



Moraga General Plan

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Note to the Reader

When it was initially adopted in 2002, the Moraga General Plan (Plan) culminated nearly three years of planning analysis and community discussion regarding Moraga's past, present and future, including more than a year of review and discussion in joint study sessions and public hearings with Moraga's Planning Commission and Town Council. The Plan is currently undergoing a two-phase update to reflect current conditions and move the planning horizon forward. At the conclusion of this process, much of the technical content will be updated. Many of the goals and policies will be retained, while others will be amended as needed to reflect new State laws (especially those related to housing) and emerging issues. The Town anticipates adopting the fully updated Plan in 2024.

The 2002 Plan was an update of the Town's 1990 General Plan and was intended to establish a framework for development decision making for the next twenty years. The Plan introduced new sections, including a summary of values and guiding principles, a Community Design Element, and an Action Plan. It included land use map changes and recommendations for specific plans, open space preservation and management strategies, and housing programs to meet the changing needs of Moraga residents.

The Plan has served the Town well and has helped to protect the quality of life in Moraga for the last two decades. The updated General Plan will respond to new challenges and look ahead to the Year 2040. The public is invited and encouraged to participate in this process.

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1 INTRODUCTION

Purpose of the General Plan

A Statement of Community Values and a Shared Vision

The Moraga General Plan is a statement of community values and priorities. It describes the type of community we want to be in the future and sets forth goals, policies and action programs across a range of issue areas to help us achieve our aims. It also describes how the General Plan should be managed over time and identifies near-term priorities for putting the General Plan into action.

A Strategic, Pro-Active Planning Tool

The Moraga General Plan is a strategic tool for guiding the Town's physical development. It is based on a comprehensive understanding of the issues that we face and a clear sense of what we hope to accomplish. It has been developed with the extensive involvement of community members who have helped identify key planning issues; evaluate alternative planning strategies; and define the key policy directions to guide the Town successfully into the future.

A Guide for Land Use and Development Decisions

The General Plan guides the Town's long-term development by establishing the overall policy framework for development decision-making. As the Town faces tough development decisions, the Moraga General Plan will serve as a guide to ensure that each decision is made in the best interest of the Town's long-term future. It provides guidance for the preparation of specific plans, implementing ordinances, development policy statements, and ongoing planning activities.

The General Plan should be followed as closely as reason and justice make practical and possible. If a project is proposed that is considered inconsistent with the General Plan, then the project must be either modified or denied, or the General Plan must be amended.

A Balanced Approach

The goals, policies and action programs contained in the General Plan establish clear community priorities and development policies to ensure the protection of public health, safety and welfare and to further community goals while respecting the needs of individual property owners and businesses in the Town. The Plan does not take any land for public purposes

or place a cloud on the title to any property or require that any property be sold or dedicated to the public.

The General Plan also recognizes that many factors beyond the Town's control will have significant influence over future development activities. These include market forces that drive private development decisions, new requirements adopted by the State of California, and regional issues, as well as the land use and transportation decisions taken by other jurisdictions. The General Plan acknowledges and responds to these factors in its policies and action programs.

A Living Document and Action Plan

The Moraga General Plan has been written and designed to provide a user-friendly resource for Town staff and officials, property owners, developers, and residents. To ensure the Plan's usefulness and relevance over time, the Plan includes policies and programs regarding its ongoing management and coordination. Also, to ensure a close link between the long-term perspective of the Plan and near-term actions, the General Plan defines action programs across the full range of issue areas in a consolidated 'Action Plan' (Chapter 11) and identifies implementation priorities to respond to pressing issues and special planning needs (Appendix F). It is expected that the Action Plan and implementation priorities will be regularly reviewed and updated to monitor achievements and identify new implementation priorities.

A State Law Requirement

All local government jurisdictions in California are required to have a General Plan, and to keep it up to date. The previous Town of Moraga General Plan was adopted in 1990. The 2002 update brought the Plan into conformance with changes in State law and other legal requirements in effect at that time. The 2002 Plan has been amended over time to reflect changes in local issues and conditions; incorporate projections and assumptions regarding future growth; and respond to the issues, challenges and opportunities created by recent trends and developments.

A Plan In Transition

In 2021, the Town began a two-phase, four-year Comprehensive Advanced Planning Initiative to update the 2002 Plan. This edition of the General Plan represents an interim step on the path to an updated Plan. While the values, principles, and policies that form the foundation of the 2002 Plan are carried forward here, the Town has made important amendments required to comply with new State housing laws and address current issues. At this point, edits to the document are limited to those required for internal consistency, and those that reflect planning and housing activities expected to occur in 2023-2031. An additional rewrite will occur in 2023-2024 as part of Phase Two.

Area Covered by the Plan

The Moraga General Plan provides a comprehensive, integrated and internally consistent statement of Moraga's development policies. It covers all lands located within the Town limits as well as the Town's Sphere of Influence area.

The Sphere of Influence is 'the probable ultimate physical boundaries and service area of a city or district as approved by the Local Agency Formation Commission of the County' (Government Code Section 56076). The Town Limits and Sphere of Influence area are illustrated in the General Plan Diagram (Appendix A).

The General Plan Diagram also identifies the Contra Costa County Urban Limit Line (ULL) in relation to the Town Boundary. County voters adopted the ULL in 1990 to preserve agricultural and open space uses in the County. The ULL was established based on a 65/35 Land Preservation Plan, which seeks to preserve at least 65 percent of all land in the County as agriculture, open space, wetlands, parks and other non-urban uses. Large-scale development is prohibited on lands outside the ULL under the County's General Plan. However, public facilities such as educational institutions are exempt from the ULL restrictions.

Because of Moraga's geographic location and limited roadway access, the Moraga General Plan is also concerned with issues that extend beyond its boundaries and Sphere of Influence. This larger area of interest is generally defined as including those lands that (a) can be seen from Moraga; (b) provide access to and from Moraga; (c) have their primary source of access through Moraga; (d) may contain uses that significantly affect the air, water or other environmental quality of Moraga; and/or (e) could create demands for public service from Moraga. While the Town does not have planning authority in the area beyond the Town boundaries, it shall seek to proactively participate in the planning process for these lands through coordination with other jurisdictions and agencies, including the cities of Orinda and Lafayette, Contra Costa County, East Bay Municipal Utilities District, East Bay Regional Park District, Central Contra Costa Solid Waste Authority, Moraga-Orinda Fire District, and the Contra Costa Transportation Authority.

Organization of the General Plan

The Moraga General Plan is written and designed for use by all members of the Moraga community: residents, businesses, property owners, developers, Town staff, and elected and appointed officials.

Following is a brief overview of the Plan's key structural components to help you understand how the Plan is organized.

Values and Guiding Principles (Chapter 2)

These community values and guiding principles—developed through the public participation process—serve as overarching goals for the Moraga General Plan and provide the basic foundation for its goals, policies and implementing programs.

Goals, Policies, and Implementing Programs (Chapters 3 – 10)

The main body of the General Plan consists of eight 'elements':

<i>Chapter 3</i>	Land Use
<i>Chapter 4</i>	Community Design
<i>Chapter 5</i>	Housing
<i>Chapter 6</i>	Circulation
<i>Chapter 7</i>	Open Space and Conservation
<i>Chapter 8</i>	Safety
<i>Chapter 9</i>	Community Facilities and Services
<i>Chapter 10</i>	Growth Management

The specific issues addressed in each element are listed in the Table of Contents. A list of how the Plan's elements relate to the State's mandated and optional element is provided in **Figure 1** (page 1-6).

Each 'element' presents goals, policies, and implementing programs that state the Plan's intent across a range of planning and development issues.

- A **Goal** is a general statement of values or aspirations held by the community in relation to each issue area. It is the end towards which the Town will direct its efforts.
- A **Policy** is a more precise expression regarding the community's position on a particular issue, or how a particular goal will be interpreted or implemented. Policies may include guidelines, standards, objectives, maps, diagrams, or a combination of these components.
- An **Implementing Program** is something that is done by the Town to put the goals and policies into practice. This might include ongoing programs sponsored by the Town (e.g., road maintenance); discrete, time-specific actions (e.g., adopt an ordinance); or further planning actions (e.g., develop a specific plan).

Action Plan (Chapter 11)

To provide an integrated approach to the Plan's implementation, the Moraga General Plan presents a consolidated 'Action Plan,' summarizing all of the implementing programs in the Plan, organized by type.

Appendices

The General Plan appendices include:

- **General Plan Diagram**—a map illustrating the land use designations for all areas within the Town and its Sphere of Influence.
- **Definitions**—a glossary of key terms.
- **Action Plan Summary**—identifying the schedule for implementation of each program (including near-term priorities), responsibilities and quantified objectives.

Mandated and Optional Elements

Under California law, cities are required to address seven issue areas or ‘elements’ in their general plans: land use, transportation, housing, safety, open space, conservation, and noise. The State allows considerable flexibility in how these elements are organized and encourages the inclusion of additional elements to ensure that plans are truly comprehensive and effective in addressing local issues. Recent changes to State law also require that cities and towns with disadvantaged communities, as defined by the State of California, include an environmental justice component in their General Plans. No disadvantaged communities have been identified in Moraga.

The Moraga General Plan includes the seven State-mandated elements as well as several optional elements (Community Design, Community Facilities and Services, and Growth Management), although it organizes them in a modified format. Figure 1 lists both the State-mandated and optional elements, indicating where they are covered in the General Plan document. Although Growth Management is listed as an optional element, it is mandatory for jurisdictions in Contra Costa County under Measure J, the half-cent sales tax for transportation improvements.

Figure 1

State Mandated Elements and Optional Elements in the Moraga General Plan

State-Mandated Elements	Moraga General Plan
Land Use Element	3: Land Use
Transportation Element	6: Circulation
Housing Element	5: Housing
Open Space Element	7: Open Space and Conservation
Conservation Element	7: Open Space and Conservation
Safety Element	8: Safety
Noise Element	7: Open Space and Conservation
'Optional' Elements	
Community Design Element	4: Community Design
Community Facilities and Services Element	9: Community Facilities and Services
Growth Management Element(*)	10: Growth Management

(*) Mandatory for Contra Costa County jurisdictions

How the Plan Was Developed

The original Moraga 2002 General Plan was the product of a three-year planning effort involving community residents, staff, and elected and appointed officials in a series of meetings and workshops to identify key issues; review current plan policies; review data on current conditions and trends; define values and guiding principles, explore alternative planning strategies, and establish key policy directions.

The update process was overseen by a General Plan Steering Committee (GPSC) to ensure broad community representation in the update process and to provide the community with a direct voice in the Plan's development. The 15-member GPSC included representatives from the Town Council, Planning Commission, Parks and Recreation Commission, Design Review Board, Moraga-Orinda Fire District, Moraga School District, Saint Mary's College, and Chamber of Commerce as well as a representative from the Town's major landowner and four citizens at large. A complete list of GPSC members and alternates is provided in the acknowledgements at the beginning of this document. The planning process began with the GPSC's first meeting in July 1999 and culminated with adoption of the Plan in June 2002.

GPSC members and Town staff also played key roles in supporting community outreach and involvement activities, which involved more than 1500 Moraga residents in the update process. These activities included:

- **Three Special Issues of the *Town Crier Newsletter*** sent to every Moraga household and business address at three points in the update

process, providing a summary of key information, an overview of the update activities, and an invitation for community participation.

- **Community Questionnaire** included in the first special issue of the *Town Crier* to get community input on key planning issues, alternative planning strategies, and community priorities. More than 650 Moraga households responded to the questionnaire.
- **Moraga 2000 Displays and Activities at the Town Festival** in October 1999, celebrating Moraga's 25th Anniversary, provided an opportunity to disseminate information on the update and the existing conditions analysis, and to foster community discussion on key planning issues. More than 500 people visited the Moraga 2000 festival area.
- **Nineteen (19) Community Workshops** in February and March 2000 led by GPSC members and Town staff to facilitate community discussion and input on the planning alternatives. The community workshops involved more than 300 Moraga residents and business owners in the alternatives analysis process.
- **Town Meeting** on March 29, 2000 to culminate the alternatives analysis process and begin to outline a preferred alternative for the Draft Plan. The meeting was attended by nearly 60 Moraga residents, business owners, and other interested parties.

Members of the public were also invited to attend all of the GPSC meetings (nine meetings were held between July 1999 and April 2000) as well as a special 'Preferred Alternative Workshop' with the Town Council and Planning Commission on April 20, 2000. Subsequent 'study sessions' and public hearings were held in joint meetings with the Town Council and Planning Commission. These meetings were also noticed and open to the public.

The public was kept informed on the project's progress through the Town newsletter, coverage in the local media, and the Town's website, where all of the project documents have been posted (www.ci.moraga.ca.us).

A subsequent planning process known as the Comprehensive Advanced Planning Initiative was implemented in 2021-2023 as part of the Housing Element update and rezoning of the Bollinger Canyon Study Area. This included an additional community engagement process in which more than 1,000 residents participated. The process included real-time and on-line workshops, numerous Planning Commission and Town Council meetings, and a community-wide survey on housing, growth, and development issues. A summary of this process may be found in the 2023-2031 Housing Element.

Reviewing, Amending and Managing the Plan

To remain a viable and effective planning tool, the Moraga General Plan must be reviewed on an annual basis and modified over time in response to changing conditions, needs, and priorities. This section of the Plan establishes basic guidelines for reviewing the General Plan and considering potential amendments to its text and/or diagram.

Annual Review

The General Plan is the Town's most significant policy document and, therefore, must receive regular, annual appraisal to ensure that its policies are consistent with social and economic conditions, the needs and desires of Town residents, and the public welfare in general.

The Planning Commission shall report annually to the Town Council regarding the status of the General Plan and progress in implementing its action programs. As part of the annual review process, the Planning Commission shall hold at least one public hearing.

Amendments to the General Plan

Each year, the Town may consider amendments to the General Plan in response to findings of the annual review; changes in the planning context; or requests from property owners. In undertaking amendments to the General Plan, Town staff, Planning Commission, and Council shall follow the provisions set forth below:

Types of Amendments

Amendments to the General Plan may take the form of either text changes (revisions to the Plan's goals, policies, or actions) or map changes (revisions to the General Plan Diagram).

Consideration of Amendments

State law (Government Code Section 65358) allows the General Plan to be amended up to four times per year. This process typically requires initial policy direction from the Town Council, followed by at least one public hearing by the Planning Commission and a final hearing by the Town Council to act on the amendment request. Amendments may be requested by members of the general public, property owners, or by the Town itself.

Fees

Fees for amendment requests shall be as prescribed by resolution of the Town Council. The Town Council may waive the prescribed fees if an application is accompanied by a petition of not less than fifty (50) affected registered voters of the Town.

Environmental Review

Each application shall be accompanied by statements and data justifying the application, including an appropriate environmental assessment when necessary. Upon receipt of the application by the Planning Commission, the application shall be reviewed by staff and the Planning Commission, as necessary, to assure compliance with the Town's environmental review guidelines and the California Environmental Quality Act.

Evaluation Criteria

General Plan amendments affect the entire Town and General Plan area and any evaluation must give primary concern to the community as a whole. Therefore, a fundamental question must be asked in each case: *Will this amendment, if adopted, generally improve the quality of the environment socially, economically and physically consistent with the life-style of the community in general?*

Additionally, in reviewing General Plan amendments the Town shall consider the relationship of the proposal to the status quo, the additional costs to the community that might be anticipated (social, economic or environmental), and if and how levels of public and private service might be affected. In each case, in order to take affirmative action regarding the application, it must be found that:

- The General Plan amendment will maintain a balanced and logical land use pattern;
- The General Plan amendment will generally improve the quality of the environment socially, economically and physically, and is consistent with the lifestyle of the community;
- The Town and other affected governmental agencies will be able to maintain levels of service consistent with the ability of the governmental agencies to provide a reasonable level of service.

From time to time, the Town may also need to amend its Plan to reflect new State laws and requirements. State legislation affects not only the contents of the General Plan, but the amount of growth the Town must plan for and characteristics of that growth (including housing density).

Ongoing Public Participation in the Planning Process

The Town shall continue to promote citizen participation in the development, review and implementation of the General Plan and its goals, policies and programs. This shall include residents of the community as well as those regularly employed or conducting business in the community. To support meaningful and effective citizen participation, the Town shall also strive to provide timely, accurate and adequate information on conditions in the Town and planning issues, constraints, resources, opportunities, and strategy options.

Relation to Other Documents

There are a number of other planning regulations adopted by the Town and planning activities that are undertaken on a regular basis that will help implement the General Plan. The General Plan is the guiding document for all these regulations and activities. Following adoption of the General Plan, any regulations that are not consistent with the Plan will be amended to ensure consistency. Likewise, as new plans and regulations are adopted, the General Plan itself must be amended to maintain internal consistency across plans.

Zoning Ordinance

Government Code Section 65860 requires that the Town's Zoning Ordinance be consistent with its General Plan. Consistency means that the land uses authorized by the Zoning Ordinance, and the distribution of these permitted land uses, must serve to implement the goals and policies of the General Plan. The Zoning Ordinance and Zoning Map are parcel-specific regulations pertaining to how land may be used, and the specific conditions of use that the Town will impose, consistent with the overall policy framework of the General Plan and General Plan Diagram.

Subdivision Ordinance

Government Code Section 66410 et seq. requires that local jurisdictions regulate and control subdivision activity through adoption and use of a Subdivision Ordinance. The Town may not approve a proposed subdivision map unless the subdivision, including its design and proposed land uses, is consistent with the General Plan. Similar to the consistency requirements of the Zoning Ordinance, the proposed subdivision must be consistent with the goals, policies, and implementing actions included in the General Plan. This requirement applies to subdivisions for which parcel maps (minor subdivisions) are filed, as well as tentative and final maps.

Capital Improvement Programs

Government Code 65401 requires the Town Council to obtain from Town officials and staff, and from special districts operating within the Town limits, lists of all public works projects recommended for study, design, or construction during each ensuing year. In Moraga, the Town's capital improvement programs are set forth in the annual Town budget. The Town must ensure that the budget and its components are consistent with the General Plan.

California Environmental Quality Act (CEQA)

The purpose of CEQA is to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to reduce those impacts to the extent feasible. CEQA Section 15080 requires that the environmental review process be “combined with the existing planning, review, and project approval process” used by the Town. Section 15125(b) requires environmental review to discuss any inconsistencies between a proposed project and the General Plan. Projects that conflict with the General Plan may be found to have a “significant adverse effect on the environment.” Future public and private projects, even if they are consistent with the General Plan, are still subject to environmental review requirements under CEQA. Projects found to have a significant environmental impact may be approved, but only with a Statement of Overriding Considerations explaining why the benefits outweigh the impacts.

Building Codes and Standards

State Housing Law (Health and Safety Code Sections 17910 et seq.) requires the Town to adopt regulations imposing substantially the same standards as those contained in the various uniform industry codes. State law also imposes special standards, which may be more stringent than the uniform industry codes (e.g., the Uniform Building Code), designed to protect against certain types of hazards (fire, noise, earthquakes, unstable soils) and to achieve certain resource management goals (such as energy conservation). The Town of Moraga may adopt regulations and standards that vary from those mandated by State law, if justified by local conditions. If such variance is appropriate, the General Plan can serve as the vehicle for documenting local conditions and specifying the necessary regulatory response.

General Plan Background Report and EIR

The Moraga General Plan is a policy document designed for ease of use and readability. To achieve this goal, the Plan’s technical documentation and environmental analysis have been compiled separately in companion documents to the General Plan.

General Plan Background Report

In the process of preparing the Moraga General Plan, various technical data were collected, analyzed, and summarized. Much of this information was presented in two key reports prepared during the planning process: the *Existing Conditions and Trends Report* (November 1999) and the *Alternatives Analysis Technical Report* (April 2000). Additional information was compiled and presented as needed to support the discussions of the General Plan Steering Committee.

The *General Plan Background Report* is a compilation of this technical information. It also provides documentation of the project’s various

outreach activities and input received from the public through those activities. The information it contains serves as the technical appendix of the General Plan as well as supplemental baseline data for the Draft EIR.

A complete update of the Background Report will occur as the Town updates its General Plan in 2023-2024.

Environmental Impact Report

State law requires preparation of an Environmental Impact Report (EIR) if “any aspect of the general plan element or amendment, either individually or cumulatively, leads to a significant effect on the environment, regardless of whether or not its total effect is adverse or beneficial....” (Title 14, California Administrative Code, Section 15080).

The initial Moraga 2002 General Plan was accompanied by a EIR, under separate cover, analyzing and documenting the updated General Plan’s potential environmental impacts and, where applicable, associated mitigation measures (i.e., actions that can be taken to reduce or eliminate adverse impacts). It also addressed other State-mandated components of a Draft EIR for a General Plan. Following circulation of the Draft Moraga 2002 General Plan and Draft EIR, responses were prepared for the comments received. The Final EIR was certified prior to adoption of the final Moraga 2002 General Plan.

A separate EIR was prepared for the Comprehensive Advanced Planning Initiative in 2021-2023, including the Housing Element, associated zoning changes in Rheem Park and Moraga Center, Bollinger Canyon rezoning, and conforming amendments to the 2002 General Plan. This EIR considered the impacts of changes to the General Plan Land Use Map that were necessary to meet the Town’s Regional Housing Needs Allocation for 2023-2031, as well as other policies and actions that will shape Moraga’s future.

Moraga Center Specific Plan

In 2010, the Town adopted a Specific Plan for the 187-acre Moraga Center area. The Plan includes policies, guidelines, and standards that address land use, urban design, circulation, and public services. Land use designations and policies in the General Plan are consistent with the Specific Plan and help advance its vision of a revitalized town center with new housing, office, shopping, dining, and recreational opportunities.

Hillsides and Ridges General Plan Amendments

On April 11, 2018, the Town Council adopted General Plan amendments as part of the Hillsides and Ridges project. Among other things, these amendments clarify the Town’s regulations that apply to hillsides and ridgelines, maintain consistency with the voter-approved Moraga Open Space Ordinance (MOSO) and ensure that new development maintains

Moraga's unique semi-rural feel and scenic natural setting. The Hillsides and Ridgelines General Plan Amendments adopted by the Town Council on April 11, 2018 are as follows (collectively, the "Hillsides and Ridgelines Amendments"):

- New policies LU1.6 and LU1.7 were added to the Land Use Element regarding development densities and grading in High Risk MOSO land.
- A new Section CD8 was added to the Community Design Element regarding hillside areas and designated ridgeline. This section contains a new map (Figure CD-1) that shows the location of designated ridgelines.
- New policies OS1.6, OS1.7, and OS1.8 were added to the Open Space Element regarding development restrictions within proximity of designated ridgelines.
- The definitions of the following terms in Appendix D (Definitions) were revised: *Development, Centerline or Crest, Hillside Area, Predevelopment Slope, and Ridgelines*.

