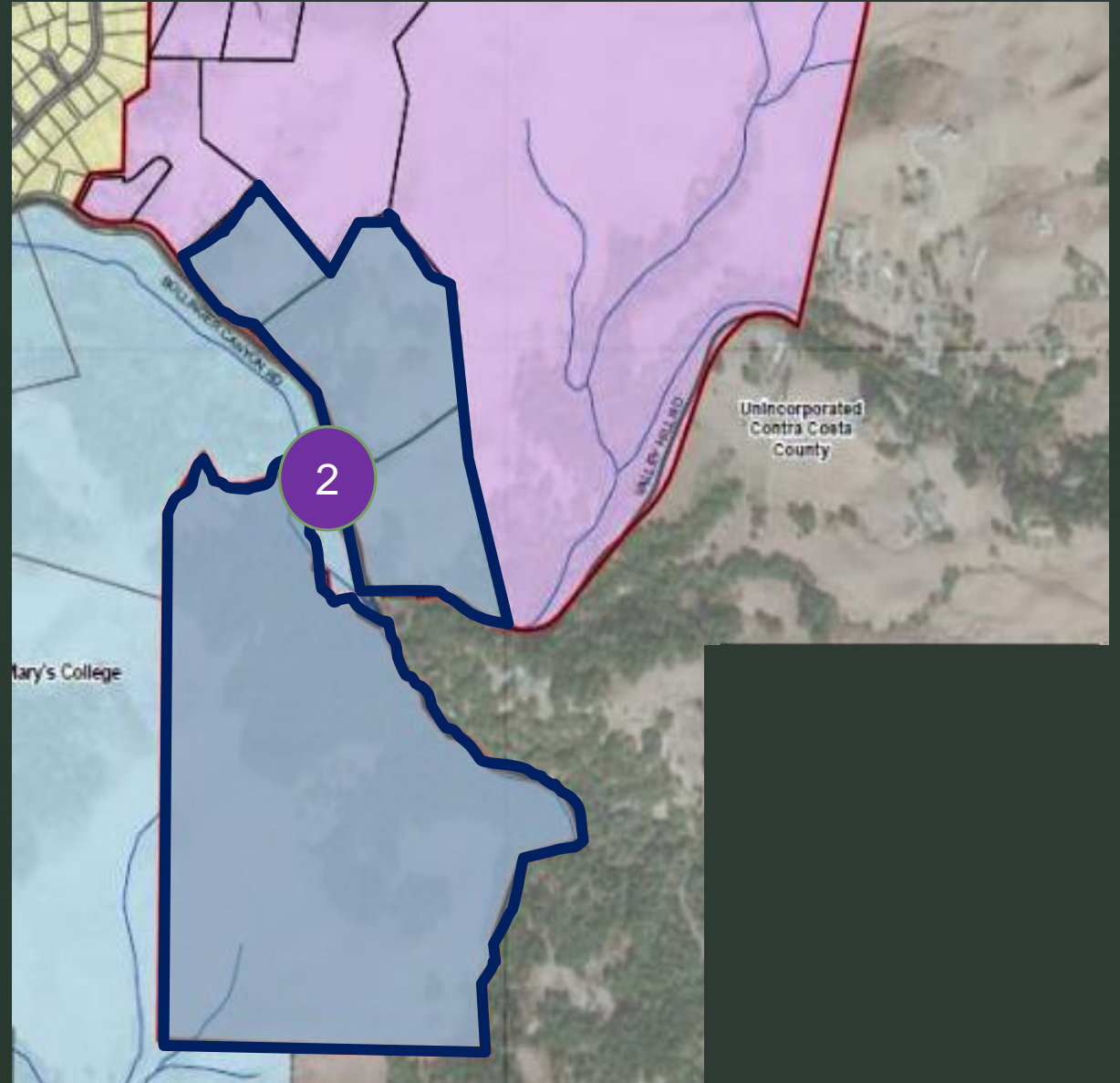


Parcel Group 2

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

General Plan/ Zoning Recommendation:

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.