The following types of development projects are exempt from the Hillsides and Ridgelines Amendments:

1. Proposed development projects within the Moraga Center Specific Plan (MCSP) area, which shall be governed by the provisions of the MCSP, as may be amended from time to time, and any amendments to the Moraga General Plan adopted in conjunction with any amendment to the MCSP.
2. Subdivisions approved by the Town where a Final Map has been recorded for the subdivision prior to the effective date of the Hillsides and Ridgelines Amendments.
3. Pending development project applications with a published Draft EIR or IS/MND as of the effective date of the Hillsides and Ridgelines Amendments, provided no entitlements have been granted. Such pending development project applications shall be governed by the provisions of the Moraga General Plan and all other applicable policies, standards and regulations in effect prior to the adoption of the Hillsides and Ridgeline Amendments. Notwithstanding such exemption, once any pending development project application has been acted upon by the final reviewing body or is withdrawn by the applicant, this exemption shall no longer apply to any such application.

For any development project not specifically exempt from the Hillsides and Ridgelines Amendments, such amendments govern in accordance with and to the fullest extent permissible under law.



2 VALUES and GUIDING PRINCIPLES

The initial Moraga 2002 planning process focused on the core values that define Moraga as a community and, based on those values, defined a set of principles that guided the update effort. These community values and guiding principles are summarized below, and serve as overarching goals for the Moraga General Plan.

Environmental Preservation

We value our beautiful natural setting, including its open spaces, environmental resources, and natural recreation opportunities.

Guiding Principle 1: Preserve the Town's natural setting and environmental resources, including its undeveloped ridgelines and significant open space areas.

Community Design and Character

We value our attractive community environment and our semi-rural setting, and we take pride in our well-maintained homes, abundant landscaping, and high design standards.

We value our sense of community and the opportunities we have to get together, formally and informally.

Guiding Principle 2: Protect and enhance the character and quality of residential neighborhoods: The Town will maintain its predominantly single family, semi-rural character while creating opportunities for more diverse housing types in Moraga Center and Rheem Park.

Guiding Principle 3: Ensure that the design and quality of new development contributes to a positive community aesthetic and enhancement of the Town's scenic corridors, in keeping with Moraga's natural setting and high standards for good design.

Guiding Principle 4: Create a community 'focal point' in the vicinity of the Moraga Center shopping area and Moraga Commons.

Mobility

We value being able to get to and from work in other communities with relative ease.

We value having convenient and free parking in our commercial areas.

We value being able to get around town easily and being able to bike and walk safely between our homes, schools, and other places we need to go.

We value the potential benefits offered by technologies that allow us to both live and work in Moraga, either in home offices or small office spaces within the Town.

Guiding Principle 5: Strive to improve traffic levels of service within the Town and to improve the traffic conditions on Lamorinda roadways leading to Highway 24.

Guiding Principle 6: Facilitate bicycle and pedestrian circulation in the Town for transportation and recreational uses, and encourage alternatives to single-occupancy motor vehicles on roadways leading to Highway 24 and BART.

Guiding Principle 7: Encourage land uses, development patterns, and utilization of new communication and transportation technologies that may help reduce automobile trips and air pollution, ensuring that new wireless communication facilities are sited and designed to preserve the Town's unique visual character.

Shopping and Services

We value our local business community and the convenient shopping and services they provide as well as their ongoing civic and community involvement.

Guiding Principle 8: Work closely with local businesses to ensure a positive business environment in keeping with local needs and priorities.

Housing

We value having a variety of quality housing options available in our community so that our children, seniors, and local work force can continue to call Moraga home.

Guiding Principle 9: Encourage a mix of housing types to help meet the needs of different households and different levels of affordability.

Community Facilities and Services

We value our excellent schools, beautiful parks, library, youth activities, senior services, community events, and recreational opportunities.

We value Saint Mary's College as part of our community and are committed to maintaining a positive, collaborative relationship with its administration, faculty and students.

Guiding Principle 10: Provide high quality, cost-effective community facilities to meet the needs of all age groups and people of all abilities, within the means of the Town.

Guiding Principle 11: Work closely with the local school districts and Saint Mary's College to ensure coordination on issues of mutual concern and enhance the quality of life in Moraga.

Public Safety

We value living in a safe environment.

Guiding Principle 12: Protect public health and safety, taking into consideration both natural and man-made hazards and the increasing risks associated with climate change and population growth.

Community Decision-making

We value our tradition of citizen activism and volunteerism, where all citizens have a voice in decision-making.

We value having productive working relations with our neighbors to ensure effective solutions to local and regional issues.

We value our working relationships with landowners and developers.

Guiding Principle 13: Ensure ongoing, meaningful citizen participation in the Town's decision-making processes.

Guiding Principle 14: Work closely with adjacent jurisdictions and other relevant agencies to ensure coordination on issues of mutual concern.



3 LAND USE

LU1 Residential Areas

GOAL: A high quality residential environment.

LU1.1 Neighborhood Preservation. Protect existing residential neighborhoods from potential adverse impacts of new residential development and additions to existing structures.

Implementing Programs:

IP-A1 General Plan Diagram

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

IP-C3 Design Review

LU1.2 Residential Densities. Restrict residential densities to the maximum allowable indicated on the General Plan Diagram and in the table below, except where precluded by density bonuses or other provisions of State law. The densities indicated are not guaranteed and are contingent upon a review of environmental constraints, the availability of public services and acceptable service levels, proper site planning and the provision of suitable open space and recreational areas consistent with the applicable goals and policies of the General Plan.

Implementing Programs:

IP-A1 General Plan Diagram

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

NOTE: 'DUA' = Dwelling Units per Acre

Designation	Density Range (units per acre) ¹
Residential – 1 DUA	up to 1
Residential – 1.5 DUA	Up to 1.5
Residential – 2 DUA	up to 2
Residential – 3 DUA	up to 3
Residential – 6 DUA	4 – 6
Residential – 10/12 DUA	7 – 12
Residential – 20/24 DUA ²	16 - 24
Open Space (MOSO and Non-MOSO) ³	0.05, 0.1 or 0.2 max ⁴

¹ Excludes density bonuses for affordable and senior housing, as required by State law

² 30 DUA for senior housing

³ 'Open space' may be developed at very low densities, subject to site-specific review and restrictions to protect ridgelines, steep slopes, and high-risk areas. See LU1.5.

⁴ Density within Open Space areas is to be determined by the Town at the time of an application.

LU1.3 Residential Building Height. Restrict residential building heights to limit visual impacts on adjacent properties and protect views. Residential buildings should not have more than one story or portion thereof directly over another story, inclusive of garages. Exceptions to this rule may be allowed in the specific plan areas.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

IP-C3 Design Review

LU1.4 Housing Types. Maintain the low-density, single-family character of residential areas designated for 3 units per acre or less, as shown on the General Plan Diagram.

Implementing Programs:

IP-A1 General Plan Diagram

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

LU1.5 Development Densities in Open Space Lands.

Notwithstanding any other provision of the General Plan, any development on lands depicted on the General Plan Diagram or by the Moraga Open Space Ordinance as "Public Open Space-Study" or "Private Open Space" (now designated as MOSO Open Space in the General Plan Diagram) shall be limited to a maximum density of one (1) dwelling unit per twenty (20), ten (10), or five (5) acres, but in no case shall density on such lands exceed one (1) dwelling unit per five (5) acres. Areas identified as "high risk" areas, as defined by the Moraga Open Space Ordinance, shall be limited to a maximum density of one (1) dwelling per twenty (20) acres.⁵

Implementing Programs:

IP-A1 General Plan Diagram

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

⁵ Wording from Section 3.c of the Moraga Open Space Ordinance. MOSO Open Space is identified as Open Space Lands in the Moraga Open Space Ordinance.

LU1.6 Development Densities in High Risk MOSO Open Space Lands. After the Town makes a final determination in accordance with the MOSO Guidelines that an area in MOSO Open Space is classified as "high risk" as defined in the Moraga Open Space Ordinance, the area may not be changed from that classification as a result of any physical alteration of the area, including but not limited to any remediation of geologic hazards that may occur on the site in connection with a development project. After a final determination that an area in MOSO Open Space is classified as "high risk," the maximum permitted density in the area shall be 1 unit per 20 acres and may not be reduced for any reason.

LU1.7 Grading Allowed in High Risk MOSO Open Space Lands. Within areas in MOSO Open Space classified as high risk, provided the grading complies with all applicable Town regulations, the Town may allow grading to: accommodate development at 1 unit per 20 acres; reasonably accommodate development in other areas adjacent to the high risk area; and protect the community from geological hazards. Grading shall comply with all applicable Town regulations, including permit requirements, and may not be considered as a basis to change the "high risk" classification of the area to allow increased density for future development on the site.

LU1.8 Minimum Lot Sizes and Percentage Mix for Single Family Developments. Use the following table to establish minimum lot sizes for single family developments. To the extent allowed by law, the permitted mix of lot sizes may differ from the percentages indicated, provided the aggregate number of lots proposed does not exceed 100 percent of Theoretical Residential Holding Capacity, as initially calculated. Developments in areas designated Residential – 6 DUA should refer to Policy LU1.9.

General Plan Designation	Minimum Lot Size	Lot Size Mix
MOSO Open Space	40,000 sq. ft.	NA
Non-MOSO Open Space	40,000 sq. ft.	NA
1 DUA	30,000 sq. ft.	45% min.
	20,000 sq. ft.	45% max.
	10,000 sq. ft.	10% max.
1.5 DUA/ 2 DUA	20,000 sq. ft.	45% min.
	15,000 sq. ft.	45% max.
	10,000 sq. ft.	10% max.
3 DUA	10,000 sq. ft.	NA

NOTE: 'DUA' = Dwelling Units per Acre

When applying the preceding table, apply following qualifications, if supported by environmental analysis:

- a) *Additional Lots for TDRs and Density Bonuses.* Allow additional lots of 10,000 square feet or larger (beyond the percentages listed) to accommodate Transfer of Development Rights or Density Bonus.
- b) *Variations in the Mix of Lot Sizes.* Allow, subject to approval of the Town Council, any percentage category listed in the Table to be increased by no more than 20 percent of the specific percentage listed *as long as the total allowable lots are not increased in the aggregate.* Allow the mix of lot sizes to vary by more than 20 percent for projects incorporating major outdoor recreational facilities, subject to the review and determination of the Planning Commission.
- c) *Clustering on Smaller Lot Sizes.* In 2 DUA and 3 DUA categories, allow units to be clustered on lots less than 10,000 square feet, subject to Planning Commission review and approval, so long as the clustered units result in permanent open space areas, the design of the units is compatible with the adjacent residential neighborhood, and existing single family developments are not adversely impacted.
- d) *Lot Size and Slope.* Generally, locate smaller lots on the more level sites and larger lots on the steeper slopes. Require larger lot sizes if necessary to mitigate negative visual impacts and/or geologic hazards.
- e) *Lot Sizes in Open Space Areas.* Lot sizes in areas designated “Non-MOSO Open Space” or “MOSO Open Space” on the General Plan Diagram may be less than 40,000 sq. ft., but not less than 15,000 sq. ft., when part of the overall project will provide outdoor recreational facilities with guaranteed permanent access to the general public. This policy may not be used to alter the density on lands designated MOSO Open Space.

Implementing Programs:

IP-A1 *General Plan Diagram*
IP-B1 *Zoning and Subdivision Ordinances*
IP-C1 *Development Review*
IP-C3 *Design Review*

LU1.9 Residential - 6 DUA Developments. The Residential - 6 DUA designation provides for developments that include a mix of housing types, including single family zero lot line, attached, duplex, triplex, fourplex, and townhome units. It is also used to acknowledge existing areas of multi-family and “missing middle” housing, which are an essential part of the Town’s housing supply. Projects with recreational amenities are also appropriate in this designation

LU1.10 Slope Restrictions. The soil characteristics in Moraga are prone to landslide conditions which can cause damage to

property, injury to persons, public cost and inconvenience; therefore, development shall be avoided on slopes of 20 percent or steeper, but may be permitted if supported by site-specific analysis. No new residential structures may be placed on after-graded average slopes of 25 percent or steeper within the development area, except that this provision shall not apply to new residential structures on existing lots that were either legally created after March 1, 1951 or specifically approved by the Town Council after April 15, 2002. All new non-MOSO lots shall contain an appropriate development area with an average after-graded slope of less than 25%. Grading on any non-MOSO land with an average predevelopment slope of 25% or more within the proposed development area shall be prohibited unless formally approved by the Town Council where it can be supported by site-specific analysis and shown that a minimum amount of grading is proposed in the spirit of and not incompatible with all other policies of the General Plan.

Under the terms of the Moraga Open Space Ordinance, development is prohibited on slopes greater than 20 percent in areas designated MOSO Open Space. The Zoning Ordinance, Chapter 8.52 (Open Space District) of the Moraga Municipal Code, defines the methodology for MOSO Open Space designation.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-B7 High Risk Areas Zoning Overlay*
- IP-B8 Moderate Risk Areas Zoning Overlay*
- IP-B9 Hillside Zoning Overlay*
- IP-C1 Development Review*

LU1.11 Cluster Housing to Protect Open Space. Provide for the permanent preservation of open space by allowing clustered housing designs in areas designated MOSO Open Space, Non-MOSO Open Space, or Residential on the General Plan Diagram. However, do not place cluster housing in locations that are visually prominent from scenic corridors or where it would adversely impact existing residential areas.

Implementing Programs:

- IP-A1 General Plan Diagram*
- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*
- IP-C3 Design Review*

LU1.12 Planned District Zoning. Apply Planned District zoning for all new residential development on parcels in excess of ten (10) acres. Parcels in MOSO Open Space areas, the Moraga Center Specific Plan Area, and Rheem Park shall be exempt from this requirement. The Planning Commission may, at its option

and with the exceptions listed above, require any residential development to be processed by Planned District when issues relating to access, visual impact, geologic hazards, environmental sensitivity, community design and other related factors are deemed to be significant.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*
- IP-C6 Environmental Impact Reports*

LU1.13 Animal Ownership and Maintenance. Recognizing animal ownership and maintenance on residential land as a privilege, control it in a manner consistent with surrounding land use and the well being of the animals. When appropriate and possible, the density and design of subdivisions in selected locations may provide for the keeping of horses, bees, and small farm animals, as specified in the Municipal Code.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*

LU1.14 Residual Parcels as Open Space. Except in MOSO Open Space, residual parcels characterized by constraints such as geologic hazards, restricted access, an established riparian habitat, an historically significant feature or visibility from a scenic corridor shall be designated Non-MOSO Open Space. Residual parcels within designated MOSO Open Space shall remain designated MOSO Open Space as required by the Moraga Open Space Ordinance.

Implementing Programs:

- IP-A1 General Plan Diagram*
- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*

LU1.15 Development on Residual Parcels. Permit the development of residual parcels only when it is found that such development will: 1) not have an adverse visual impact and is compatible with existing development; 2) provide properly sited open space; 3) generally provide for lots that are larger than the average lot size of adjacent subdivisions with setbacks from property lines greater than those in adjacent subdivisions; and 4) respect the natural features and development patterns of surrounding areas.

Implementing Programs:

- IP-C1 Development Review*
- IP-C3 Design Review*

LU2 Commercial Areas

GOAL: A commercial environment that is compatible with Moraga's predominantly residential character.

LU2.1 Commercial Building Height. Restrict heights for office and commercial structures to minimize visual impacts on adjacent properties and protect views. Outside of mixed use districts, office and commercial structures shall be limited to two stories or 35 feet, whichever is less, unless such height is found to create a significant adverse impact on neighboring residential properties or on scenic corridors, and in such cases, the maximum height shall be lowered. In mixed use districts, the height limit is 45 feet for new development.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

IP-C3 Design Review

LU2.2 New Commercial Uses. Encourage new business and office uses that enhance existing uses, respond to local resident and business needs, employ local residents, generate revenue, and strengthen the character and attractiveness of the Town's commercial centers.

Implementing Programs:

IP-C1 Development Review

IP-K1 Moraga Center / Rheem Park Area Plans

LU2.3 Location of New Commercial Development. Locate new commercial developments in the vicinity of existing commercial areas (as designated on the General Plan Diagram and in the Moraga Center and Rheem Park Areas), with appropriate review and evaluation of potential traffic impacts to plan for adequate street capacity.

Implementing Programs:

IP-A1 General Plan Diagram

IP-C1 Development Review

IP-C5 Traffic Impact Studies

IP-K1 Moraga Center / Rheem Park Area Plans

LU2.4 Phased Development. Require that office and commercial areas be master-planned when development on a phased basis is proposed.

Implementing Programs:

IP-C1 Development Review

IP-K1 Moraga Center / Rheem Park Area Plans

LU2.5 Traffic Access and Impacts. Design commercial ingress and egress in a way that minimizes traffic impacts.

Implementing Programs:

IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-K1 Moraga Center / Rheem Park Area Plans

LU2.6 Buffering from Adjacent Uses. Properly buffer commercial uses from adjacent noncommercial uses.

Implementing Programs:

IP-C1 Development Review
IP-K1 Moraga Center / Rheem Park Area Plans

LU2.7 Automobile Service Uses. Locate automobile service and related uses only in areas where compatible with adjacent uses, and ensure that any needed outside areas are properly screened from view. Properly mitigate noise, light, glare and other adverse impacts.

Implementing Programs:

IP-C1 Development Review
IP-K1 Moraga Center / Rheem Park Area Plans

LU2.8 Home-Based Occupations. Allow Moraga residents to operate home-based businesses, provided that adverse impacts on adjacent residences (such as increased traffic, noise, exterior signage, or other nuisances) are not created.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review

LU3 Community Focal Points

GOAL: Vibrant, attractive, and functional community focal points in and around the Moraga Center and Rheem Park shopping centers that enhance community character and livability, foster a healthy business environment, and create new housing opportunities.

LU3.1 Moraga Center Specific Plan. Implement the Moraga Center Specific Plan and coordinate as appropriate with the planning for the Rheem Park Area.

Implementing Programs:
IP-K1 Moraga Center / Rheem Park Area Plans

LU3.2 Rheem Park Area Planning. Undertake future planning processes for the Rheem Park area to identify public realm improvements, infrastructure and circulation changes, and other modifications that reinforce the area's role as a mixed use district and focal point. Address the following issues through the planning process:

- a) *Vision.* Define a long-term vision for the area's development and redevelopment as a community focal point and activity center, defining specifically the area's role within the larger structure of the Town and its relation to the Moraga Center Specific Plan Area.
- b) *Public Realm.* Establish design and streetscape plans that support private investment, create civic gathering places, and create a more attractive and walkable environment.
- c) *Infrastructure.* Identify the water, sewer, storm drainage, street lighting, and dry utility needs to support the level of development envisioned by the 2023-2031 Moraga Housing Element.
- d) *Traffic Access, Circulation and Parking.* Address traffic access and circulation issues and provide adequate parking to meet current and projected needs, located and designed consistent with the area's pedestrian orientation.
- e) *Pedestrian and Bicycle Circulation.* Create an environment that encourages walking and biking, with appropriate amenities and connections to adjacent residential neighborhoods. Consider providing some flexibility in parking standards in return for effective strategies and amenities that promote the use of alternative transportation modes.

f) *Transit.* Provide a comfortable and attractive central transit stop with park and ride facilities, passenger amenities, and pedestrian/bicycle connections to residential areas.

Implementing Programs:
IP-K1 Moraga Center / Rheem Park Area Plans

LU3.3 Residential Densities in Moraga Center and Rheem Park. Allow base densities of up to 24 units per acre in the Moraga Center and Rheem Park areas, and 30 units per acre for senior housing in these two areas. These densities exclude bonuses that may be awarded for projects including affordable units, as required by State law. All future mixed use and residential projects in the Moraga Center and Rheem Park areas shall meet objective design standards to be adopted as part of the Moraga Municipal Code. On all sites where the maximum density of 24 units per acre is permitted, a minimum density of 12 units per acre also shall apply.

Implementing Programs:
IP-K1 Moraga Center / Rheem Park Area Plans

LU4 Institutional Uses

GOAL: Promotion and preservation of public and private institutional uses that serve the public interest and enhance the quality of life in Moraga, including Saint Mary's College, churches, and public and private schools.

LU4.1 Institutional Building Heights. Apply building height standards in areas designated "Community Facilities" on the General Plan Diagram in accordance with approved master plans, Specific Plans, or the zoning district within which the structure is located.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review
IP-K1 Moraga Center / Rheem Park Area Plans

LU4.2 Off-Street Parking and Circulation. Require adequate off-street parking and circulation for all institutional facilities.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review

LU4.3 Community Access. Locate institutional uses so that they have easy access to and from the community, with direct access to major arterials.

Implementing Programs:
IP-C1 Development Review

LU4.4 Access for People with Disabilities. Design institutional uses to facilitate access by people with disabilities.

Implementing Programs:
IP-C1 Development Review
IP-C3 Design Review

LU4.5 Facility Siting. Site institutional facilities so that they complement the natural environment and so that they will not intrude upon areas of adjacent land uses.

Implementing Programs:
IP-C1 Development Review

LU4.6 Public Safety Facility Compatibility. Ensure that uses and buildings located in the vicinity of public safety facilities and training operations are compatible by design and siting.

Implementing Programs:
IP-C1 Development Review
IP-C2 Development Review for Emergency Services

LU4.7 Saint Mary's College. Continue the 'good neighbor' relationship between the Town and the College to maintain the College's viability as an integral part of the Town and enhance Moraga's image as a "college town." Work with the College on opportunities for new affordable housing in the Rheem Park area.

Implementing Programs:
IP-L10 Coordination with Saint Mary's College

LU5 Agriculture

GOAL: Promotion and preservation of Moraga's remaining agricultural resources as an important part of the Town's heritage and character.

LU5.1 Agricultural Uses and Activities. Allow agricultural and horticultural uses and activities on lands within the Town so long as they are low intensity and compatible with adjacent uses. Examples include small orchards and cattle grazing.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances

LU5.2 Preservation of Agricultural Resources. Strive to preserve the Town's remaining agricultural resources, such as pear and walnut orchards, where preservation would not conflict with the designation of a property as a Housing Opportunity Site.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review
IP-K1 Moraga Center / Rheem Park Area Plans

LU6 Bollinger Canyon Special Study Area

GOAL: Consideration of development of this area is subject to completion of a detailed study and preparation of an area plan by the property owner for the Town's review and approval to guide development and conservation efforts in the Bollinger Canyon area.

LU6.1 Bollinger Canyon Study Area. Due to the special character of the Bollinger Canyon area, its unique development issues, and its status as one of the few remaining areas of development potential in the Town, the Bollinger Canyon Area will be the subject of a 'special study' conducted by area property owners to document the site's opportunities and constraints and define a conceptual plan of development consistent with the goals and policies of the Town's General Plan. This study will focus on that area identified on the General Plan Diagram as 'Study Area'. The Action Plan may include:

- *An 'Opportunities and Constraints' Analysis.*
- *A Conceptual Development and Conservation Plan*
- *A General Plan Amendment to Implement the Conceptual Development and Conservation Plan in Town Policies*

Implementing Program:
IP-K7 Bollinger Canyon Special Study

General Plan Land Use Map

The Moraga General Plan Land Use Map may be found in Appendix A, which is adopted by reference as part of this General Plan.



4 COMMUNITY DESIGN

CD1 Natural Setting

GOAL: Protection and preservation of the natural scenic qualities that make Moraga unique.

CD1.1 Location of New Development. To the extent possible, concentrate new development in areas that are least sensitive in terms of environmental and visual resources, including:

- a) Areas of flat or gently sloping topography outside of flood plain or natural drainage areas.
- b) The Moraga Center area and Rheem Park area.
- c) Infill parcels in areas of existing development.

Implementing Programs:

IP-A1 General Plan Diagram

IP-B1 Zoning and Subdivision Ordinances

IP-B2 Moraga Open Space Ordinance

CD1.2 Site Planning, Building Design and Landscaping. Retain natural topographic features and scenic qualities through sensitive site planning, architectural design and landscaping. Design buildings and other improvements to retain a low visual profile and provide dense landscaping to blend structures with the natural setting.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances

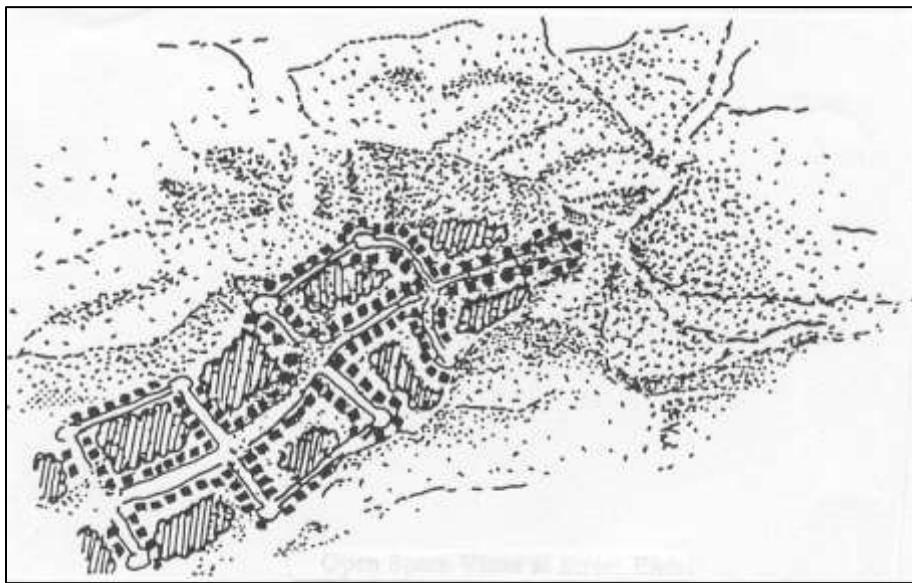
IP-C1 Development Review

IP-C3 Design Review

IP-E1 thru E4 Design Guidelines



Development should follow natural contours, with low-profile buildings and landscaping to enhance the natural setting.



Subdivision design should retain natural topographic features.

CD1.3 View Protection. Protect important elements of the natural setting to maintain the Town's semi-rural character. Give particular attention to viewsheds along the Town's scenic corridors, protecting ridgelines, hillside areas, mature native tree groupings, and other significant natural features. Consideration should be given to views both from within the Town and from adjacent jurisdictions. Likewise, the Town should work with adjacent jurisdictions to protect views from Moraga to adjacent areas.

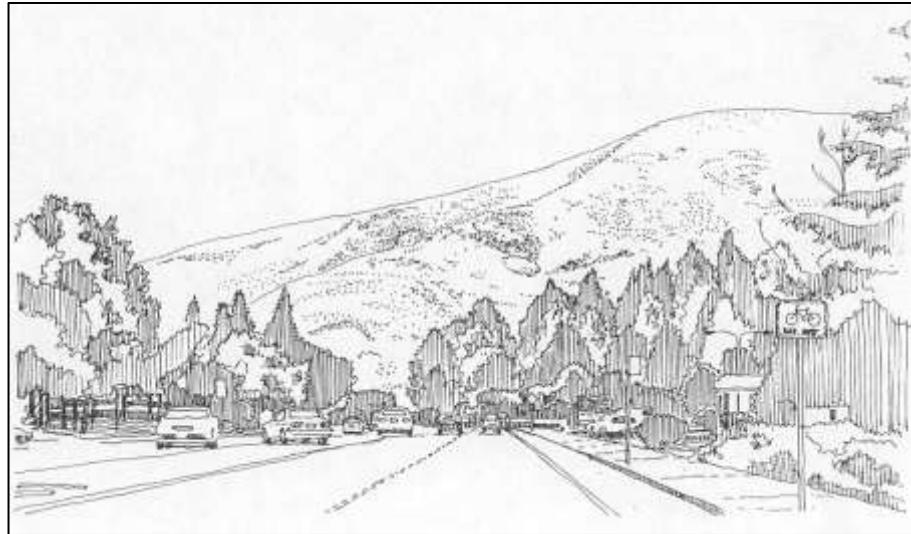
Implementing Programs:

IP-B2 Moraga Open Space Ordinance
IP-C1 Development Review
IP-C3 Design Review
IP-E1 Scenic Corridor Design Guidelines

CD1.4 Canyon and Valley Areas. Protect the scenic and environmental qualities of canyon and valley areas to retain the Town's semi-rural character. Preserve both close-up and distant views of the natural hillside landscape from valley areas, and preserve significant linear open spaces in major canyons and grassland valleys with floodplain zones as the visual focus.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review
IP-C3 Design Review
IP-E1 thru E4 Design Guidelines



Viewsheds such as this one on Moraga Road contribute to the Town's semi-rural character and should be protected.

CD1.5 Ridges and Hillside Areas. Protect ridgelines from development. In hillside areas, require new developments to conform to the site's natural setting, retaining the character of existing landforms preserving significant native vegetation and with respect to ridgelines, encourage location of building sites so that visual impacts are minimized. When grading land with an average slope of 20% or more, require 'natural contour' grading to minimize soil displacement and use of retainer walls. Design buildings and other improvements in accordance with the natural setting, maintaining a low profile and providing dense native landscaping to blend hillside structures with the natural setting.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-B2 Moraga Open Space Ordinance*
- IP-C1 Development Review*
- IP-C3 Design Review*
- IP-E1 thru E3 Design Guidelines*

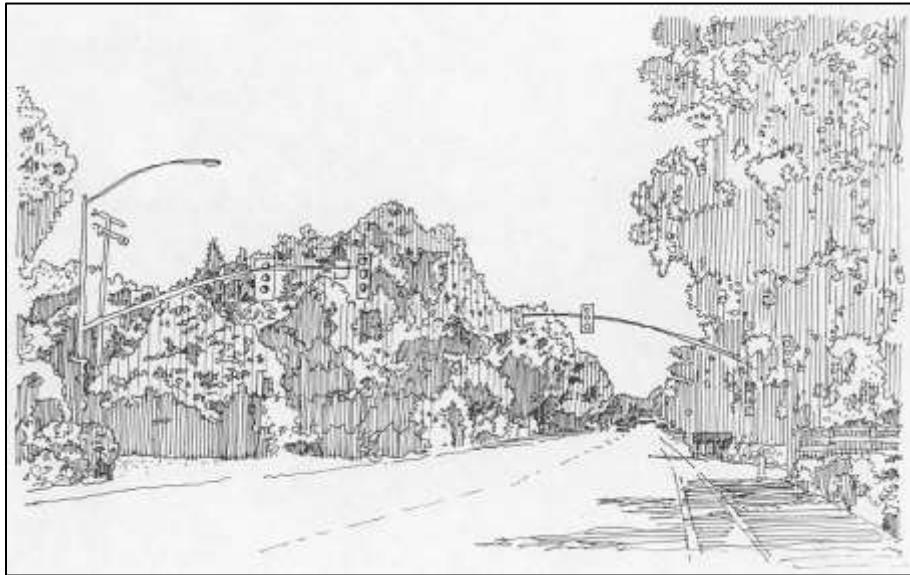
CD1.6 Vegetation. Emphasize and complement existing mature tree groupings by planting additional trees of similar species at Town entries, along major street corridors, in and around commercial centers, in areas of new development, and along drainageways. Encourage the use of native, fire-resistive, and drought-tolerant species.

Implementing Programs:

- IP-C1 Development Review*
- IP-C3 Design Review*
- IP-E1 Scenic Corridor Design Guidelines*

*IP-G5 Beautification Program**IP-G6 Tree Planting Program*

CD1.7 Wireless Communications Facilities. Regulate the location and design of wireless communications facilities, satellite dishes and other miscellaneous antennas in accordance with the Town's Ordinance No. 176 and the Federal Communications Act.

*Implementing Programs:**IP-C1 Development Review**IP-C3 Design Review*

Enhance scenic corridors with additional tree plantings (emphasizing native and drought-tolerant species) and through conversion of overhead utility lines to underground utilities.

CD1.8 Utility Lines. Whenever and wherever possible, convert overhead utility lines to underground and require underground utilities in areas of new development.

*Implementing Programs:**IP-L9 Underground Utilities Program*

CD2 Public Places

GOAL: A network of accessible and prominent public places with clear visual and circulation connections between them.

CD2.1 Public Places as Focal Points. Provide and maintain public parks and facilities that serve as community focal points, gathering places, and activity centers, with pedestrian and bicycle path connections to residential neighborhoods and commercial centers. Provide public views and inviting pedestrian entries into public places from adjacent streets and neighborhoods.

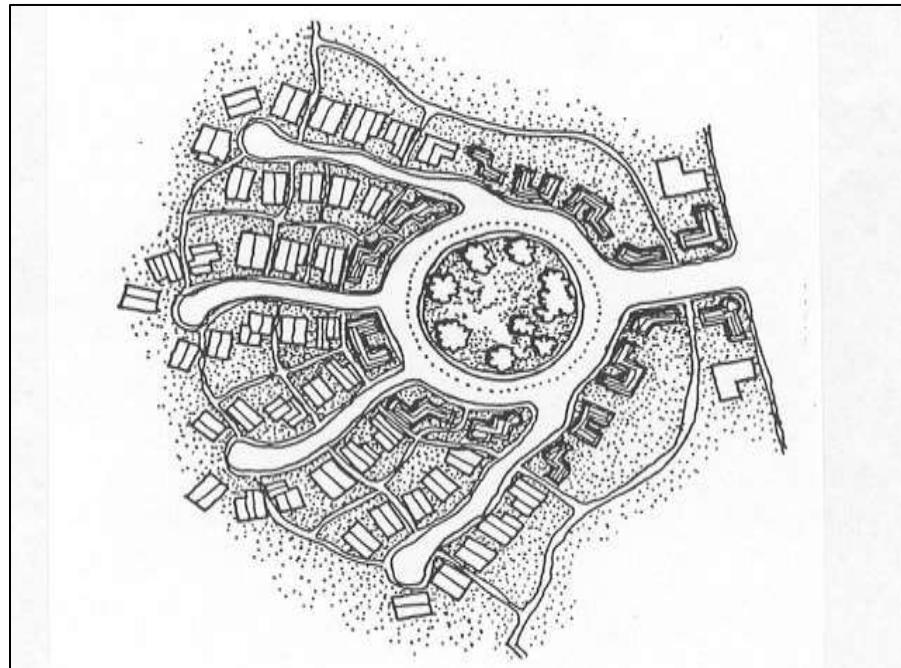
Implementing Programs:

IP-A1 General Plan Diagram

IP-C3 Design Guidelines

IP-K1 Moraga Center / Rheem Park Area Plans

IP-K2 Pedestrian, Bicycle and Trails Master Plan



Preservation of natural features, such as the small hilltop area in this example, can enhance neighborhood quality by providing neighborhood open space areas or small neighborhood parks.

CD2.2 Town Center Facility. Promote development of the potential Town Center facility as a central community-gathering place and activity center, utilizing the Specific Plan process to ensure the facility has both visual and physical access from adjacent roadways and public areas.

Implementing Programs:

IP-K1 Moraga Center / Rheem Park Area Plans

CD2.3 Commercial Centers as Community Places. Encourage design improvements at the Moraga Center and Rheem Park centers to create a stronger pedestrian orientation and support their role as community gathering spots and activity centers. Incorporate amenities such as plaza spaces, outdoor seating, shade, and landscaping to promote their use as social spaces. Consider the use of flexible setbacks (for example, with new buildings at or near the public sidewalk and parking located to the side or rear) to achieve pedestrian-oriented design goals.

Implementing Programs:

IP-K1 Moraga Center / Rheem Park Area Plans

CD2.4 Schools, Schoolyards and Playfields as Neighborhood Places. Work with the school districts to enhance the function of schools, schoolyards and playfields as neighborhood gathering places and activity centers during after-school hours and on weekends, addressing design, access, use, safety, management and maintenance issues.

Implementing Programs:

IP-L11 Coordination with Moraga School Districts

CD2.5 Connections. Designate pedestrian and bicycle routes that connect selected public places with each other and with residential neighborhoods, schools, and commercial centers.

Implementing Programs:

IP-K2 Pedestrian, Bicycle and Trails Master Plan

CD3 Scenic Corridors

GOAL: Scenic roadways leading into and through the Town that strengthen community identity and reflect Moraga's semi-rural character.

CD3.1 Designation of Scenic Corridors. Designate the following routes as the Town's 'Scenic Corridors':

- a) St. Mary's Road
- b) Canyon Road
- c) Moraga Way
- d) Moraga Road
- e) Rheem Boulevard
- f) Camino Pablo
- g) Bollinger Canyon Road

Implementing Programs:
IP-A1 General Plan Diagram

CD3.2 Visual Character. Improve the visual character along Scenic Corridors with lighting, landscaping and signage.

Implementing Programs:
IP-E1 Scenic Corridor Design Guidelines
IP-G5 Beautification Program

CD3.3 Gateways. Create prominent 'gateways' at Town entrance points with landscaping and signage improvements.

Implementing Programs:
IP-E1 Scenic Corridor Design Guidelines
IP-G5 Beautification Program

CD3.4 Moraga Road. Improve the design quality and consistency of Moraga Road as the Town's primary boulevard linking the two major commercial centers.

Implementing Programs:
IP-E1 Scenic Corridor Design Guidelines
IP-K1 Moraga Center / Rheem Park Area Plans
IP-G5 Beautification Program

CD3.5 Landscaping and Amenities. Use additional street tree planting, berms, fencing and ornamental landscaping to enhance the visual continuity along the Town's Scenic Corridors. Require appropriate landscaping for both public and private developments located on designated Scenic Corridors, including pedestrian lighting and street trees within existing commercial areas. Encourage use of native and drought-tolerant species and, where applicable, preservation of orchard trees.

Implementing Programs:

- IP-C3 Design Review*
- IP-E1 Scenic Corridor Design Guidelines*
- IP-G5 Beautification Program*
- IP-G6 Tree Planting Program*

CD3.6 Development Standards and Design Guidelines. Adopt development standards and design guidelines for Scenic Corridors to control site design and setbacks, landscaping, infrastructure locations, grading and signage. Ensure that standards and guidelines for properties in the Moraga Center and Rheem Park areas are appropriate and support the goals for these areas.

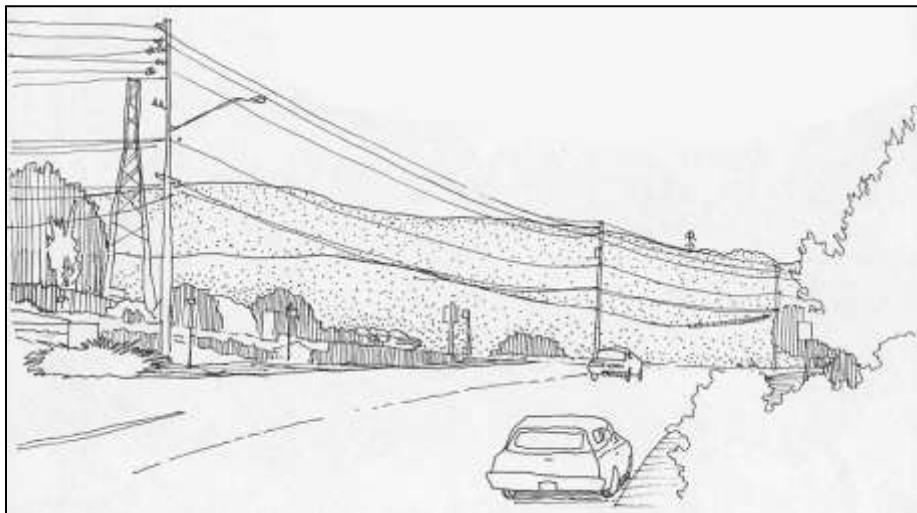
Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-E1 Scenic Corridor Design Guidelines*

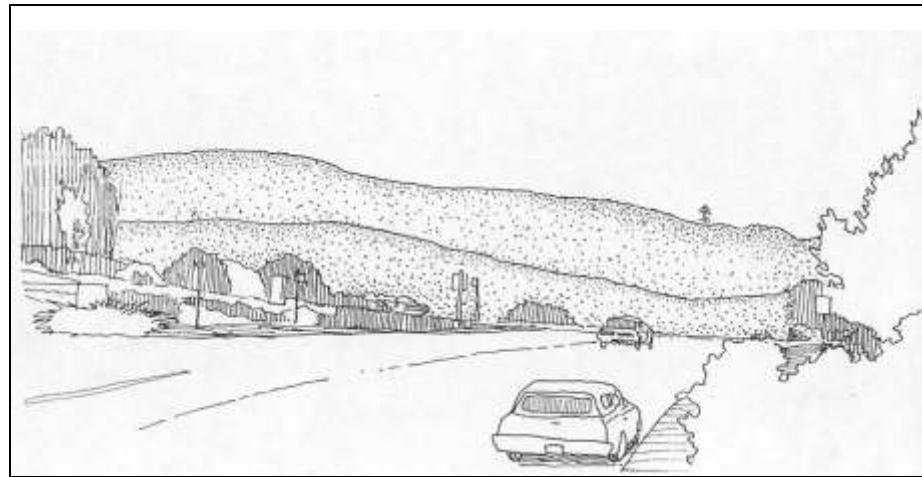
CD3.7 Underground Utilities in Scenic Corridors. Convert all overhead wiring in scenic corridor areas to underground as soon as possible.

Implementing Programs:

- IP-L9 Underground Utilities Program*



TODAY – Moraga Road at Via Granada



FUTURE – Moraga Road at Via Granada

A typical roadway segment as it appears today and as it might appear after implementation of policies to place utilities underground, screen parking areas with shrubs and trees, and protect ridge views.

CD4 Single Family Neighborhoods

GOAL: High quality residential neighborhoods that preserve their existing scale, character and quality and provide an inviting pedestrian environment to promote walking and biking between neighborhoods.

CD4.1 Property Development Standards. Maintain and enforce existing property development standards for the Town's single-family residential neighborhoods.

*Implementing Programs:
IP-C1 Development Review*

CD4.2 Neighborhood Character and Improvements. Work with individual neighborhoods to define their architectural and landscape character and identify improvements to strengthen and enhance that character. Examples of potential improvements include tree planting, sidewalks, bike paths and landscaping.

*Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-E2 Residential Design Guidelines
IP-G5 Beautification Program
IP-G6 Tree Planting Program*

CD4.3 Infill Development. Ensure that new residential development in existing neighborhoods reflects the size, scale, height, setbacks, and character of existing development. While new homes, home

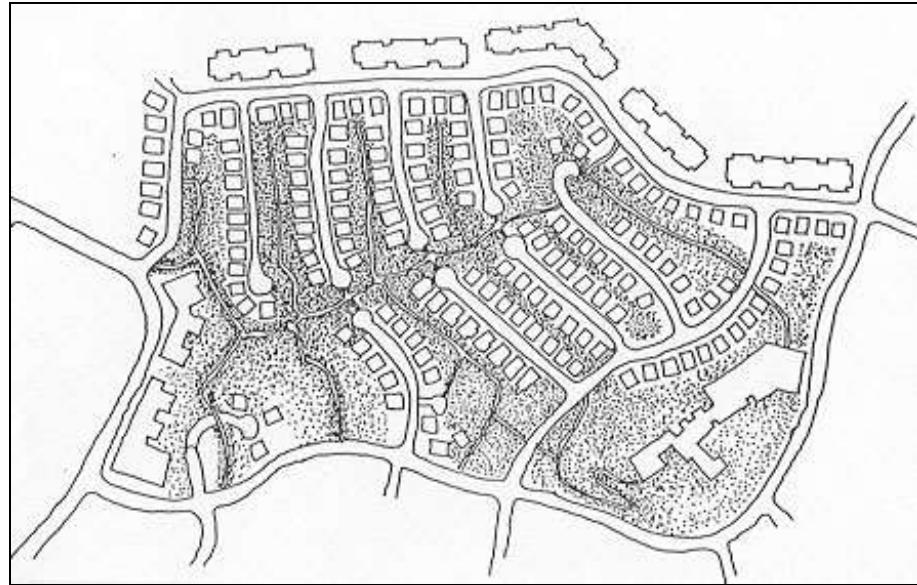
additions, and remodels should be allowed, they should not create adverse impacts on adjacent properties or detract from overall neighborhood character. All projects should be subject to review by staff and consistent with objective design and development standards, where such standards have been adopted.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*
- IPC3 Design Review*
- IP-E2 Residential Design Guidelines*
- IP-G5 Beautification Program*



New housing should be consistent with the scale and character of existing neighborhoods.



Residential developments should provide high quality pedestrian environments with connections to adjacent neighborhoods and, where feasible, commercial areas.

CD4.4 New Residential Developments. Design new single family developments to create high quality pedestrian environments with pathways to adjacent neighborhoods and, where feasible, commercial areas. Ensure that the layout of new residential lots respects the site topography and natural features. Where feasible, avoid standard repetitive lot sizes and shapes in hillside areas.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*
- IPC3 Design Review*
- IP-E2 Residential Design Guidelines*

CD5 Multi-Family Residential Developments

GOAL: Multi-family developments that are centrally located, well designed, and appropriate to Moraga's context and character.

CD5.1 Location. Locate new multi-family developments in close proximity to commercial centers, transit stops, and community facilities such as parks and schools, with site design and landscaping to create buffers between adjacent uses while providing connection to pedestrian and bicycle paths.

Implementing Programs:

IP-A1 General Plan Diagram
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Design Review
IP-E3 Multi-Family Residential Design Guidelines

CD5.2 Design. Adopt standards so that new multi-family developments are planned, designed and constructed to enhance the local area, reflecting the scale and quality of their surroundings. Encourage designs that help to break up large building masses, for example by breaking one large building into several smaller buildings; providing variations in rooflines; creating a three-dimensional façade rather than a massive, flat façade; and using landscaping to soften building edges. Architectural styles and materials should reflect the character of walkable, pedestrian-oriented residential neighborhoods, with landscaping to enhance the natural setting.