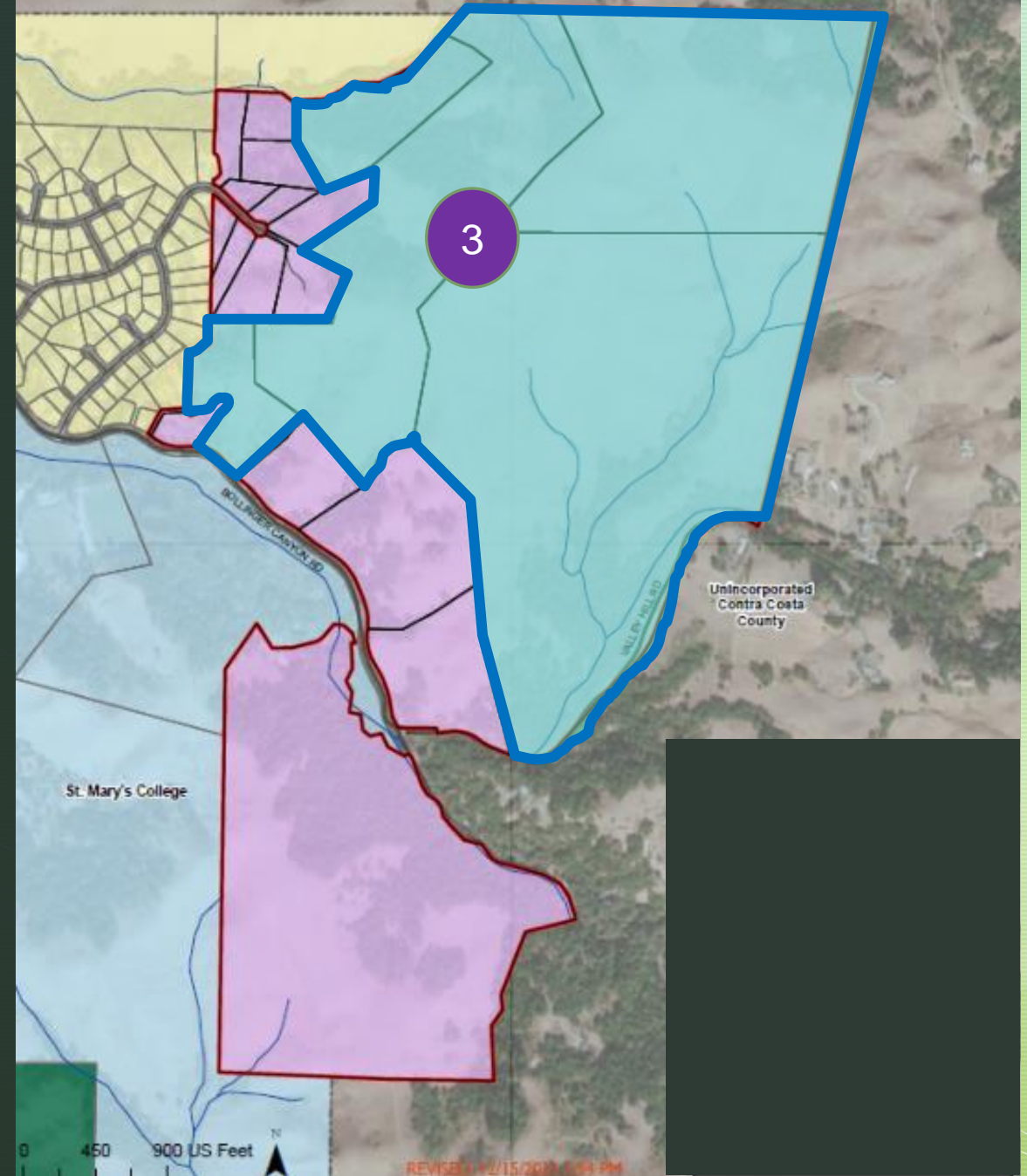


Parcel Group 3

- 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

General Plan and Zoning Options Considered:

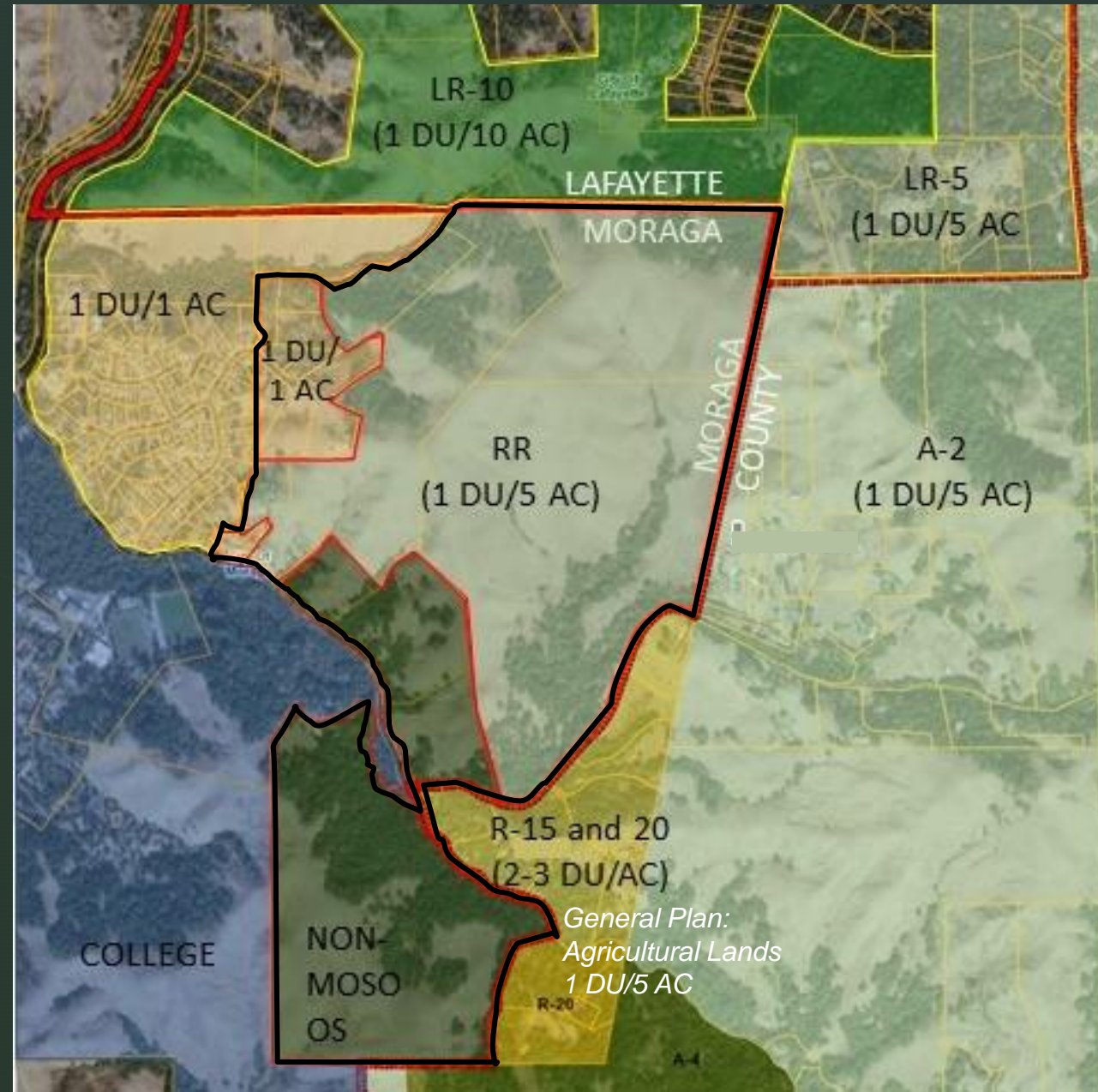
- A. 1 unit/ 5 AC
- B. 1 unit/ 10 AC
- C. Non-MOSO Open Space (5, 10, 20 ac)
- D. 1 unit/ AC



Parcel Group 3 Recommendation is Rural Residential - one unit/ 5 acres

- Consistent with the majority of zoning in County (East) and Lafayette (Northeast)
- Consistent with Rural Residential minimum parcel size in many cities
- Reflects actual parcel sizes in the County R-15/R-20 area
- Provides transition from Bluffs (1 du/ac) to ranchland/ regional park areas to the east and southeast
- Considers environmental constraints, limited access, natural resources
- Provides objective standards
- Provides opportunity for economic return for property owners

Composite Map, with surrounding area



Tools to Manage Future Land Use

- General Plan and Zoning do not “approve” projects – they merely set the rules and standards future projects must follow
- Future projects must meet the following:
 - Hillsides and Ridgelines Ordinance
 - Fire access, safety and building requirements
 - Emergency vehicle access requirements
 - Grading requirements (to address slopes and landslides)
 - Traffic, circulation and safety requirements
 - Utility requirements by regional providers (EBMUD, PG&E)
 - All mitigation measures identified by project-specific environmental review

Neighborhood Meeting Summary

- Staff convened a neighborhood meeting on Zoom on 1/25/22
- Notices provided to Study Area property owners and those living within 500 feet of boundary
- Approximately 40 residents attended
- Key issues raised:
 - Evacuation capacity
 - Fire hazards
 - Traffic
 - Road safety
 - Need for infrastructure

Next Steps

- February 17, 2022: CEQA Scoping Session for Advanced Planning Initiative
- May 2022: Draft General Plan and zoning proposal for Bollinger Canyon to Planning Commission
- June 2022: Draft General Plan and zoning proposal for Bollinger Canyon to Town Council
- Fall 2022: Release of Draft EIR for Advanced Planning Initiative
- Jan 2023: Consideration of proposed General Plan and Zoning amendments for Advanced Planning Initiative

Recommendation

- Provide by motion, direction to staff on General Plan designations and zoning as follows:
 - Parcel Group 1 – 1 dwelling unit per acre
 - Parcel Group 2 – Non-MOSO Open Space
 - Parcel Group 3 – Rural Residential 1 dwelling unit per 5 acres



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Thank You!

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