Implementing Programs:

IP-C1 Development Review
IP-C3 Design Review
IP-E3 Multi-Family Residential Design Guidelines

CD5.3 Open Space. Require usable private and common open space in all new multi-family residential development.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances
IP-C3 Design Review
IP-E3 Multi-Family Residential Design Guidelines

CD5.4 Pedestrian Amenities. Design new multi-family developments to create high quality pedestrian environments, with connections to the Town's pedestrian path and trail system.

Implementing Programs:

IP-C3 Design Review
IP-E3 Multi-Family Residential Design Guidelines

IP-K2 Pedestrian, Bicycle and Trails Master Plan

The design of multi-family residential developments should reflect the scale and character of nearby residential developments. Through proper site and architectural design, high-density developments can look and feel less dense than they actually are and help create a positive, pedestrian-friendly neighborhood environment.

**CD6 Commercial and Mixed Use Areas**

GOAL: High quality commercial and mixed use districts that serve as important community focal points, gathering places, living places, and activity centers.

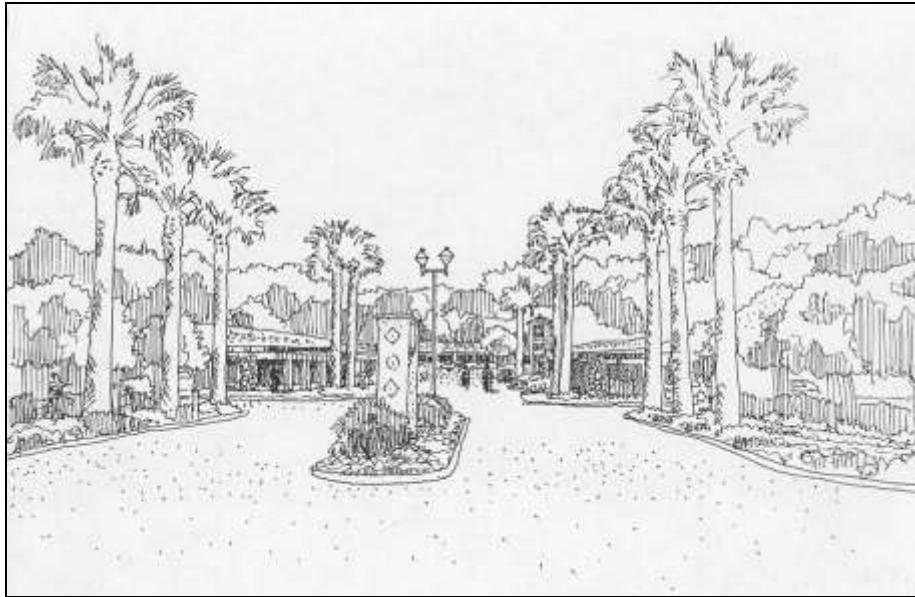
CD6.1 Design Quality. Improve the design quality of the Town's commercial centers, creating an attractive and inviting environment for shopping and socializing and enhancing their function as community focal points and mixed use neighborhoods. Enhancements might include more landscaping; configuration of parking areas to incorporate more landscaping and create better pedestrian connections and entrances; architectural improvements to create visual focal points; a preference for housing above active ground floor commercial uses; creation of pedestrian walkways, plazas and seating areas; and signage improvements.

Implementing Programs:

IP-C3 Design Review

IP-E4 Commercial Design Guidelines

IP-K1 Moraga Center / Rheem Park Area Plans



Entrances to commercial areas can be enhanced through reconfiguration of parking areas, landscaping, signage, lighting and a stronger pedestrian orientation.

CD6.2 Traffic Access and Circulation. Provide for adequate traffic access, circulation and parking in the Town's commercial centers. Reduce potential safety hazards by minimizing the number of driveway openings onto public streets, encouraging side street access to commercial developments, and encouraging connections between developments.

Implementing Programs:

IP-C1 Development Review
IP-C3 Design Review
IP-E4 Commercial Design Guidelines
IP-K1 Moraga Center / Rheem Park Area Plans

CD6.3 Pedestrian Orientation. Create a safe, inviting and functional pedestrian environment in commercial areas, with interconnected walkways; pedestrian amenities (e.g., seating, lighting, signage, landscaping); buildings located closer to the front property line on selected streets to create pedestrian spaces; plaza areas; and outdoor café spaces. Where pedestrian paths cross parking areas or vehicle lanes, give clear priority to pedestrians through pavement markings, differentiation in the pavement surface, and signage.

Implementing Programs:

IP-C3 Design Review
IP-E4 Commercial Design Guidelines
IP-K1 Moraga Center / Rheem Park Area Plans



Site design, landscaping, architectural design and other amenities can combine to create a pedestrian-friendly environment that enhances the shopping centers' role as a community gathering place.

CD6.4 Office Development. Encourage high quality office development projects in close proximity to the Town's retail centers, with pedestrian connections between them. Encourage office building designs that respect the visual qualities of the landscape, reflect the scale and character of adjacent neighborhoods, and create buffers between residential neighborhoods and arterial roadways.

Implementing Programs:

IP-C3 Design Review

IP-E4 Commercial Design Guidelines

IP-K1 Moraga Center / Rheem Park Area Plans

CD6.5 Moraga Center Area. Require development within the Moraga Center Area to be consistent with the community design principles and standards in the Moraga Center Specific Plan.

Implementing Programs:

IP-K1 Moraga Center / Rheem Park Area Plans

CD6.6 Rheem Park Area. Create a community focal point and mixed-use activity center in the vicinity of the Rheem Park shopping center. Provide a public realm plan (i.e., a plan containing strategies for design, development and management of Rheem Park's public spaces, including streetscapes, infrastructure, and circulation) and. Consider also the pathways between this Area and other Town facilities and attractions, including school facilities, Saint

Mary's College, , Hacienda de las Flores, and the Moraga Center area.

A sketch illustrating a possible land use scheme for the Rheem Park Area is shown in Appendix B. The sketch is provided for illustrative purposes only to show the configuration of the Specific Plan Area and potential opportunities. It is in no way meant to represent an approved plan or policy direction for the Area.

Implementing Programs:
IP-K1 Moraga Center / Rheem Park Area Plans

CD7 Historic Resources

GOAL: *Preservation of historically significant buildings and sites as a valued part of the community's character and a link to its past.*

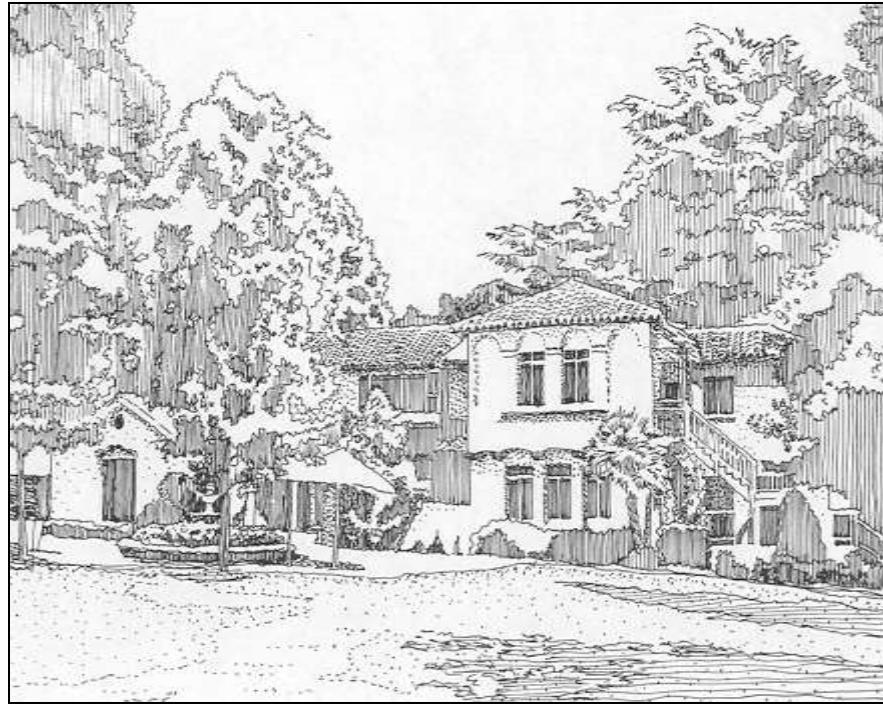
CD7.1 Designation of Historic Resources. Identify and protect buildings, sites and other resources in the community that give residents a tie with the past, which may include:

- a) Hacienda de las Flores
- b) Older buildings at Saint Mary's College
- c) Trees with historical significance
- d) Moraga Ranch
- e) Moraga Barn

Implementing Programs:
IP-B13 Historic Preservation Ordinance
IP-B15 Moraga Tree Ordinance

CD7.2 Historic Preservation. Promote the preservation and conservation of historic buildings and sites, providing incentives as appropriate for their retention and rehabilitation.

Implementing Programs:
IP-B13 Historic Preservation Ordinance
IP-E6 Historic Resource Design Guidelines



Hacienda de las Flores is an important historical resource as well as a valued community activity center.

CD7.3 Adjacent Sites. Ensure that adjacent infill development is complementary to designated historic buildings and sites.

Implementing Programs:

IP-B13 Historic Preservation Ordinance

IP-C3 Design Review

IP-E6 Historic Resource Design Guidelines

CD7.4 ‘Spanish Heritage’ Districts. Designate areas with significant ‘Spanish Heritage’ architecture as ‘Spanish Heritage Districts,’ including Saint Mary’s College and the Hacienda de las Flores. In these areas, encourage the use of basic elements of ‘Spanish Heritage’ architecture, with flexibility for invention, variety, and incorporation of contemporary design elements. Examples of architectural elements that may be encouraged in ‘Spanish Heritage’ Districts include:

- a) simple white stucco walls
- b) red clay tile roofs
- c) porches across the building front or side, with or without arches
- d) arches as an architectural feature over driveways and entrances
- e) buildings adapted to topography, for example through use of terraced gardens and porches
- f) bay windows
- g) garden walls

- h) lattices over carports and porches
- i) distinctive rooflines with low pitches
- j) balconies and verandas
- k) covered walkways and passages (arcades, colonnades)

Implementing Programs:

IP-B13 Historic Preservation Ordinance

IP-C3 Design Review

IP-E6 Historic Resource Design Guidelines

CD7.5 Landscaping in Historic Areas. Use landscaping to enhance the historic character of designated buildings, sites and districts, emphasizing the use of native and drought tolerant species.

Implementing Programs:

IP-B13 Historic Preservation Ordinance

IP-C3 Design Review

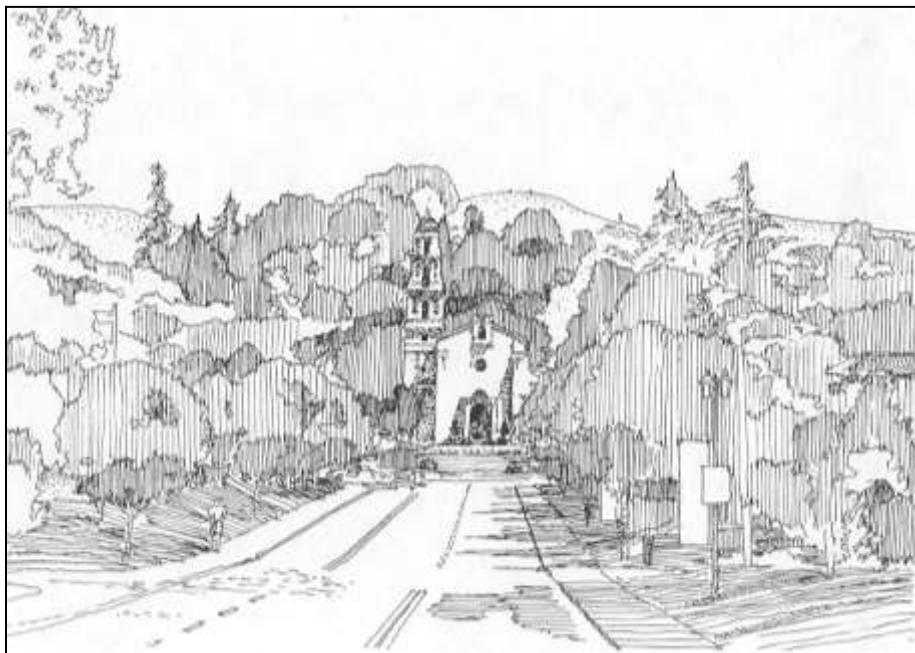
IP-E6 Historic Resource Design Guidelines

IP-G5 Beautification Program

CD7.6 Public Information on Historic Resources and Preservation. Promote and support educational and informational programs regarding Moraga's history to help residents better understand and appreciate the Town's past and the historic resources that remain in the Town.

Implementing Programs:

IP-M2 Information on Historic Preservation and Resources



Saint Mary's College contains excellent examples of Spanish Heritage architecture.

CD 8 Hillside Areas and Ridgelines

The goals and policies in this section apply to those areas defined below as Hillside Areas and Ridgelines. Hillside Areas and Ridgelines are a core component of Moraga's unique character and are highly valued by residents as important scenic and environmental resources.

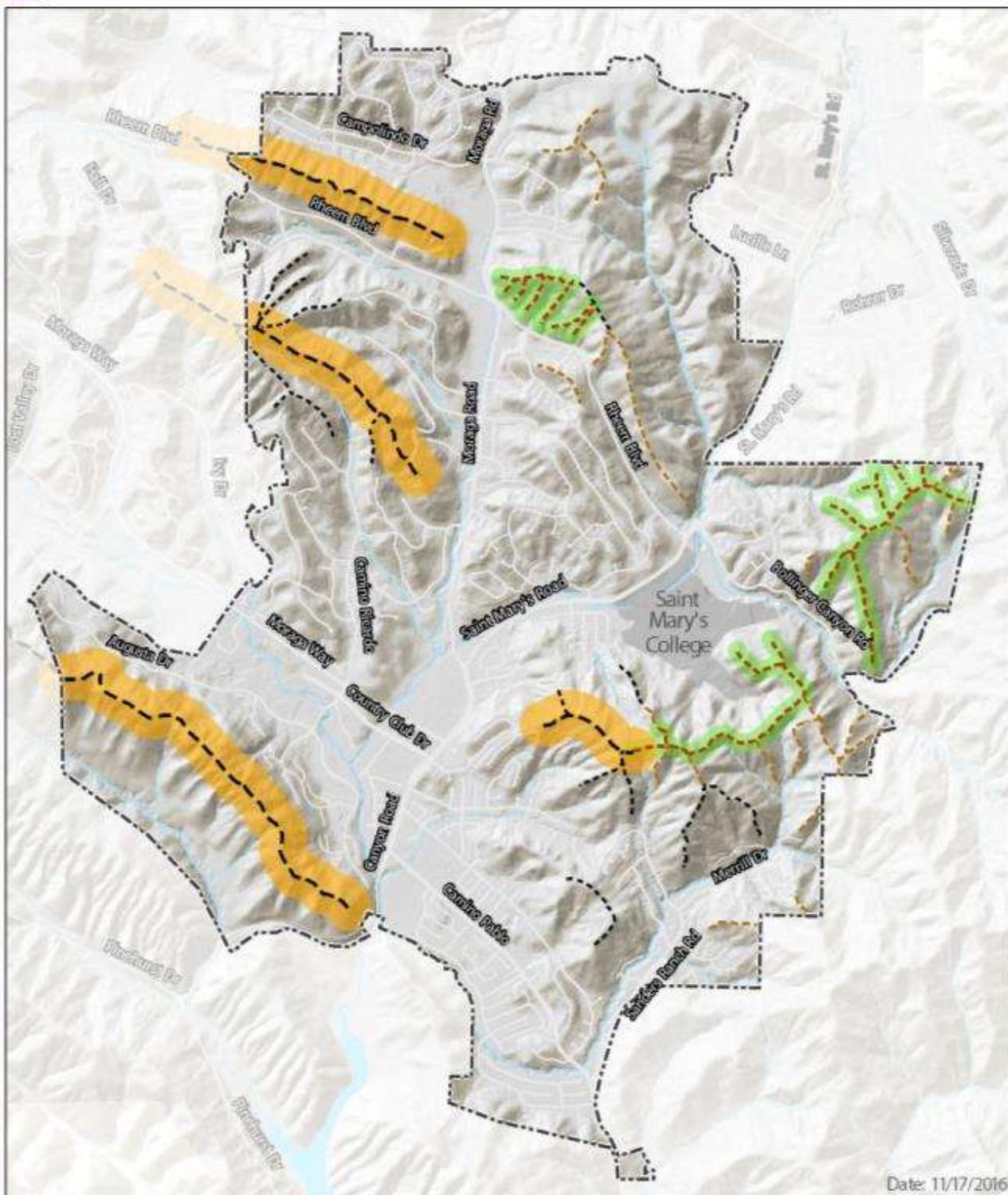
For the purpose of this section, a Hillside Area is defined in Appendix C.

Figure CD-1 shows the location of four types of Ridgelines in Moraga: Major MOSO Ridgelines, Minor MOSO Ridgelines, Significant Non-MOSO Ridgelines, and Other Non-MOSO Ridgelines. Definitions for these types of Ridgelines are provided in Appendix C. The term "Ridgeline" as used in the policies below refers to all four types of Ridgelines. A policy that applies only to one or more specific type of Ridgeline is so noted in the policy.

In addition to the policies below, the General Plan contains other policies related to Hillside Areas and Ridgelines, including in the Land Use Element and the Open Space and Conservation Element.

GOAL: *Currently undeveloped Hillside Areas and Ridgelines shall maintain their scenic natural setting and environmental resources shall be protected.*

- CD8.1: **Community Character.** Ensure that new development and conservation in Hillside Areas and on and near Ridgelines maintains Moraga's unique semi-rural feel and scenic natural setting.
- CD8.2: **Natural State.** Encourage new development to maintain currently undeveloped and publicly visible Hillside Areas and Ridgelines in an undeveloped and natural state to the greatest extent possible while considering private property rights and other community goals such as economic vitality, public health and safety, and housing availability.
- CD8.3: **Public Safety.** Regulate land use and development in Hillside Areas and on and near Ridgelines in a manner that prioritizes the protection of residents, neighbors, and the community at large from landslides, earthquakes, wildfires, and other natural hazards.
- CD8.4: **Scenic Vistas.** Ensure that new development in Hillside Areas, on and near Ridgelines, and within the Town's scenic corridors does not diminish the visual quality of Moraga's scenic vistas and the public's enjoyment of these vistas. Development that complies with all applicable guidelines and all other requirements for hillside and scenic corridor development shall be considered to comply with this policy.



Data Sources: Town of Moraga, 2013; Contra Costa County, 2013; USGS, 2006, 2013; PlaceWorks, 2016.

MOSO Ridgelines

— — MOSC Major RidgeLines

----- MOSO Minor Ridgelines

500 Foot Buffer for Major MOSO Ridgelines

Non-MOSO Ridgelines

— — — — Significant Non-MSO Ridge

— Other Non-MOSO Ridgeline

200 Foot Buffer for Significant Non-MOSO Ridgelines

DESIGNATED RIDGELINES
FIGURE CD-1



CD8.5: Hillside Development. To the maximum extent possible, require that development of new homes and non-residential uses in Hillside Areas retains the natural character of the existing landscape uninterrupted by visible manmade features. For example, development shall seek to conform to and blend with the site's natural setting, retain and respect the character of existing landforms, preserve natural vegetation, utilize contour grading to minimize soil displacement and use of retaining walls, maintain a low visual profile, and incorporate appropriate screening using native vegetation. Development that complies with all applicable guidelines and all other requirements for hillside development shall be considered to comply with this policy.

CD8.6: Existing Uses and Structures. Allow the continued use of legally established and permitted uses and structures in Hillside Areas and on and near Ridgelines. Interpret and apply Hillside and Ridgeline regulations to existing uses and structures in a manner that allows for reasonable repair and improvements consistent with applicable Town standards and regulations.

CD8.7: Property Rights. The Town's General Plan, including the Hillside and Ridgeline regulations, should be interpreted and applied in a manner that would not constitute a taking of property under the Constitutions of the United States and the State of California.

CD8.8: Hillside and Ridgeline Protection. Require development to be located and designed so that Major MOSO Ridgelines, Minor MOSO Ridgelines, Significant Non-MOSO Ridgelines, and the Hillside Areas below them remain the dominant visual features when viewed from the Town's scenic corridors.

CD8.9: Roads Crossing Ridgeline. The Town may allow roads to cross a designated Major MOSO Ridgeline, Minor MOSO Ridgeline, or Significant Non-MOSO Ridgeline only if the crossing is necessary for the orderly development of the Town and the crossing complies with all applicable requirements in Municipal Code Section 8.128.070.A (Crossing Ridgeline Allowed)."

5 HOUSING

The housing element identifies opportunities, challenges and resources associated with the provision of housing in the Town of Moraga. While it is required by the State, the housing element is a local document with a local impact. It is a chance for us to think strategically about housing in Moraga, to consider our changing communities, and to plan how to best meet their needs. It is an opportunity to evaluate existing policies and prepare to meet future challenges.

Housing in Moraga is generally in good condition. However, supply has not kept pace with demand for several decades. This has resulted in high housing costs and limited housing opportunities for lower- and moderate-income households, including many of those who work in the Town. Even for households who live in Moraga today, the cost and limited availability of housing can be a challenge for seniors, persons with special needs, and young adults who wish to stay in the Town where they grew up. The 2023-2031 Housing Element provides for a substantial increase in the number of housing units to meet the Town's Regional Housing Needs Allocation, with a variety of housing types for all income levels. Additionally, tools such as inclusionary housing and relaxation of certain development standards, have been implemented as appropriate.

Because of its length and the State requirement to update this element every eight years, the housing element is bound separately from the General Plan.

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6 CIRCULATION

C1 Traffic Circulation and Safety

GOAL: A circulation system that provides reasonable and safe access to the Town, egress from the Town, and internal movement.

C1.1 Roadway Engineering and Maintenance. Apply standard engineering principles in the design, construction and maintenance of all roadways to make them safe for all users, including bicyclists, pedestrians and equestrians. In support of community design and environmental goals, consider allowing narrower street widths, consistent with Town standards, when it can be demonstrated that public safety concerns are adequately addressed.

Implementing Programs:

*IP-A1 General Plan Diagram
IP-A2 Annual Town Budget
IP-C1 Development Review
IP-C2 Development Review for Emergency Services
IP-G3 Pavement Management Program
IP-K2 Pedestrian, Bicycle and Trails Master Plan*

C1.2 Traffic Impact Costs. Require each new development to pay its fair share of the cost of improvements for both the local and regional transportation system in accordance with policy GM1.6 and implementing program IP-C8.

Implementing Programs:

*IP-B4 Traffic Impacts Ordinance
IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-G2 Traffic Monitoring Program
IP-I1 Transportation Systems Management Plan
IP-L1 Development Review Referral to Adjacent Jurisdictions
IP-L7 Lamorinda Transportation Planning*

C1.3 Development Impacts. Require that improvements required to address the impacts of future development are specifically identified and reasonably demonstrated to be feasible and effective. Such measures may include roadway or intersection improvements, pedestrian and bicycle improvements, public or private mass transportation improvement, or any other feasible solution that reduces trip volumes or enhances roadway capacity and safety.

Implementing Programs:

IP-B4 Traffic Impacts Ordinance
IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-G2 Traffic Monitoring Program
IP-I1 Transportation Systems Management Plan
IP-L1 Development Review Referral to Adjacent Jurisdictions
IP-L7 Lamorinda Transportation Planning

C1.4 Private Streets. Allow private streets, at the Town Council's discretion, if they are constructed consistent with Town street standards, are not gated or similarly restricted, and provide their own maintenance and liability coverage.

Implementing Programs:

IP-I1 Transportation Systems Management Plan
IP-C1 Development Review
IP-C2 Development Review for Emergency Services

C1.5 Collector Street Buffering. Design new areas of development so that residential areas are properly buffered from collector streets, with adequate distance, landscaping or other buffer to protect residences from adverse impacts. Traffic from major new residential developments should not be diverted through nor adversely affect existing neighborhoods.

Implementing Programs:

IP-I1 Transportation Systems Management Plan
IP-C1 Development Review

C1.6 Street Maintenance. Conduct street maintenance at reasonably high standards to avoid long-term repair and replacement costs and to retain a safe and comfortable street system.

Implementing Programs:

IP-G3 Pavement Management Program

C1.7 Street Names. Do not duplicate existing street names in the Lamorinda area when naming new streets. Whenever possible, utilize names of historical significance to Moraga when naming or renaming streets.

Implementing Programs:

IP-C1 Development Review

IP-C2 Development Review for Emergency Services

C1.8 Priority Roadway Improvements. Identify priority roadway improvement projects to guide project funding decisions, including both capacity-enhancing projects and safety related projects.

Implementing Programs:

IP-A2 Annual Town Budget

IP-C5 Traffic Impact Studies

IP-G3 Pavement Management Program

C1.9 Traffic Enforcement. Provide sufficient resources to maintain a high level of traffic safety through law enforcement.

Implementing Programs:

IP-A2 Annual Town Budget

IP-M3 Traffic Safety Education Program

C1.10 Traffic Education. Disseminate traffic educational materials to transportation users to encourage ridesharing, bus transit, and the safe use of streets and highways.

Implementing Programs:

IP-I1 Transportation Systems Management Plan

IP-M3 Traffic Education Program

C1.11 Emergency Vehicle Access. Maintain and improve critical transportation facilities for emergency vehicle access and emergency evacuation needs.

Implementing Programs:

IP-A1 General Plan Diagram

IP-I1 Transportation Systems Management Plan

IP-C2 Development Review for Emergency Services

C1.12 Right-of-Way Safety. Require that private recreational vehicles, trailers and other large vehicles are parked off the public right-of-way and out of the front building setback in order to promote traffic safety and good visibility.

Implementing Programs:

IP-I1 Transportation Systems Management Plan

IP-M3 Traffic Education Program

C2 Regional Coordination

GOAL: A regional circulation system that meets the expectations and needs of Lamorinda residents.

C2.1 Regional Collaboration and Problem-solving. Work collaboratively with the other Lamorinda jurisdictions and agencies to define and pursue a clear regional transportation agenda and to address traffic flow and safety issues, particularly on the three roadways leading from Moraga to State Route 24 (Moraga Way, Moraga Road, and St. Mary's Road/Glenside Road/Reliez Station Road). Cooperate with Lafayette, Orinda and the County in planning and approving new development so that cumulative development impacts do not lower the levels of service on these roadways below the adopted 'Measure C/ Measure J' standards. Use data from the Traffic Monitoring Program to monitor compliance with adopted standards and to determine remaining roadway capacity.

Implementing Programs:

IP-G2 Traffic Monitoring Program
IP-L7 Lamorinda Transportation Planning
IP-L8 Transit Improvements

C2.2 Regional Transportation Improvements. Work collaboratively with the other Lamorinda jurisdictions and agencies to develop workable solutions to regional traffic issues and to identify and pursue potential funding sources, including regional and sub-regional development impact fees as well as funds from County, State and Federal sources.

Implementing Programs:

IP-B4 Traffic Impacts Ordinance
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-L7 Lamorinda Transportation Planning
IP-L8 Transit Improvements

C3 Commercial Area Traffic and Parking

GOAL: Properly designed and managed circulation and parking to promote safety and minimize traffic congestion within and adjacent to commercial areas.

C3.1 Commercial Area Traffic Safety. Maintain effective and safe vehicle circulation into, out of, and within commercial areas.

Implementing Programs:

IP-I1 Transportation Systems Management Plan
IP-C1 Development Review
IP-C2 Development Review for Emergency Services plus application of standard traffic engineering principles

C3.2 Traffic Volume Impacts. Utilize the Specific Plan process as well as the development review process to consider and address potential traffic impacts from new commercial development, in accordance with policies C1.2, C1.3 and C1.4. As one possible measure for commercial developments, consider establishing time restrictions on commercial deliveries to prohibit deliveries during peak traffic hours.

Implementing Programs:

IP-B4 Traffic Impacts Ordinance
IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-G2 Traffic Monitoring Program
IP-I1 Transportation Systems Management Plan
IP-K1 Moraga Center Area and Rheem Park Area Plans

C3.3 Commercial Area Parking. Maintain sufficient, convenient, free parking within all commercial areas to accommodate actual and anticipated parking needs.

Implementing Programs:

IP-C1 Development Review plus application of standard traffic engineering principles

C3.4 Through Traffic. Discourage traffic from traveling through the commercial centers.

Implementing Programs:

IP-C1 Development Review
IP-I1 Transportation Systems Management Plan

C4 Pedestrians, Bicycles and Transit

GOAL: Encourage Moragans to walk, bike, take transit or rideshare as a means of reducing vehicle trips, improving environmental quality, and maintaining a healthy lifestyle.

C4.1 Pedestrian Circulation. Provide a safe, continuous and connected system of pedestrian pathways through the Town, including sidewalks, paths, trails and appropriate crosswalks along all principal streets, to link residential neighborhoods, commercial areas, community facilities such as schools and parks, and other important destinations. Link this network as appropriate with the regional trails system.

Implementing Programs:

IP-K2 Pedestrian, Bicycle and Trails Master Plan

C4.2 Bicycle Circulation. Develop a complete bicycle system with direct, continuous, interconnected pathways between residential and commercial areas, community facilities, commuter corridors and transit hubs.

Implementing Programs:

IP-G3 Pavement Management Program

IP-K2 Pedestrian, Bicycle and Trails Master Plan

C4.3 Transit. Encourage the use of transit to and from the Lamorinda BART stations by providing:

- Efficient, comfortable, frequent and reliable bus service;
- Roadways that are properly designed to accommodate bus maneuvering, stopping and parking;
- Adequate, free, convenient all-day 'park and ride' facilities at major transit stops in the Town;
- Public information programs to make the public aware of the service and promote its use;
- Comfortable, safe and attractive amenities at bus stops.

Implementing Programs:

IP-L8 Transit Improvements

C5 Reducing Vehicle Miles Traveled (VMT)

GOAL: Coordinate land use, transportation and community design decisions in a way that reduces vehicle miles traveled and contributes to regional and state goals to reduce greenhouse gas emissions.

C5.1 Use of VMT in Environmental Review. Maintain local standards for VMT that are consistent with countywide and State standards. Apply these standards as part of the environmental review process as required by CEQA.¹

Implementing Programs:

IP-I2 VMT Thresholds, Screening Criteria, and Analysis

C5.2 Trip-Reduction Strategies. Encourage development patterns and other strategies that may help reduce traffic trips, especially during the morning and afternoon peak hours. For example:

- Encourage home-based occupations and telecommuting;
- Encourage mixed use, small office, and live-work developments in centrally located areas of the Town (i.e., in the two commercial areas);
- Encourage higher density housing to locate near transit facilities;
- Encourage young people to bike, walk or take the school bus to school; and
- Encourage ridesharing.

As appropriate, require trip reduction measures as a way to mitigate VMT impacts associated with new development.

Implementing Programs:

IP-C1 Development Review

IP-C5 Traffic Impact Studies

IP-B4 Traffic Impacts Ordinance

IP-I1 VMT Thresholds, Screening Criteria, and Analysis

IP-K2 Pedestrian, Bicycle and Trails Master Plan

IP-L7 Lamorinda Transportation Planning

IP-L8 Transit Improvements

IP-M3 Traffic Safety Education Program

¹ SB 743 (2013) prohibits cities and towns from using Level of Service (a measurement of congestion and travel delay) when determining if a project has a potentially "significant" impact on the environment under the California Environmental Quality Act (CEQA). Effective July 1, 2020, a project's impact on transportation under CEQA must be based on the amount of driving and length of trips the project generates, rather than the amount of congestion it creates.



7 OPEN SPACE and CONSERVATION

OS1 Open Space Preservation

GOAL: Preservation of as much open space land as possible, including protection of all major and minor ridgelines and lands that help meet residents' recreational needs.

OS1.1 Open Space Preservation. Preserve open space to the maximum extent possible, using tools such as acquisition, lease, dedication, easements, donations, regulation or tax incentive programs.

Implementing Programs:

*IP-A1 General Plan Diagram
IP-B1 Zoning and Subdivision Ordinances
IP-B2 Moraga Open Space Ordinance
IP-J1 Open Space Preservation Program*

OS1.2 Ridgelines. Moraga's designated Ridgelines are identified in Figure CD-1 (Designated Ridgelines).

OS1.3 Development Densities in Open Space Areas. Any use of or development on lands designated on the General Plan Diagram or by the Moraga Open Space Ordinance as 'Public Open Space- Study' or 'Private Open Space' (now designated as MOSO Open Space in the General Plan Diagram) shall be limited to a maximum density of one (1) dwelling unit per twenty (20), ten (10), or five (5) acres, but in no case shall density on such lands exceed one (1) dwelling unit per five (5) acres. Areas identified as 'High Risk' areas, as defined by the Moraga Open Space Ordinance shall be limited to a maximum density of one (1) dwelling unit per twenty (20) acres. Transfers of Development Rights (referred to as 'Density Transfer' as in MOSO) from any open space designation to other lands shall be encouraged; provided that in no event shall dwelling units be transferred to another open space designation or to 'High Risk' areas. The Town Council shall identify 'High Risk' areas after taking into account soil stability, history of soil slippage, slope grade, accessibility, and drainage conditions.¹

¹ Wording taken from Section 3.a of the Moraga Open Space Ordinance.

Implementing Programs:

- IP-A1 General Plan Diagram*
- IP-B3 Zoning and Subdivision Ordinances*
- IP-B2 Moraga Open Space Ordinance*
- IP-C1 Development Review*

OS1.4 Private Ownership and Use of Open Space Areas. Areas designated on the General Plan Diagram as MOSO Open Space or Non-MOSO Open Space may be retained in private ownership, may be used for such purposes as are found to be compatible with the corresponding open space designation and may or may not be accessible to the general public.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-C1 Development Review*

OS1.5 Development on Slopes and Ridgelines in Open Space Lands. In MOSO Open Space, development shall be prohibited on slopes with grades of twenty percent (20%) or greater and on the crests of minor ridgelines. The Town Council shall reduce the allowable densities on slopes of less than twenty percent (20%) through appropriate means such as requiring proportionally larger lot sizes or other appropriate siting limitations. For the purposes of this paragraph the term 'minor ridgeline' means any ridgeline, including lateral ridges, with an elevation greater than 800 feet above mean sea level, other than a major ridgeline.²

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-B2 Moraga Open Space Ordinance*
- IP-C1 Development Review*

OS1.6 Ridgeline Development Restrictions – Significant Non-MOSO Ridgelines. Development is prohibited within 200 feet of the centerline of a Significant Non-MOSO Ridgeline (measured horizontally in plan view), except as allowed by Municipal Code Section 8.128.030.B.

OS1.7 Visual Separation - Designated Ridgelines. For designated Ridgelines, locate new hillside development such that a minimum of 35 percent of the vertical distance from the crest of the Ridgeline to the toe of the slope below remains visible as undeveloped open space when viewed from the view corridors described in Moraga Municipal Code Chapter 8.128. This policy is intended to maintain the Ridgeline and the undeveloped

² Wording taken from Section 3.b of the Moraga Open Space Ordinance. MOSO Open Space is identified as Open Space Lands in the Ordinance.

Hillside Area below as the dominant visual features when viewed from the Town's scenic corridors. The Town Council may grant exceptions to this visual separation requirement in unique circumstances in accordance with criteria in Moraga Municipal Code Chapter 8.128.

OS1.8 Exceptions to Development Prohibitions in MOSO Open Space. Notwithstanding Policy OS1.5 above, the Town may allow the following types of development on and near Major MOSO Ridgelines and Minor MOSO Ridgelines and in areas in MOSO Open Space with a slope of 20 percent or more:

- (1) Work necessary to eliminate or prevent a condition which is determined by the Town to be a menace to life, limb or property or adversely affects the safety, use or stability of a public way or drainage way or channel.
- (2) The establishment of a fire trail approved by the Moraga-Orinda Fire Protection District.

OS1.9 Transfer of Development Rights (TDRs). Encourage the transfer of development rights from Open Space lands to centrally located 'receiving areas.' In no event shall dwelling units be transferred to Open Space lands or to 'High Risk' areas, as identified by the Town Council based on soil stability, slope considerations, accessibility, and drainage conditions.

Implementing Programs:

IP-J2 Transfer of Development Rights Program

OS1.10 Receiving Areas for TDRs. Designate the two mixed use areas—the Moraga Center Area and Rheem Park Area—as 'receiving areas' for the transfer of development rights.

Implementing Programs:

IP-J2 Transfer of Development Rights Program

IP-K1 Moraga Center / Rheem Park Area Specific Plans

OS1.11 Open Space Access and Recreational Use. Where appropriate and consistent with other General Plan goals and policies, areas with a MOSO Open Space or Non-MOSO Open Space designation on the General Plan Diagram should be made available to the public for recreational use.

Implementing Programs:

IP-J3 Open Space Management Plan

IP-K2 Pedestrian, Bicycle and Trails Master Plan

OS1.12 Open Space Management. Maintain and manage public-use open space areas in keeping with community priorities, relevant deed restrictions, budget constraints, hazard and risk considerations, and best management practices. Develop management plans for open space areas as necessary, including the Mulholland Ridge open space area.

Implementing Programs:

IP-J3 Open Space Management Plan

OS1.13 Open Space for Grazing. Allow use of open space land for farm animals when such use does not have adverse impacts upon adjacent residential areas, wildlife, or the land itself.

Implementing Programs:

IP-J3 Open Space Management Plan

OS2 Environmental Quality

GOAL: Environmental quality in the future that is as good or better than today.

OS2.1 Protection of Wildlife Areas. Prohibit development in locations where it will have a significantly adverse effect on wildlife areas. When development is permitted in the vicinity of wildlife areas, require implementation of appropriate mitigation measures to reduce any adverse impact upon the wildlife.

Implementing Programs:

IP-C1 Development Review

IP-C3 Design Review

IP-C6 CEQA / Environmental Impact Reports

OS2.2 Preservation of Riparian Environments. Preserve creeks, streams and other waterways in their natural state whenever possible.

Implementing Programs:

IP-C1 Development Review

IP-C3 Design Review

IP-J1 Open Space Preservation Program

OS2.3 Natural Carrying Capacity. Require that land development be consistent with the natural carrying capacity of creeks, streams and other waterways to preserve their natural environment.

Implementing Programs:

IP-C6 CEQA / Environmental Impact Reports

OS2.4 Areas of Natural Significance. Preserve and protect, insofar as possible, areas that are recognized as having natural significance. These areas include but are not limited to:

- a) The Lake LaSalle area for its scenic value and wildlife habitat.
- b) Flicker Ridge for its significant contribution to the wildlife of the area and because it represents a unique knob-cone pine forest.
- c) Remaining laguna environment of Laguna de los Palos Colorados.

Implementing Programs:

IP-J1 Open Space Preservation Program

OS2.5 Wildlife Corridors. To the extent possible, connect open space areas so that wildlife can have free movement through the area, bypass urban areas and have proper access to adjacent regional parks and related open space systems.

Implementing Programs:

IP-J1 Open Space Preservation Program

OS2.6 Reintroduction of Wildlife Species. Consider reintroduction into the natural environment of those wildlife species that could survive, would not be detrimental to the urban development, and which could be economically accomplished.

Implementing Programs:

IP-J3 Open Space Management Plan

OS2.7 Reintroduction of Native Plant Species. Consider reintroduction into the natural environment of plant species that are indigenous to the area and encourage programs to manage, reduce or eliminate the use and proliferation of non-native, invasive species. Encourage the use of native plant species in new landscaping plans.

Implementing Programs:

IP-C3 Design Review

IP-J3 Open Space Management Plan

OS2.8 Tree Preservation. Preserve and protect trees wherever they are located in the community as they contribute to the beauty and environmental quality of the Town.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances

IP-B17 Moraga Tree Ordinance

IP-G6 Tree Planting Program

IP-J1 Open Space Preservation Program

OS2.9 Tree-covered Areas. Preserve or substantially maintain in their present form certain tree-covered areas, especially with respect to their value as wildlife habitats, even if development in those areas is permitted. Give preference to the retention of original growth over replanting. These areas include, but are not limited to:

- d) Mulholland Hill (both northeast and southwest slopes)
- e) Indian Ridge
- f) Bollinger Canyon
- g) Sanders Ranch properties
- h) St. Mary's Road northeast of Bollinger Canyon Road
- i) The "Black Forest" area located northerly of the terminus of Camino Ricardo
- j) Coyote Gulch west of St. Mary's Road, to the north
- k) Wooded area to the east and south of St. Mary's Gardens
- l) Wooded area behind Donald Rheem School
- m) Wooded area on the ridge south of Sanders Drive.

Implementing Programs:

IP-J1 Open Space Preservation Program

IP-G6 Tree Planting Program

OS2.10 Quarrying. Prohibit quarrying and similar activities that tend to erode the terrain or otherwise damage ecologically sensitive areas.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances

IP-C6 CEQA / Environmental Impact Reports

OS2.11 Recycling and Source Reduction. Enhance the long-term viability of natural resources and reduce the volume of material sent to solid waste sites by continuing source reduction and recycling programs, encouraging participation of all residents and businesses.

Implementing Programs:

IP-M4 Information on Resource Conservation...

OS3 Water Quality and Conservation

GOAL: Protection of water resources through protection of underground water aquifers and recharge areas; maintenance of watercourses in their natural condition; and efficient water use.

OS3.1 Sewer Connections. Require all development to be connected to a sewage system, with exceptions granted only in those areas where it is demonstrated that a sewer connection is not feasible

and it has been confirmed by a competent technical counsel that septic system effluent will not infiltrate underground aquifers.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

OS3.2 Polluting Materials. Prohibit the accumulation and dumping of trash, garbage, vehicle lubricant wastes and other materials that might cause pollution.

Implementing Programs:

IP-D2 Building Inspection, Code Enforcement, Hazard Abatement

OS3.3 Street and Gutter Maintenance. Maintain streets and gutters to prevent accumulation of debris and litter.

Implementing Programs:

IP-G4 Storm Drain Management Program

OS3.4 Watercourse Capacity. Ensure that the design capacity of watercourses is not exceeded when approving new development.

Implementing Programs:

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

OS3.5 Watercourse Preservation. Whenever possible, preserve and protect natural watercourse areas that will reflect a replica of flora and fauna of early historical conditions.

Implementing Programs:

IP-J1 Open Space Preservation Program

OS3.6 Run-off from New Developments. Engineer future major developments to reduce peak storm runoff and non-point source pollution to local creeks and streams, taking into consideration economically viable Best Management Practices (BMPs) in the design of the project as well as factors such as the physical constraints of the site, the potential impact on public health and safety and the practicability of possible mitigation measures.

Implementing Programs:

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

OS3.7 Water Conservation Measures. Encourage water conservation in new building construction and retrofits, through measures such as low-flow toilets and drought-tolerant landscaping.

Implementing Programs:

IP-C1 Development Review
IP-C3 Design Review
IP-D1 Building and Grading Codes

OS3.8 Water Recycling. When and where feasible and appropriate, encourage the use of recycled water for landscape irrigation purposes.

Implementing Programs:

IP-C1 Development Review
IP-B16 Recycled Water Ordinance

OS3.9 East Bay MUD Lands. Encourage the preservation of East Bay Municipal Utility District Lands for watershed use.

Implementing Programs:

IP-L12 Coordination with Utility Providers

OS4 Air Quality

GOAL: Preservation and maintenance of air quality.

OS4.1 Development Design. Conserve air quality and minimize direct and indirect emissions of air contaminants through the design and construction of new development. For example, direct emissions may be reduced through energy conserving construction that minimizes space heating, while indirect emissions may be reduced through uses and development patterns that reduce motor vehicle trips generated by the project.

Implementing Programs:

IP-C1 Development Review
IP-C6 CEQA / Environmental Impact Reports
IP-G7 Air Quality Management Program

OS4.2 Development Approval and Mitigation. Require mitigation for development projects which, separately or cumulatively with other projects, would cause air quality standards to be exceeded or would have significant adverse air quality effects through direct and/or indirect emissions. Such projects may only be approved if, after consulting with the Bay Area Air Quality

Management District (BAAQMD), the Town Council explicitly finds that the project incorporates feasible mitigation measures or that there are overriding reasons for approving the project.

Implementing Programs:

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

IP-G7 Air Quality Management Program

OS4.3 Development Setbacks. Provide setbacks along high intensity use roadways to reduce resident exposure to air pollutants.

Implementing Programs:

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

IP-G7 Air Quality Management Program

OS4.4 Landscaping to Reduce Air Quality Impacts. Encourage the use of vegetative buffers along roads to assist in pollutant dispersion.

Implementing Programs:

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

IP-G6 Tree Planting Program

IP-G7 Air Quality Management Program

OS4.5 Alternate Transportation Modes. Encourage transportation modes that minimize motor vehicle use and the resulting contaminant emissions. Alternate modes to be encouraged include public transit, ride-sharing, combined motor vehicle trips to work and the use of bicycles and walking.

Implementing Programs:

IP-G7 Air Quality Management Program

IP-K2 Pedestrian, Bicycle and Trails Master Plan

IP-L8 Transit Improvements

OS4.6 New Transportation Technologies. Encourage use of new transportation technologies such as electric and other alternative fuel vehicles that may provide environmental benefits such as reduced air pollution, lower energy consumption, and less noise.

Implementing Programs:

IP-G7 Air Quality Management Program

OS4.7 Trip Reduction Programs. Encourage, and where appropriate require, large employers to foster employer-based transportation control measures such as ride-sharing, use of public transportation, bicycling and walking to work.

Implementing Programs:

- IP-G7 Air Quality Management Program*
- IP-K2 Pedestrian, Bicycle and Trails Master Plan*
- IP-L8 Transit Improvements*

OS4.8 Smoking in Public Areas. Discourage smoking in enclosed public places and work places.

Implementing Programs:

- IP-B17 Non-smoking Ordinance*

OS4.9 Public Information on Air Pollution. Encourage public education programs that demonstrate the benefits of reduced air pollution.

Implementing Programs:

- IP-M4 Information on Resource Conservation*

OS5 Energy Conservation

GOAL: Lower levels of energy consumption and use of more environmentally friendly energy alternatives.

OS5.1 Building Standards. Require that all new buildings and additions be in compliance with the energy efficiency standards of the California Building Standards Code (Title 24, California Code of Regulations).

Implementing Programs:

- IP-C1 Development Review*
- IP-D1 Building and Grading Codes*
- IP-D2 Building Inspection, Code Enforcement and Hazard Abatement*
- IP-E2 Residential Design Guidelines*

OS5.2 Energy Conservation Measures. Encourage energy conservation in new construction and through retrofitting of existing buildings, utilizing passive solar design, use of alternative energy systems, solar space and water heating, adequate insulation, and other measures where feasible and cost effective.

Implementing Programs:

- IP-C1 Development Review*
- IP-E2 Residential Design Guidelines*

OS5.3 Trip Reduction. Encourage energy conservation through measures that reduce automobile trips, such as transit-supportive development, provisions for pedestrian and bicycle

circulation, and promotion of home-based offices and telecommuting.

Implementing Programs:

- IP-B1 Zoning and Subdivision Ordinances*
- IP-G7 Air Quality Management Program*
- IP-K2 Pedestrian, Bicycle and Trails Master Plan*
- IP-L8 Transit Improvements*

OS6 Noise

GOAL: A peaceful and tranquil community.

OS6.1 Acoustical Standards. Develop acoustical standards that properly reflect acceptable sound emission levels.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances
IP-D1 Building and Grading Codes

OS6.2 Noise Levels. Ensure that noise from all sources is maintained at levels that will not adversely affect adjacent properties or the community, especially during evening and early morning hours. Reasonable exceptions may be made in the interest of public safety.

Implementing Programs:

- IP-B17 *Noise Ordinance*
- IP-C1 *Development Review*
- IP-G8 *Noise Monitoring Program*

OS6.3 Noise Sensitive Uses. Locate uses where they will be most acoustically compatible with elements of the man-made and natural environment.

Implementing Programs:

IP-B1 Zoning and Subdivision Ordinances
IP-G8 Noise Monitoring Program

OS6.4 Noise Impacts of New Development. Ensure that new development will not raise noise levels above acceptable levels on the Town's arterials and major local streets.

Implementing Programs:

*IP-C1 Development Review
IP-C6 CEQA / Environmental Impact Reports*

OS6.5 Acoustical Data with Development Applications. Require the submittal of acoustical data, when and where appropriate, as

part of the development application process so that the noise impacts of proposed uses can be properly evaluated and mitigated.

Implementing Programs:

IP-C1 Development Review

IP-C6 CEQA / Environmental Impact Reports

OS6.6 Temporary Noise Sources. Permit temporary noise-generating activities such as construction only for the shortest reasonable duration and in locations that will have the least possible adverse effect.

Implementing Programs:

IP-G8 Noise Monitoring Program

OS6.7 Vehicle Noise. Require that vehicles, including those used for recreational purposes, be used in such a manner that they will not intrude on the peace and quiet of residential areas. Reasonable exceptions may be made in the interest of public safety.

Implementing Programs:

IP-G8 Noise Monitoring Program

OS6.8 Public Information on Noise Pollution. Whenever appropriate, use public information programs to educate the public on the value of an environment that is free of noise pollution.

Implementing Programs:

IP-M5 Information on Noise Pollution

8 SAFETY

PS1 General Safety

GOAL: A semi-rural community that effectively minimizes threats to public health, safety, and welfare resulting from natural and human-caused hazards.

- S1.1 Adoption of Local Hazard Mitigation Plan. Incorporate the Contra Costa County Hazard Mitigation Plan and the Town of Moraga Annex, approved by the Federal Emergency Management Agency in 2018, into this Safety Element by reference, as permitted by California Government Code Section 65302.6.
- S1.2 Local Hazard Mitigation Plan Implementation, Updates, and Mutual Aid Agreements. In coordination with Contra Costa County, implement and update the Contra Costa County Local Hazard Mitigation Plan, as directed by the California Governor's Office of Emergency Services and the Federal Emergency Management Agency, and maintain mutual-aid agreements with federal, state, and local agencies as well as the private sector, to assist in:
 - 1. Clearance of debris in the event of seismic hazards, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress
 - Heavy search and rescue
 - Fire suppression
 - Hazardous materials response
 - Temporary shelter
 - Geologic and engineering needs
 - Traffic and crowd control
 - Building inspection
- S1.3 SEMS Response. Coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and National Incident Management System (N.I.M.S.) to facilitate multiagency emergency response.
- S1.4 Coordination with Other Agencies. Continue to cooperate with other public agencies to provide adequate medical and other emergency services.
- S1.5 Interjurisdiction Agreements. Maintain inter-jurisdictional cooperation and coordination, including automatic aid agreements,

with fire protection and suppression agencies in Contra Costa County.

- S1.6 Equitable Response. Ensure that communication, educational and informational materials, assistance in preparedness activities, and evacuation and short-term recovery activities are available in multiple languages and formats appropriate for people with access and functional needs.
- S1.7 Communication Resiliency. Ensure that communication systems used by emergency responders and key Town staff have sufficient redundancy and resiliency to meet Town needs during and after a hazard event. Coordinate with the operators of telecommunications infrastructure and mobile networks to enable continuity of service or rapid restoration of service during and after an emergency.

Implementing Programs:
IP-F5 Communication Resiliency Plan

- S1.8 Data Sharing. Ensure that the Town is able to prepare for and respond to large-scale disasters through coordination and sharing data, experience, and strategies with other emergency management agencies in state or regional efforts on disaster planning.
- S1.9 Location of Critical Facilities. Locate critical facilities outside of known hazard zones, including 100-year and 500-year flood hazard zones, dam inundation zones, very high fire hazard severity zones, and Wildland-Urban Interface zones. If facilities must be located in these zones, design and site them to minimize potential damage and increase their ability to remain operational during and after hazard events.
- S1.10 Evacuation Assistance for Persons with Limited Mobility. Develop and implement an evacuation assistance program, in coordination with CCTA and local community organizations and paratransit providers, to help those with limited mobility or lack of access to a vehicle to evacuate safely.
- S1.11 Assessment of Risk. Include an environmental assessment of natural hazard risks in development proposals to permit an adequate understanding of those risks and the possible consequent public costs in order to achieve a level of 'acceptable risk.' Public costs should be expressed in terms of effect on life and property.

Implementing Programs:
IP-C6 CEQA / Environmental Impact Reports

S1.12 Public Review of Risk Data. Include appropriate cost-effective data in the evaluation of existing and potential hazards and make that data available for citizen review and comment in order to determine what public resources should be allocated to mitigate risk conditions.

Implementing Programs:

IP-C6 CEQA / Environmental Impact Reports

S1.13 High Risk Areas. To the extent consistent with federal or state law, prohibit development in 'high risk' areas as defined by the Moraga Municipal Code and Moraga Open Space Ordinance.

Implementing Programs:

IP-B5 High Risk Areas Zoning Overlay

IP-C1 Development Review

S1.14 Moderate Risk Areas. Avoid building in 'moderate risk' areas, which are defined as being (1) those areas within 100 yards of an active or inactive landslide, as defined by the Town's Landslide Map, or (2) upon a body of colluvium. Where it is not possible to avoid building in such areas entirely, due to parcel size and configuration, limit development accordingly through density regulations, subdivision designs that cluster structures in the most stable portions of the subdivision, site designs that locate structures in the most stable portion of the parcel, and specific requirements for site engineering, road design, and drainage control.

Implementing Programs:

IP-B6 Moderate Risk Areas Zoning Overlay

IP-C1 Development Review

S1.15 Control of Nuisances and Unsafe Conditions. Identify any structures and conditions that are unsafe or constitute nuisances, and take measures to make them conform to appropriate safety codes or remove them.

Implementing Programs:

IP-D2 Building Inspections, Code Enforcement, Hazard Abatement

S1.16 Public Safety Improvements. Give high priority to those public improvements that are related to public safety.

Implementing Programs:

IP-A2 Annual Town Budget

S1.17 Federal and State Aid. Utilize available Federal and State sources of economic and technical aid to supplement local resources when problems exist that are directly related to public health and safety.

Implementing Programs:

IP-G15 Federal Insurance Qualifications

IP-L4 Inter-jurisdictional Public Safety Programs

S11.8 Hazardous Wastes. Require permits in accordance with State and Federal regulations any time that hazardous materials are proposed to be transmitted into, out of, or through the Town.

Implementing Programs:

IP-G9 Hazardous Waste Management Program

PS2 Police and Emergency Services

GOAL: A semi-rural community environment that is free from crime and prepared for any potential disaster.

S2.1 Police Services. Provide police services to maintain the peace, respond to localized emergencies and calls for service, and undertake crime prevention within the Town.

Implementing Programs:

IP-A2 Annual Town Budget

S2.2 Address Visibility. Support measures that help police, firefighting crews and emergency response teams respond to fire hazards or work under low-visibility conditions, such as high-visibility signage for streets and building addresses.

Implementing Programs:

IP-D1 Building and Grading Codes

IP-D2 Building Inspection, Code Enforcements, Hazard Abatement

IP-E5 Public Safety Guidelines

S2.3 Public Safety and Design. Develop guidelines for the design and siting of buildings to reduce the opportunity for crime, and apply such considerations in the review of development proposals. Provide related information to the public to educate them on the benefits of appropriate home designs and other preventive steps they can take to reduce the incidence of crime in their neighborhood.

Implementing Programs:

IP-E5 Public Safety Guidelines

IP-M10 Information on Public Safety

S2.4 Disaster Preparedness. Participate, to the extent feasible, in programs relating to multi-jurisdictional disaster preparedness and cooperate with the County Office of Emergency Services and other appropriate agencies to revise and update the Town's Disaster Preparedness Plan.

Implementing Programs:

IP-G10 Earthquake Emergency and Disaster Preparedness Plans

IP-L4 Inter-jurisdictional Public Safety Programs

S3 Fire Safety and Emergency Services

GOAL: *Avoid and minimize the risk of loss of life, injury, and property from fire.*

S3.1 Cooperation with the Moraga-Orinda Fire District. Cooperate with the Moraga-Orinda Fire District in developing standards, guidelines and local ordinances to assure provision of adequate fire protection and emergency medical service for all persons and property in the community.

Implementing Programs:

IP-L4 Inter-jurisdictional Public Safety Programs

S3.2 Fire Stations. Maintain two fire stations in the Town. Work with the Moraga-Orinda Fire District to support its ongoing facility improvement program.

Implementing Programs:

IP-L4 Inter-jurisdictional Public Safety Programs

S3.3 Fire Protection. Continue to require a high level of fire protection to residential and commercial development to avoid or minimize wildfire hazards associated with new land uses, consistent with MOFD standards.

S3.4 Fuel Breaks. Coordinate with MOFD and landowners to develop and maintain fuel breaks in dedicated open space and fire-access easements.

S3.5 Fire Flows. Deploy the fire-fighting forces of the Moraga-Orinda Fire District to deliver a minimum fire flow in accordance with the adopted standards of the Moraga-Orinda Fire District. Major fires requiring fire flows in excess of the adopted standards will exceed the initial fire attack capability of local fire-fighting forces and structures involved in such fires are expected to incur major fire damage unless protected by fire resistive interiors and fire sprinkler systems.

*Implementing Programs:**IP-B8 Fire Safety Ordinance**IP-C2 Development Review for Emergency Services**IP-L4 Inter-jurisdictional Public Safety Programs*

S3.6 Development Review for Emergency Response Needs. Evaluate new development proposals to ascertain and mitigate problems associated with emergency response needs. Require that proposed development be in areas where fire and emergency services have sufficient capacity to meet project needs or require that they be upgraded to provide necessary capacity as part of the proposed development activities.

*Implementing Programs:**IP-C2 Development Review for Emergency Services*

S3.7 Fire Vehicle Access. Require proposed development to provide adequate access for fire-fighting and emergency vehicles and equipment in accordance with fire access standards of the Moraga-Orinda Fire District and Town of Moraga Ordinances.

*Implementing Programs:**IP-B1 Zoning and Subdivision Ordinances**IP-B8 Fire Safety Ordinance**IP-C2 Development Review for Emergency Services*

S3.8 Preemptive Devices at Traffic Signals. Equip all new traffic signals with preemptive devices for emergency response services. Existing traffic signals significantly impacted by new developments shall be retrofitted with preemptive devices at developer's cost.

*Implementing Programs:**IP-B4 Traffic Impacts Ordinance**IP-C2 Development Review for Emergency Services**IP-I1 Transportation Systems Management Plan*

S3.9 Fire Safety Devices in Buildings. Require the installation of appropriate fire safety devices in all structures at the time of original construction, additions, or remodeling, in accordance with adopted building codes and standards.

*Implementing Programs:**IP-C2 Development Review for Emergency Services**IP-D1 Building and Grading Codes**IP-D2 Building Inspection, Code Enforcements, Hazard Abatement*

S3.10 High Occupancy Residential Buildings. Require approved built-in fire protection systems in new construction in high occupancy residential buildings (such as multi-story/multi-unit structures, group quarters, etc.) in accordance with Moraga-Orinda Fire District standards. For each new building or addition exceeding 5,000 square feet of fire area in high occupancy residential buildings, a comparable amount of existing fire area shall be equipped with approved built-in fire protection systems.

Implementing Programs:

IP-B8 Fire Safety Ordinance

IP-C2 Development Review for Emergency Services

IP-D1 Building and Grading Codes

IP-D2 Building Inspection, Code Enforcements, Hazard Abatement

S3.11 Fire Protection Systems. Cooperate with the Moraga-Orinda Fire District to enforce requirements for built-in fire protection systems as required by ordinance, including specialized built-in fire protection systems that may be required based upon building size, use or location.

Implementing Programs:

IP-B8 Fire Safety Ordinance

IP-C2 Development Review for Emergency Services

IP-D1 Building and Grading Codes

IP-D2 Building Inspection, Code Enforcements, Hazard Abatement

S3.12 Development Review by the Moraga-Orinda Fire District. Continue to require review by the Planning Department and Moraga-Orinda Fire District (MOFD) prior to the issuance of development permits for proposed construction projects and conceptual landscaping plans. The MOFD shall submit conditions of approval for such projects so that they meet adopted fire safety standards. Plans for proposed development in such areas shall include, at a minimum:

- (a) Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards and with consideration to site conditions, including slope, structures, and adjacencies.
- (b) Defensible space maintenance plan.
- (c) Multiple points of ingress and egress to improve evacuation, emergency response, and fire equipment access, and adequate water infrastructure for water supply and fire flow.
- (d) Ember-resistant vents, to the extent required when adding a new or replacement roof.

Implementing Programs:

IP-C2 Development Review for Emergency Services

S3.13 Hazardous Fire Areas. Apply special fire protection standards to all new developments in hillside, open space, and wildland interface areas. Fire prevention measures such as removal of dry grass and brush, landscaping with fire and drought-resistant vegetation, provision of adequate water supplies and access for fire-fighting vehicles shall be required to reduce the risk of wildland fires. All new structures located in hazardous fire areas shall be constructed with fire resistant exterior materials consistent with applicable building codes and standards.

Implementing Programs:

IP-B8 Fire Safety Ordinance

IP-C2 Development Review for Emergency Services

IP-D1 Building and Grading Codes

IP-D2 Building Inspection, Code Enforcements, Hazard Abatement

IP-G11 External Hazard Control Program

S3.14 Dry Grass and Brush Control. Require that all properties be maintained so as to preclude the existence of combustible material and hazardous vegetation that would permit the spread of fire from one property to another. Encourage preventive measures by homeowners to reduce fire risks.

Implementing Programs:

IP-G11 External Hazard Control Program

IP-M10 Public Safety Information

S3.15: Fire-Resistant Landscaping in New Development. Continue to uphold fire-resistant landscaping requirements for new residential and commercial development. All new residential development must comply with MOFD and California Board of Forestry regulations.

S3.16 Fire Retardant Roofing. Require fire retardant roofing of Class A or better in all new construction and when replacing roofs on existing structures.

Implementing Programs:

IP-B8 Fire Safety Ordinance

IP-C2 Development Review for Emergency Services

IP-D1 Building and Grading Codes

IP-D2 Building Inspection, Code Enforcements, Hazard Abatement

PS3.17 Fire Roads and Trails. Require adequate fire access to open space areas in accordance with Moraga-Orinda Fire District standards.

Implementing Programs:

IP-B8 Fire Safety Ordinance

IP-C2 Development Review for Emergency Services

S3.18 Fire Prevention Plans in New Development. Require project-specific fire prevention plans for all new development projects in Very High Fire Hazard Severity Zones and Wildland Urban Interface Zones, including plans for long-term, comprehensive, fuel reduction and management.

S3.19 Post-Disaster Recovery. Develop and update programs as needed that enable recovery and redevelopment after a large fire and that reduce future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire resistant landscape planning, and fire-retarding building design and materials.

S3.20 Coordination with EBMUD. Coordinate with the East Bay Municipal Utility District to maintain an adequate water supply for fire-fighting purposes in the community.

S3.21 Evacuation Routes. Continue to identify and maintain evacuation routes to provide for adequate capacity, safety, and viability of those routes in the event of an emergency.

S3.22 Road and access improvements. Identify existing public and private roadways in fire hazard severity zones and the wildland-urban interface (WUI) that are not in compliance with current fire safety regulations, including road standards for evacuation and emergency vehicle access, vegetation clearance, and other requirements of Sections 1273 and 1274 of the California Code of Regulations (Title 14, Division 1.5, Chapter 7, Articles 2 and 3), to the extent resources are available. Work at retrofitting Town-owned roadways as needed to meet current standards and require private property owners to do the same, to the extent feasible and given the absence of other site constraints.

S4

Seismic and Geologic Hazards

GOAL: Minimal risk to lives and property due to earthquakes and other geologic hazards.

S4.1 Development in Geologic Hazard Areas. Prohibit development in geologically hazardous areas, such as slide areas or near known fault lines, until appropriate technical evaluation of qualified independent professional geologists, soils engineers and structural engineers is completed to the Town's satisfaction. Allow development only where and to the extent that the geologic hazards have been eliminated, corrected or mitigated to acceptable levels.

*Implementing Programs:
IP-B10 Geologic Hazards Abatement District Ordinance*

S4.2 Development Review for Geologic Hazards. Require development proposals to address geologic hazards, including but not limited to landslide, surface instability, erosion, shrink-swell (expansiveness) and seismically active faults. Technical reports addressing the geologic hazards of the site shall be prepared by an independent licensed soil engineer, geologist and/or structural engineer, approved by the Town and at the expense of the developer. All technical reports shall be reviewed by the Town and found to be complete prior to approval of a development plan.

Implementing Programs:

IP-B10 Geologic Hazards Abatement District Ordinance

IP-C1 Development Review

IP-C4 Seismic Safety Checklist

IP-C7 Geotechnical Reports

S4.3 Development Densities in Hazard Areas. Minimize the density of new development in areas prone to seismic and other geologic hazards.

Implementing Programs:

IP-B7 Hillside Zoning Overlay

IP-B10 Geologic Hazards Abatement District Ordinance

IP-C1 Development Review

S4.4 High Occupancy Structures. Do not locate community buildings or other structures designed to accommodate large numbers of people near fault lines or any area where seismically induced slides are possible.

Implementing Programs:

IP-B7 Hillside Zoning Overlay

IP-B10 Geologic Hazards Abatement District Ordinance

IP-C1 Development Review

IP-C7 Geotechnical Reports

S4.5 Public Facilities and Utilities in Landslide Areas. Prohibit the financing and construction of public facilities or utilities in potential landslide areas.

Implementing Programs:

IP-B7 Hillside Zoning Overlay

IP-B10 Geologic Hazards Abatement District Ordinance

IP-C1 Development Review

IP-C7 Geotechnical Reports

S4.6 Construction Standards. Ensure that all new construction and applicable remodeling/reconstruction projects are built to established standards with respect to seismic and geologic safety.

Implementing Programs:

IP-C1 Development Review

IP-C4 Seismic Safety Checklist

IP-C7 Geotechnical Reports

IP-D1 Building and Grading Codes

S4.7 Construction Oversight. Adopt and follow procedures to ensure that the recommendations of the project engineer and the design and mitigating measures incorporated in approved plans are followed through the construction phase.

Implementing Programs:

IP-C1 Development Review

IP-C4 Seismic Safety Checklist

IP-D2 Building Inspections, Code Enforcement, Hazard Abatement

S4.8 Unsafe Structures. Properly disclose information pertaining to structures and facilities found to be unsafe and remove or rebuild such structures and facilities to adequate construction standards.

Implementing Programs:

IP-B9 Seismic Safety Ordinance

IP-K6 Seismic Safety Study

S4.9 Water Storage Reservoirs. Permit properly designed storage reservoirs for domestic water supply only in those locations that will pose no hazard to neighboring development.

Implementing Programs:

IP-B9 Seismic Safety Ordinance;

IP-C1 Development Review

IP-C7 Geotechnical Reports

S4.10 Grading. Grading for any purpose whatsoever may be permitted only in accordance with an approved plan that finds that the work will be geologically safe and aesthetically consistent with the Town's Design Guidelines. Land with a predevelopment average slope of 25% or greater within the development area shall not be graded except at the specific direction of the Town Council and only where it can be shown that a minimum amount of grading is proposed in the spirit of, and not incompatible with, the intention and purpose of all other policies of the General Plan. The Town shall develop an average slope limit beyond which grading shall be prohibited unless grading is required for landslide repair or slope stabilization.

*Implementing Programs:**IP-C1 Development Review**IP-C7 Geotechnical Reports**IP-D1 Building and Grading Codes*

S4.11 Retaining Walls. Discourage the use of retaining walls and other man-made grading features to mitigate geologic hazards, permitting them only when:

- Required to decrease the possibility of personal injury or property damage;
- Designed to blend with the natural terrain and avoid an artificial or structural appearance;
- Appropriately screened by landscaping;
- Designed to avoid creating a tunnel effect along roadways and to ensure unrestricted views for vehicular and pedestrian safety; and
- Designed to ensure minimal public and/or private maintenance costs.

*Implementing Programs:**IP-C1 Development Review**IP-C3 Design Review**IP-C7 Geotechnical Reports**IP-D1 Building and Grading Codes*

S4.12 Maintenance of Hillside Areas. Facilitate successful long-term maintenance of hillside areas held as common open space.

*Implementing Programs:**IP-J3 Open Space Management Plan*

S4.13 Public Information on Seismic and Geologic Safety. Educate the general public regarding methods to improve seismic safety, with specific information targeted to hillside homeowners on ways to minimize landslide and erosion hazards.

*Implementing Programs:**IP-M6 Seismic Safety Information**IP-M7 Landslide Information*

S5 Flooding and Streambank Erosion

GOAL: Minimal risk to lives and property due to flooding and streambank erosion.

S5.1 Public Information on Flood Hazard Mitigation. Educate streamside property owners regarding potential flooding and streambank erosion hazards, their responsibilities for streambank maintenance and repair, and mitigation measures that may be used to address potential hazards.

Implementing Programs:

IP-M8 Information on Streamside Guidelines and Flood Insurance

S5.2 Development in Floodways. Restrict new development in floodways in accordance with FEMA requirements.

Implementing Programs:

IP-B12 Flood Control Ordinance

IP-C1 Development Review

Streambank Maintenance and Repair Responsibilities

Private property owners are responsible for all long- and short-term maintenance on natural creeks and drainage facilities located on or across their property. The only exceptions are those areas where the Town has specifically accepted maintenance responsibility.

S5.3 New Structures in Flood Hazard Areas. Avoid placing new structures within potentially hazardous areas along stream courses.

Implementing Programs:

IP-B12 Flood Control Ordinance

IP-C1 Development Review

S5.4 Existing Structures in Flood Hazard Areas. Require the rehabilitation or removal of structures that are subject to flooding or streambank erosion hazards.

Implementing Programs:

IP-B12 Flood Control Ordinance

IP-C1 Development Review

IP-F2 Stream Channel Standards

S5.5 Streambank Erosion and Flooding Potential. Reduce the potential for future streambank erosion and flooding by requiring appropriate mitigation measures.

Implementing Programs:

IP-B12 Flood Control Ordinance

IP-C1 Development Review

IP-F2 Stream Channel Standards

S5.6 On-site Storm Water Retention. Require on-site storm water retention for new developments.

Implementing Programs:

IP-B12 Flood Control Ordinance

IP-C1 Development Review

S5.7 Flood Control. Utilize flood control measures where appropriate to avoid damage to sensitive and critical slope areas, coordinating with the County Flood Control and Water Conservation District to evaluate watersheds and design flood control projects.

Implementing Programs:

IP-B12 Flood Control Ordinance

IP-C1 Development Review

IP-L4 Inter-jurisdictional Public Safety Programs



9

COMMUNITY FACILITIES and SERVICES

FS1

Town Administration

Town Facilities

The Town of Moraga owns and manages the following community facilities:

- Moraga Commons Park
- Rancho Laguna Park
- Hacienda de las Flores

The Town also owns, but leases, two other community facilities:

- Moraga Library
- Mullberry Tree Preschool

GOAL: Efficient and effective management of the Town, including maximum economies from the expenditure of public monies and involvement of citizens as human resources to research problems and recommend solutions.

FS1.1

Efficient Town Services. Operate the Town to achieve maximum efficiency in its service delivery, utilizing a minimum number of permanent service employees and keeping capital expenditures and operating costs to a minimum while responding to community needs and priorities. Continue to seek improved methods of governmental administration that will be as cost-effective as possible, and avoid the incremental growth of government service except for urgent short-term situations

*Implementing Programs:
IP-A2 Annual Town Budget*

FS1.2

Contract Services. Encourage the continuation of Moraga as essentially a contract service Town when it is cost-effective, contracting out all work that is beyond the capability of Town staff.

*Implementing Programs:
IP-A2 Annual Town Budget*

FS1.5

Town Library. Continue to work closely with the Contra Costa County Library Commission, County Librarian, Lamorinda Library Board and the Friends of Moraga Library to improve and enhance library services, including additional library hours.

*Implementing Programs:
IP-L6 Library Services*

FS1.6

Citizen Expertise. Solicit and utilize citizen expertise in non-paid committee and special service functions, using citizens committees as an extension of staff whenever possible. Strive for broad numbers in terms of numbers and diversity.

*Implementing Programs:
IP-A6 Citizen Participation*

FS1.7 Annual General Plan Review and Town Budget. Conduct the annual review of the General Plan (IP-A4) prior to initiating the Town Budget process.

Implementing Programs:

IP-A2 Annual Town Budget

IP-A4 Annual General Plan Review

FS1.8 Areas of Potential Annexation. Consider annexation of areas within Moraga's Sphere of Influence that will receive services from the Town or other urban service providers (water, sanitation, etc.).

Implementing Programs:

IP-K5 Annexation Review

FS2 Schools

GOAL: *Continued high quality schools.*

FS2.1 Population Growth and School Capacity. Ensure that potential impacts on school facilities are considered when reviewing and approving development proposals, working with the Moraga School District and Acalanes Union High School District to determine potential impacts and establish appropriate mitigations, as necessary.

Implementing Programs:

IP-C1 Development Review

IP-L11 Coordination with the School Districts

FS2.2 Pace of Growth. To the extent permitted by law, manage new residential development in a way that allows the Moraga School District and Acalanes Union High School District to plan and finance facility expansion in an orderly fashion.

Implementing Programs:

IP-C1 Development Review

IP-L11 Coordination with the School Districts

FS2.3 School Impact Fees. Cooperate with the School Districts to assess an impact fee on new subdivision developments to offset the costs of facility expansion and other school impacts resulting from those developments, in accordance with State law.

Implementing Programs:

IP-C1 Development Review

IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing

IP-L11 Coordination with the School Districts

FS2.4 Cooperation with Schools. Maintain an ongoing collaborative working relationship with the Moraga School District, the Acalanes Union High School District, and private schools in the Town to address growth, facility planning, neighborhood impacts, and other issues of mutual concern.

Implementing Programs:

IP-L11 Coordination with the School Districts

FS2.5 Schools and Schoolyards as Neighborhood Places. *See Policy CD2.4.*

Implementing Programs:

IP-L11 Coordination with the School Districts

FS3 Parks and Recreation

GOAL: Parks and recreational facilities that respond to community needs and priorities and are consistent with Town resources.

FS3.1 Parks and Recreation Commission. Continue to appoint and support the Parks and Recreation Commission to advise the Town Council on parks and recreation matters. The Parks and Recreation Commission shall:

- Advise the Town Council concerning the establishment, implementation and evaluation of goals and policies relating to Parks and Recreation facilities and services.
- Maintain and biennially review and update the master plans for individual parks.
- Evaluate the need for additional park and recreation facilities.
- Review development proposals for adequacy of parks and recreation facilities and open space requirements.
- Advise the Town Council regarding the acceptance of park dedication funds and/or facilities.

Implementing Programs:
IP-A7 Citizen Commissions

FS3.2 Parks and Recreation Facilities in New Developments. Ensure that adequate recreation facilities are provided in areas of new residential development as a condition of development approval. Recreation facilities may include but need not be limited to amenities such as playgrounds, drinking fountains, trails, restrooms, picnic tables, play fields, and natural areas.

Implementing Programs:
IP-C1 Development Review

FS3.3 Park Dedication Requirements. Require residential and business developments to make appropriate provisions for park land dedication, trails, trail easements and/or in-lieu fees as part of the planning and development process. Land and/or facilities provided by the developer can be considered for credit toward the park dedication requirement.

Implementing Programs:
IP-C1 Development Review

FS3.4 Facility Maintenance. Provide a high level of maintenance at all park and recreation facilities.

Implementing Programs:
IP-G14 Facility Management

FS3.5 Maintenance and Operation Costs. Strive to achieve self-sustaining parks and recreation activities through appropriate fee structures.

Implementing Programs:
IP-A6 Citizen Participation
IP-G12 Recreation Programs
IP-G14 Facility Management

FS3.6 Access for People of All Abilities. Design and manage park and recreation facilities, including trail facilities, so that people of all abilities can access and enjoy Moraga's recreational opportunities, consistent with the requirements of the Americans with Disabilities Act (ADA).

Implementing Programs:
IP-A2 Annual Town Budget
IP-G14 Facility Management

FS3.7 Parking at Parks and Recreation Facilities. Strive to provide adequate parking at all parks and recreation facilities.

Implementing Programs:
IP-G13 Facility Master Plans

FS3.8 Hacienda de las Flores. Continue to use Hacienda de las Flores as a recreation center, botanical garden and historical complex.

Implementing Programs:
IP-G12 Recreation Programs
IP-G13 Facility Master Plans

FS3.9 Moraga Commons. Continue to use Moraga Commons as the central site for community events.

Implementing Programs:
IP-G12 Recreation Programs
IP-G13 Facility Master Plans

FS3.10 Land Management. Manage parks, open space lands and trails in accordance with recognized land management principles.

Implementing Programs:
IP-G14 Facility Management
IP-J3 Open Space Management Plan

FS3.11 Mulholland Ridge Use and Management. Develop a plan for use and management of the Mulholland Ridge area as a community open space, involving Moraga residents in the planning process.

Implementing Programs:
IP-J3 Open Space Management Plan

FS3.12 Recreation Programs. Develop recreation programs consistent with the carrying capacities of available park lands and facilities.

Implementing Programs:
IP-G12 Recreation Programs
IP-G14 Facility Management

FS3.13 Age-Appropriate Activities. Provide a range of recreational facilities and programs to meet the needs of all age groups.

Implementing Programs:
IP-G12 Recreation Programs
IP-G13 Facility Master Plans
IP-G14 Facility Management

FS3.14 Neighborhood Compatibility. Ensure that recreational facilities and activities are compatible with the neighboring environment.

Implementing Programs:
IP-G12 Recreation Programs
IP-G13 Facility Master Plans
IP-G14 Facility Management

FS3.15 Recreational Use of School Facilities. Consider school properties for recreational programming and joint facilities development to the extent feasible.

Implementing Programs:
IP-G12 Recreation Programs
IP-L11 Coordination with the School Districts

FS3.16 Recreation Programs, Activities and Events. Encourage the development and coordination of recreational facilities, activities, programs and special events, independently or with other governmental agencies, service organizations, local schools and businesses.

Implementing Programs:
IP-G12 Recreation Programs
IP-L5 Inter-jurisdictional Recreation Planning

FS3.17 Joint Programs with Saint Mary's College. Encourage joint recreational programs between the Town of Moraga and Saint Mary's College.

Implementing Programs:

IP-G12 Recreation Programs

IP-L10 Coordination with Saint Mary's College

FS3.18 Community Education Activities. Encourage activities from which Moraga residents can learn about the community, its history, resources and residents.

Implementing Programs:

IP-G12 Recreation Programs

FS3.19 Recreation Staff. Hire local residents as leaders and instructors whenever possible.

Implementing Programs:

IP-A6 Citizen Participation

IP-G12 Recreation Programs

FS3.20 Trails Master Plan. Implement the Moraga Trails Master Plan through ownership and easements to establish and maintain a comprehensive trails network in the Town. Adjust the plan as necessary to take advantage of any new trail opportunities that may arise.

Implementing Programs:

IP-A2 Annual Town Budget

IP-C1 Development Review

IP-K2 Pedestrian, Bicycle and Trails Master Plan

FS3.21 Trail Design and Maintenance. Consider the following when planning, designing, implementing and maintaining trail facilities:

- *Environmental Impacts.* Design trails for a minimum adverse environmental impact.
- *Fiscal Impacts.* Consider the fiscal impacts of accepting ownership and maintenance responsibility of trail facilities.
- *Safety.* Separate trail routes from motor vehicle routes whenever possible.
- *Use of Fire Trails.* In undeveloped areas, improve existing fire trails for trail use in cooperation with landowners.

Implementing Programs:

IP-A2 Annual Town Budget

IP-C1 Development Review

IP-K2 Pedestrian, Bicycle and Trails Master Plan

IP-J3 Open Space Management Plan

FS3.22 Regional Trail System. Encourage and cooperate with other jurisdictions and agencies to develop and maintain a unified regional trail system, including hiking, biking and equestrian trails. Support development of regional trail projects such as the Bay Ridge Trail.

Implementing Programs:

IP-K2 Pedestrian, Bicycle and Trails Master Plan
IP-L5 Inter-jurisdictional Recreation Planning



10 GROWTH MANAGEMENT

GM1 Growth Management

GOAL: Maintenance of approved Performance Standards for Town facilities, services and infrastructure.

'Levels of Service' (LOS)

To evaluate circulation standards, traffic conditions are described in terms of Levels of Service, or LOS. A range of 'A' to 'F' indicates the service level, 'A' being effective, and continuing to 'F' being the worst. Level of Service can be measured in terms of the percentage of capacity under which a particular roadway operates. When a road segment is operating at 100 percent of capacity, LOS 'F' has been reached.

Roadway Classifications

The Contra Costa Transportation Authority has differentiated between Basic Routes and routes of Regional Significance. All of Moraga's roadways are Basic Routes and all can be classified as Suburban Roads with the exception of Moraga Road and Moraga Way, which are designated Urban.

GM1.1 Purpose of the Growth Management Element. Establish policies and standards for traffic levels of service and performance standards for fire, police, parks, sanitary facilities, water and flood control to ensure that public facilities are provided consistent with adopted standards.

GM1.2 Authority to Adopt the Element and 'Measure J' Consistency. Adopt the Growth Management Element pursuant to the authority granted to local jurisdictions by Section 65303 of the Government Code, and ensure consistency with the requirements of the Contra Costa Transportation Improvement and Growth Management Program (Measure J), approved by Contra Costa voters in 2004.

GM1.3 Implementation of the Growth Management Element. Establish a comprehensive long-range program that will match the demands for public facilities generated by new development with plans, capital improvements, and development programs.

Implementing Programs:
IP-A2 Annual Town Budget
IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-L7 Lamorinda Transportation Planning

GM1.4 Traffic Service Standards. Establish the LOS standard for all Moraga roads, urban and suburban, as a 'high C' (0.75 to 0.79 volume to capacity ratio).

GM1.5 Other Performance Standards. Establish the following performance standards for other Town facilities, services and infrastructure. These standards pertain to the development review process and should not be construed as applying to existing developed lands. Proposed developments must include mitigation measures to assure that these standards or their equivalent are maintained. Modifications to these standards may be accomplished by a resolution of the Town Council.

Parks. Three acres of parkland per 1000 residents.

Fire. A fire station within 1.5 miles of all residential and nonresidential development in the Town, in the absence of appropriate mitigation measures.

Police. Maintain a three-minute response time for all life-threatening calls and those involving criminal misconduct. Maintain a seven-minute response time for the majority of non-emergency calls.

Sanitary Facilities. The capacity to transport and treat residential and non-residential wastewater as indicated by the Central Contra Costa Sanitary District.

Water. The capacity to provide sufficient water to all residents and businesses in the Town as indicated by the East Bay Municipal Utility District.

Flood Control. Containment of the 100-year flood event (as determined by FEMA) by the flood control/drainage system.

GM1.6 Development Impacts and Share of Costs. Require all new development to contribute to or participate in the improvement of traffic service, parks, fire, police, sanitary, water and flood control systems in proportion to the demand generated by project occupants and users.

Implementing Programs:

IP-C1 Development Review

IP-C5 Traffic Impact Studies

IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing

GM1.7 Development Review and Approval. For projects requiring discretionary review, approve development projects only after making findings that one or more of the following conditions are met:

- a) Standards for transportation and facility/service performance will be maintained following project occupancy;
- b) Mitigation measures are available and will be required of the applicant in order to ensure maintenance of standards;

c) Capital projects planned by the Town or by a special district will result in maintenance of standards.

Implementing Programs:

IP-A2 Annual Town Budget
IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-L1 Development Review Referral
IP-L7 Lamorinda Transportation Planning

GM1.8 Transportation System Improvements. Implement actions in the Lamorinda Action Plan for which the Town is responsible.

Implementing Programs:

IP-I1 Transportation Systems Management Plan

GM1.9 Concurrency. Require that improvements to traffic service and/or other Town facilities and services that are a condition of project approval be implemented and in place at the time of project completion and occupation.

Implementing Programs:

IP-A2 Annual Town Budget
IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing

GM1.10 Findings of Consistency. The Contra Costa Transportation Authority requires that projects estimated to generate over 100 peak-hour vehicle trips to conduct a traffic impact study. In addition, the Lamorinda Project Management Committee (LPMC) is required to review projects that are expected to add an additional 50 peak-hour trips. In such instances, the approval body must make Findings of Consistency with the adopted Level of Service standards and approved action plans in order to approve the project; unless mitigations are programmed to be completed within five years or Findings of Special Circumstances have been made.

Implementing Programs:

IP-C1 Development Review
IP-C5 Traffic Impact Studies
IP-C8 Fee Waivers/Deferrals and Expedited Permit Processing
IP-L7 Lamorinda Transportation Planning

GM1.11 Reviewing and Monitoring Performance Standards. Periodically review and monitor all performance standards.

Implementing Programs:
IP-A4 Annual General Plan Review

GM1.12 Conflict Resolution. Follow the Contra Costa Transportation Authority's conflict resolution process to resolve disputes related to the Action Plans and other parts of the regional Growth Management Program (Measure J).

Implementing Programs:
IP-A9 Conflict Resolution

See also policies C2.1, Regional Collaboration and Problem-solving (page 6-4) and C2.2, Regional Transportation Improvements (page 6-5).

GM1.13 Implement the Contra Costa County voter approved Urban Limit Line (ULL). Use the Development Review process to oppose urban development that is contrary to the Contra Costa County approved Urban Limit Line (ULL).

Implementation Programs:
IP-C1 Development Review

11 ACTION PLAN

This chapter presents a comprehensive list of the implementing programs for the Moraga General Plan, as referenced for each policy in Chapters 3 through 10. These are the programs that put the Plan's goals and policies into action.

The programs are organized by type, including:

- A General Programs
- B Ordinances
- C Development Review
- D Codes and Enforcement
- E Design Guidelines
- F Other Guidelines and Standards
- G Ongoing Programs
- H Housing Specific Programs
- I Circulation Specific Programs
- J Open Space Specific Programs
- K Special Plans and Projects
- L Intergovernmental Coordination
- M Public Information And Education
- N Cultural, Paleontological, and Tribal Cultural Resource Protection

Appendix F provides a summary matrix identifying the Town department(s) responsible for implementing each program, schedule for implementation (highlighting programs to be implemented in the coming year), financing sources (when other than or in addition to Town funds), and, where applicable, quantified objectives for the production of housing units affordable to various income levels (in accordance with State law requirements). Quantified objectives are also summarized at the end of the Housing Element (Chapter 5).

The Action Plan, in keeping with Implementing Program IP-A4, should be revisited on an annual basis as part of the General Plan Annual Review to report on the status of each implementing program and revise the schedules to reflect implementation priorities for the coming year.

A. General Programs

IP-A1 General Plan Diagram

Use the General Plan Diagram to guide land use planning activities in the Town and its Sphere of Influence area. Use the Circulation System of the General Plan Diagram to guide activities related to goods movement, emergency vehicle routes, street closures and other activities that affect the transportation system, local businesses and residents. Review and update the General Plan Diagram as part of the annual General Plan review process.

IP-A2 Annual Town Budget

Prepare, review and adopt an Annual Budget to identify and fund ongoing Town programs, services, activities, and projects, including capital improvement projects needed to maintain and enhance the community's character, quality and livability. Capital improvement projects shall include park and recreation facility improvements; public safety improvements; and improvements to the circulation system that are necessary to maintain and improve traffic operations and/or levels of facility performance, identifying funding sources (Town funds and other) as well as intended project phasing.

IP-A3 Annual Needs Assessment

Conduct an annual assessment of service levels in relation to community needs as part of the Town budget process.

IP-A4 Annual General Plan Review

Conduct an annual review of the General Plan prior to initiating the Town budget process, reporting on the status of the Plan's implementing programs and revising the schedules for implementation accordingly to reflect implementation priorities for the coming year and ensuring linkage between implementation priorities and the Town's annual budget. Additionally, the review should identify current issues in need of attention and recommend new or revised goals, policies or implementing programs, as appropriate, including proposed General Plan amendments.

IP-A5 Public Opinion Surveys

Conduct periodic surveys of public opinion on the Town's various programs and activities.

IP-A6 Citizen Participation

Continue to encourage citizen participation in all Town activities, including ongoing review and management of the General Plan and

development decision-making. Other areas in which to emphasize citizen participation include:

- *Recreation Programs.* Encourage resident participation in community events and activities, including recreation programs, both as participants and as leaders, instructors or coaches.
- *Public Safety Activities.* Involve residents, businesses and service organizations in citizen task forces to study special areas of safety concern, and in safety education activities, such as neighborhood watch, drug awareness, disaster preparedness, and similar programs.

IP-A7 Citizen Commissions

Continue to appoint and support Moraga residents to serve on commissions related to the Town's planning and development and service delivery. Commissions include the Planning Commission, Design Review Board, Parks and Recreation Commission, and Youth Involvement Committee. Each Committee shall have a designated charge and shall be involved in the review and discussion of relevant issues, making recommendations as appropriate to staff and the Town Council.

IP-A8 Homeowner Assistance

Provide long-term technical assistance to homeowner associations to address public safety issues and concerns, for an appropriate fee or assessment. Assistance shall also be provided in the form of public information and education programs.

IP-A9 Conflict Resolution

Participate in the Contra Costa Transportation Authority's conflict resolution process as needed to resolve disputes related to the development and implementation of policies described in the Growth Management Element.

IP-A10 Private Sector Support

Encourage the donation of funds, goods and services by the private sector according to the established guidelines and policies of the Town.

B. Ordinances

IP-B1 Zoning and Subdivision Ordinances

Revise the Town's Zoning Map, Zoning Ordinance and Subdivision Ordinance, as needed, to maintain consistency with the adopted General Plan and, specifically, to achieve the following:

- Incorporate the land use plans of the Moraga Center Specific Plan.
- Provide sufficient capacity to meet the Regional Housing Needs Allocation, including zoning for a variety of housing types at a range of densities.
- Retain existing residential zoning and discourage non-residential uses in these zones.
- Provide for density bonuses in residential districts, consistent with State law requirements (California Govt. Code 65915).
- Continue to allow the renting of rooms/quarters in single-family homes as a permitted use in single-family zones.
- Permit emergency and transitional housing in the Community Commercial Zoning District.
- Continue to allow manufactured housing on single-family lots if placed on permanent foundations and subject to compliance with Town Design Guidelines.
- Implement State laws for accessory dwelling units (ADUs), recognizing the importance of ADUs in meeting local housing needs.
- Prohibit the creation of new non-MOSO lots unless the after-graded average slope of the proposed development area is less than 25%.

IP-B2 Moraga Open Space Ordinance

Continue to implement the development policies and standards set forth in the Moraga Open Space Ordinance, in accordance with its Interpreting and Implementing Guidelines.

IP-B3 Condominium Conversions Ordinance

Revise the Condominium Conversion Ordinance to exempt limited equity residential cooperatives that meet all of the following requirements to the extent necessary to comply with State Law:

- Minimum of 20 percent of the units as housing affordable to very-low to moderate income households,
- Resale controls to assure long term affordability of the low- and moderate-income units,
- Right of first refusal of purchase of units by occupants, and

- Relocation assistance to low- or moderate-income households who are unable to afford the purchase of units that are converted.

IP-B4 Traffic Impacts Ordinance

Require developers to fund or construct their “fair share” of transportation improvements.

IP-B5 High Risk Areas Zoning Overlay

Establish a zoning overlay district for all high-risk areas. Development may be permitted only if geologic and geotechnical investigations or project mitigations result in a very low level of risk to life and property. If so, require the project geotechnical engineer and the engineering geologist to make explicit findings that this is the case, and require review by the Town’s consulting geotechnical engineer and engineering geologist. Mitigations, if necessary, should be made conditions of project approval.

IP-B6 Moderate Risk Areas Zoning Overlay

Establish a zoning overlay district for all moderate-risk areas and discourage development in areas so designated. Where possible, avoid building in moderate risk areas. Where it is not possible to avoid building in such areas entirely, due to parcel size and configuration, limit development accordingly through density regulations, subdivision designs that cluster structures in the most stable portions of the subdivision, site designs that locate structures in the most stable portion of the parcel, and specific requirements for site engineering, road design, and drainage control.

IP-B7 Hillside Zoning Overlay

Establish a Hillside Zoning Overlay for all hillside sites with greater than 20 percent slope. Regulate densities and require that permitted structures be built in the most stable portion of each parcel. Prohibit the construction of new residences on average slopes of 25 percent or more within the proposed development area of a lot, with the exception of existing lots that were either legally created after March 1, 1951 or specifically approved by the Town Council after April 15, 2002. In the case of existing lots with an average slope of 25% or more within the proposed development area, the design of all new residences shall be subject to design review approval.

IP-B8 Fire Safety Ordinance

Work in conjunction with the Moraga-Orinda Fire District to enact appropriate ordinances to require the use of built-in fire protection systems in all new commercial buildings and in single family

residential buildings where water supply and access do not meet fire code requirements or distance to a fire station exceeds 1.5 miles, or square footage exceeds 5,000. The ordinance should also establish guidelines for fire trails and fuel breaks in open space areas, for minimum roofing requirements, and for the design, use and management of Emergency Vehicle Access routes.

IP-B9 Seismic Safety Ordinance

Adopt an ordinance requiring the reinforcement of hazardous buildings. The ordinance should:

- Identify critical facilities such as public facilities and infrastructure, evaluate their seismic safety, and develop a schedule for strengthening those facilities found to be below standard.
- Require critical facilities, such as schools and medical facilities, to meet the highest possible standards.
- Set priorities for non-critical facilities and establish procedures and a schedule for achieving compliance.
- Require basic elements of seismic retrofitting upon transfer of property, including inexpensive and cost-effective measures such as bolting of houses to foundations, reinforcement of chimneys, sheathing of cripple walls and bracing of hot water heaters.
- Include guidelines for post-earthquake decisions regarding evacuation and condemnation of damaged buildings.

IP-B10 Geologic Hazards Abatement District Ordinance

Adopt Geologic Hazards Abatement Districts, in accordance with State enabling legislation, to mitigate geological hazards within new development areas.

IP-B11 Transportation Systems Management Ordinance

To attain traffic service standards, adopt and implement a Transportation Systems Management (TSM) ordinance or alternative mitigation program.

IP-B12 Flood Control Ordinance

Establish a flood control ordinance using FEMA guidelines. The ordinance should establish standards for structural setbacks along streams, set standards for property line setbacks, and require that streamside property be owned and managed in common.

IP-B13 Historic Preservation Ordinance

Develop and adopt a Historic Preservation Ordinance to preserve designated historic buildings and sites and to allow owners of

designated historic buildings to apply for tax relief through Mills Act Agreements. Issues to address include definition and designation of historic buildings and sites (including historic orchards); demolition procedures and permits; review of structural modifications and use changes; and design and development review criteria and procedures. Establish guidelines for site and building use, rehabilitation, relocation, and adaptive reuse, and implement discretionary design reviews.

IP-B14 Non-smoking Ordinance

Periodically evaluate the effectiveness and scope of the Town's non-smoking ordinance, and revise as appropriate.

IP-B15 Moraga Tree Ordinance

Implement and monitor the Moraga Tree Ordinance to preserve and protect trees in the community as they contribute to the beauty and environmental quality of the Town, with particular attention to designated 'tree-covered areas' (OS2-9) and 'trees of historical significance' (CD7.1), as defined in the Ordinance.

IP-B16 Recycled Water Ordinance

Consider adopting a Recycled Water Ordinance in accordance with State law.

IP-B17 Moraga Grading and Erosion Control Ordinance

Adopt a comprehensive grading and erosion control ordinance. Require all grading on average slopes of 25% or more within the development area to be considered by the Town Council following a recommendation by the Planning Commission. In addition, identify the maximum average slope within a development area that can be graded and prohibit grading of average slopes in excess of the limit. Require natural contour grading of all slopes in excess of 20%.

IP-B17 Noise Ordinance

Update the provisions of the Moraga Municipal Code covering acceptable levels of noise, including noise levels for stationary sources.

C. Development Review

IP-C1 Development Review

Undertake development reviews to ensure compliance with applicable local, regional, state, and federal laws and adopted policies. Ensure that developers contribute funding for on-site and off-site improvements that mitigate impacts of development.

Specifically, review development proposals to ensure:

- *Neighborhood Quality.* Continue to examine site and building plans to ensure that layout and design meet Town objectives for neighborhood quality, security, and public safety.
- *Performance Standards.* Ensure that one or more of the following conditions will be met:
 - Performance standards will be maintained consistent with adopted mitigation programs following project occupancy;
 - Additional mitigation measures are available and will be required of the project sponsor in order to ensure maintenance standards; or
 - Capital projects planned by the Town or special districts will result in the maintenance of standards. Improvements should be in place at the time of project implementation.
- *Acceptable Noise Levels.* Ensure that any residences sited adjacent to major arterials include measures that reduce noise to acceptable levels, consistent with State law. Encourage designs that orient sensitive portions of buildings away from noise sources, utilize the natural terrain to screen structures from major arterials or other noise sources, and use appropriate design techniques to reduce adverse noise impacts. Applicants for new development projects shall conduct site-specific noise analysis to ensure that noise levels from stationary sources such as mechanical equipment and HVAC systems remain below the daytime limit of 60 dBA L_{eq} and nighttime limit of 50 dBA L_{eq} at residential uses and other sensitive receptor property lines.¹ The nighttime limit shall only apply to sensitive receptors which are in use at night.
- *Solar Access.* Discourage the design and siting of buildings in a manner that may reduce solar access for adjacent buildings or properties.
- *Emergency Response.* Appropriate consideration of emergency response planning, including provisions for evacuation in the event of a wildfire or other emergency.

¹ A stationary noise source is typically a fixed mechanical system such as an air conditioning unit, exhaust system, generator, compressor or pump. It does not include non-stationary noise, such as traffic, music, passing aircraft, barking dogs, alarms, sirens, etc.

- *Fire Prevention.* Appropriate fire prevention measures, including fire protection systems and fire-retardant roofs in accordance with adopted ordinances and standards.
- *Safe Subdivision Design.* Subdivision design and platting of each parcel so that there is a safe building location.
- *Slope Stability.* Location of development in the most stable portion of each subdivision and/or parcel, with a statement from the project engineering geologist and geotechnical engineer to this effect, subject to review of the Town's consulting geotechnical engineer and engineering geologist.
- *Seismic Safety.* Design and construction according to the seismic standards of the latest edition of the Uniform Building Code, with public buildings, multi-story buildings, office and commercial buildings, and public infrastructure designed to the highest feasible standards of seismic design by a structural engineer according to expected levels of seismic shaking, with review by a qualified structural engineer.

IP-C2 Development Review for Emergency Services

Ensure that developments are designed to provide adequate emergency vehicle access, including alternative emergency vehicle access for all new developments with 40 or more units. Ensure that new subdivisions conform to Town standards and are reviewed by officials at the Moraga-Orinda Fire District.

IP-C3 Design Review

Submit all applicable development proposals to the Design Review Board to ensure consistency with the design goals and policies of the General Plan and the Town Design Guidelines.

IP-C4 Seismic Safety Checklist

Create a checklist of seismic design features to be verified in plan review and building inspection.

IP-C5 Traffic Impact Studies

Conduct a Traffic Impact Study as part of the application review process in a manner that is consistent with the technical guidelines published by the Contra Costa Transportation Authority. As appropriate, this should include Vehicle Miles Traveled (VMT) analysis for projects that do not meet locally established VMT screening criteria.

IP-C6 CEQA / Environmental Impact Reports

Continue to utilize the CEQA process to evaluate and document the potential environmental impacts of proposed development and avoid environmental degradation, requiring environmental impact analysis and appropriate mitigations as necessary in accordance with applicable laws.

IP-C7 Geotechnical Reports

Require a geotechnical report to accompany building permit applications for all new construction, except minor building additions. For hillside sites with slopes steeper than 20 percent, require an engineering geologic report and retain a geotechnical engineer and engineering geologist to review such reports on behalf of the Town, according to established guidelines and procedures for review and approval. Ensure that all geologic and geotechnical reports are made a part of the public record, organized in such a manner that they will become an evolving source of local geotechnical information.

IP-C8 Fee Deferrals and Expedited Permit Processing

- Review the Town's fee structure to ensure that development pays no more than its fair share of providing public service improvements consistent with the General Plan. Provide fee deferrals for projects that contain low- or moderate-income housing. Fee deferrals should be commensurate with the percentage and income levels of the affordable units proposed, and should be offered only when necessary to assure the financial feasibility of the project and/or the affordability of the low- or moderate-income units.
- Provide expedited permit processing and permit assistance to developers providing affordable housing to ensure that unnecessary delays do not occur that could jeopardize project funding or result in substantial increases in project costs.

D. Codes and Enforcement

IP-D1 Building and Grading Codes

Review and revise the Town's building and grading codes, as necessary, to ensure that the highest standards of the geotechnical engineering profession are being followed. Specifically, aim for the highest standards in the areas of:

- Foundation design for expansive soils
- Hillside drainage
- Fill settlement

- Slope stability analysis
- Liquefaction analysis and mitigation
- Landslide repair

In the grading code, require that roads constructed in hillside areas be engineered to standards that facilitate proper emergency access and the delivery of necessary services, while reducing the potential for excessive maintenance and repair costs. Develop an average slope limit beyond which grading shall be prohibited unless grading is required for landslide repair or slope stabilization.

IP-D2 Building Inspection, Code Enforcement and Hazard Abatement

Encourage the County to continue to respond to complaints of substandard property conditions by inspecting properties and enforcing applicable building, health and safety codes. As appropriate, inform elected and appointed officials regarding code compliance and enforcement issues.

For critical structures and development in risk areas, encourage the County to implement a pro-active program of building inspection, code enforcement, and hazard and nuisance abatement. Specifically:

- *Substandard Structures.* Inspect and vacate or condemn structures that are damaged or are in imminent peril, using public nuisance abatement powers.
- *Hazards in Town Buildings.* Reduce non-structural hazards in all Town buildings.
- *Continuing Education for Seismic Safety.* Require inspectors to attend continuing education programs to ensure their familiarity with principles of seismic design and with seismic code requirements.
- *Grading and Foundation Inspections.* Establish inspection procedures to ensure that all grading and foundation work is observed and documented at specific critical stages. For sensitive sites, require periodic grading and foundation inspection by the Town's engineering geologist and/or geotechnical engineer.
- *Inspection of Critical Public Buildings.* For particularly critical public buildings, require periodic inspection by the Town's structural engineer for seismic safety.

E. Design Guidelines and Objective Standards

Review and update the Town Design Guidelines to implement the goals and policies of the General Plan, including its Community Design Element. Specific areas to address include:

IP-E1 Scenic Corridor Design Guidelines

Review and update design guidelines and development standards for the Town's designated Scenic Corridors to provide consistent landscaping, design features, and development controls. Guidelines should address:

- Street tree selection and spacing and, where appropriate, median trees and groundcover plantings.
- View protection, especially to ridgeline and hillside areas.
- Signage and/or graphic systems to identify the two commercial centers and important community facilities.
- Private signage (location, size and materials).
- Building setbacks, heights and architectural features.
- Landscaping in setback areas, yards and planted courtyards visible from the street.
- Provisions for drought-tolerant species, use of recycled water, and other water conservation measures.
- Pedestrian-oriented lighting.
- Sidewalk design, along the frontage of residential and commercial areas.

All standards should be objective and should facilitate ministerial approval of housing that is consistent with the General Plan and zoning, as required by State law. Particular attention should be given to the Scenic Corridors in the Moraga Center Area and Rheem Park Area, establishing points of entry, reinforcing the special design character of these two areas, and supporting walkable and pedestrian-oriented higher-density development.

IP-E2 Residential Design Guidelines and Objective Standards

Review and update design standards and guidelines to ensure that they are consistent with State housing law and address residential design issues in existing and potential future single-family residential developments, including:

- *Subdivision Design* to encourage lot and street configurations adapted to topography and natural features.
- *Street Design* to discourage closed loop streets and provide adequate emergency access and evacuation capacity.
- *Landscape Character*, to encourage street trees and landscaping and retain significant views, with provisions for drought-tolerant species, use of recycled water, and other water conservation measures.

- *Pedestrian Environment* to create interconnected sidewalk/pathway linkages to adjacent neighborhoods, commercial centers and community facilities such as parks and schools; provide for pedestrian-oriented lighting; and, where feasible, encourage landscape strips between the sidewalk and curb to buffer pedestrians from automobiles.
- *Home Design* to encourage home designs that are consistent with existing residential character, with appropriate height, scale and setback requirements; and to discourage the visual dominance of garages on streets by limiting the frontage (by percentage and by location) occupied by garage doors.
- *Energy Efficiency* to encourage home designs and retrofitting to conserve energy through use of active and/or passive solar energy systems, ceiling insulation, ceiling fans, low-energy appliances, and/or other measures.
- *Equipment Screening* to encourage appropriate screening of mechanical equipment, solar collectors, satellite dishes, communication devices and similar devices, with special attention given to buildings whose roofs are viewed from higher elevations.
- *Infill Development* to promote more sensitive building additions and infill projects that preserve the scale and character of the existing neighborhood.
- *Public Places* to provide facilities and amenities appropriate to the neighborhood, such as neighborhood parks, childcare centers, schools and churches, ensuring appropriate siting and design.
- *Clustering* to preserve natural features and open spaces and minimize grading.
- *Landscaping in Hillside Areas* to address issues such as fire resistance, erosion control, drought tolerance, and visual buffering for privacy.
- *Estate Housing* to address issues specific to large-lot developments in outlying areas.

IP-E3 Multi-Family Residential Design Guidelines and Standards

Review and update design standards and guidelines to ensure that they are objective and consistent with State housing law. These standards should address issues specific to the planning, design and management of multi-family residential developments, including:

- *Site Design* to encourage developments that are oriented towards the public street rather than to an internal parking area.

- *Density and Housing Type Mix* to encourage a variety of housing types and discourage too high a concentration of any one unit or building type in a single area.
- *Building Design* to encourage buildings that reflect the scale and quality of their surroundings while supporting the Town's ability to provide for its share of regional housing needs.
- *Landscaping* to encourage developments that blend with the natural setting, with provisions for drought-tolerant species and fire resistive plant species, use of recycled water, and other water conservation measures.
- *Sense of Entry and Individuality* to provide a public entry point and a 'sense of address' toward the street or directly to an open space on the site.
- *Outdoor Spaces and Amenities* to encourage garden spaces and outdoor play spaces on the site.
- *Pedestrian Environment* to create a place where it is pleasant and safe to walk, orienting buildings towards public sidewalks and providing yards and landscaped setbacks.
- *Pedestrian and Bicycle Linkages* to encourage walking and biking to nearby community facilities and commercial centers.
- *Automobile Access and Parking* to minimize large parking areas or garage door openings along public streets, encouraging screened parking areas, side-yard parking, and/or 'alleys' to access parking at the rear of developments.
- *Public Places* to provide facilities and amenities appropriate to the development and neighborhood, such as park space or childcare centers, ensuring appropriate siting and design.
- *Opportunities for ministerial approval* for residential projects that are consistent with local zoning regulations and meet objective design and development standards, as required by State law.

IP-E4 Commercial Design Guidelines

Review and update design standards and guidelines for Moraga's commercial centers as part of planning for the Moraga Center and Rheem Park Areas. Issues to address include:

- *Building Design* to establish appropriate building heights, setbacks and architectural design standards and create a pleasant village-like atmosphere with a strong 'sense of place.'
- *Visual Environment* to create a more pleasing and inviting visual environment by locating and screening storage yards, parking areas, service areas and other ground level paved areas shall be screened from off site views by perimeter and tree canopy planting. Special attention should be given to views from nearby and

distant hillside neighborhoods. Large flat-roofed areas and rooftop equipment shall be screened from off-site views.

- *Pedestrian Environment* to create a strong pedestrian orientation, with buildings sited and designed to create a pleasant pedestrian experience along public street frontages and active uses adjacent to the public sidewalk; and to create pedestrian places and amenities such as covered walkways, courtyards, and plazas with appropriate landscaping and lighting.
- *Landscape* to provide consistent tree planting along all major streets and pedestrian paths; encourage more extensive on-site landscaping, including use of drought tolerant and fire resistive plant species, use of recycled water, and other water conservation measures.
- *Traffic Access and Circulation* to minimize the number of driveway openings on major public streets, encourage side street access when feasible, and create a grid or modified grid of streets similar to traditional town or village streets.
- *Redesigned Parking Areas* to create a stronger pedestrian orientation, with parking lots divided into smaller 'parking courts' alternated with building frontages.'
- *Pedestrian and Bicycle Linkages* to promote walking and biking between residential neighborhoods and nearby commercial services.
- *Signage* to improve consistency of appearance and wayfinding.
- *Transit* to locate transit-supportive uses within close proximity of transit stops, incorporate stops in convenient locations in commercial areas, and provide linkages between commercial areas and regional destinations.

IP-E5 **Public Safety Guidelines**

Develop planning and design guidelines for implementation of design ideas that can help prevent or reduce crime (e.g., through attention to sight-lines to front doors and windows and from front windows to the street).

IP-E6 **Historic Resource Design Guidelines**

Establish guidelines for the design and review of rehabilitation, retrofit, and new construction projects in or adjacent to historic buildings, sites and other resources as designated by the Town. The guidelines shall address issues related to preservation and conservation (CD7.2), infill development (CD7.3), 'Spanish Heritage' design (CD7.4) and landscaping (CD7.5). See also IP-N1

F. Other Guidelines and Standards

Develop and implement guidelines and standards to address issues of special concern in the community, particularly in relation to public safety. Specific areas to address include:

IP-F1 Guidelines for Development in Swales

Prepare siting and engineering guidelines to control development at the base of swales, as shown on the Town's Development Capability Maps. These should address location of structures, setbacks, and need for special drainage or diversionary structures.

IP-F2 Stream Channel Standards

Prepare Town standards for the design and maintenance of natural stream channels, addressing:

- Vegetation removal
- Re-vegetation
- Permitted bank and bed stabilization techniques
- Irrigation setbacks from top of bank
- Energy dissipation at outlets
- Design of storm drain inlets and outlets
- Maintenance of culverts and inlets
- Bank modifications

These standards can be used as a guide throughout all stages of the environmental and development review processes, as well as in providing guidelines to common owners of streamside property.

IP-F3 Storm Drain Standards

Develop and adopt standards for storm drain inlets and outlets to reduce potential for erosion or blockage.

IP-F4 Post-Earthquake Reconstruction Guidelines

Prepare guidelines for post-earthquake reconstruction, addressing: identification of risk areas, establishment of a reconstruction authority (similar to redevelopment authority), and determination of where uses and occupancies should be changed to reduce future risk. Require post-earthquake reconstruction to conform to all Town codes and ordinances.

IP-F5 Communication System Resiliency Plan

Work with MOFD, the County, adjacent cities, and the operators of telecommunications infrastructure and mobile networks to develop a communication system resiliency Plan. The Plan should provide

for continuity of service and/or rapid restoration of service during and after an emergency.

G. Ongoing Programs

IP-G1 Vacant Land Inventory

Maintain and update an inventory of vacant and under-utilized parcels in the Town, including an assessment of their potential development capacity.

IP-G2 Traffic Monitoring Program

Monitor the traffic levels on major arterial roads and the intersection capacity at the Town's signalized intersections on a bi-annual basis.

IP-G3 Pavement Management Program

Maintain a pavement management program to identify and prioritize maintenance projects in the Town's Annual Budget. Maintenance should also include regular cleaning of bicycle routes to remove debris and poor pavement conditions that discourage bicycle riding.

IP-G4 Storm Drain Management Program

Revise our Storm Drain Management Program to document current storm drain system conditions, define system improvement priorities, and establish ongoing management and maintenance needs and procedures. Utilize the Town's Geographic Information System (GIS) to map and monitor system conditions.

IP-G5 Town Beautification Program

Develop and implement a beautification program to enhance the natural beauty and aesthetic qualities of the Town's scenic corridors, commercial centers, community facilities, and residential neighborhoods.

IP-G6 Tree Planting Program

Develop and implement a comprehensive tree-planting program.

IP-G7 Air Quality Management Program

Refer significant development proposals to the Bay Area Air Quality Management District for review, and maintain consistency with the Bay Area Regional Air Quality Management Plan, as updated from time to time.

IP-G8 Noise Monitoring Program

Monitor noise problems and evaluate complaints regarding new noise sources in order to develop the most practical solutions.

IP-G9 Hazardous Waste Management Program

Develop and implement a Hazardous Waste Management Program to:

- Locate and identify hazardous materials stored in the Town.
- Based on initial evaluation, identify regulations, as appropriate, for the storage of hazardous materials and/or reinforcement of structures.
- Coordinate permitting procedures for the transmission of hazardous or toxic materials into, out of or through the Town, consistent with County, State and Federal regulations.

IP-G10 Earthquake Emergency and Disaster Preparedness Plans

Periodically review and update the Town's Earthquake Emergency and Disaster Preparedness Plans in cooperation with the County Office of Emergency Services.

IP-G11 External Hazard Control Program

Cooperate with the Moraga-Orinda Fire District in development and enforcement of weed abatement, vegetation management, and wildfire hazard reduction programs.

IP-G12 Recreation Programs

Schedule year-round classes in topics such as arts, sports, physical fitness, music, ecology, photography, cooking, drama, video and special interest needs.

IP-G13 Facility Master Plans

Regularly review and amend as necessary the Master Plans for all Town facilities, prioritizing capital improvement projects and maintenance activities as necessary in response to community needs and priorities and in light of resource constraints.

IP-G14 Facility Management

Maintain all Town facilities, including parks and recreational facilities, at the highest standard achievable in light of resource constraints and staff limitations. Repair acts of vandalism as soon as possible.

IP-G15 Federal Insurance Qualifications

Undertake such actions as necessary to become and remain qualified for Federally subsidized flood and mudslide insurance.

H. Housing Specific Programs

Note to reader: The programs below are a summary of implementation measures in the Town's Housing Element. Please consult the Housing Element for a complete list of implementation programs.

IP-H1 Regional Housing Need

Continue to zone sufficient sites to meet Moraga's regional share of housing need as established by the Association of Bay Area Governments Regional Housing Needs Allocation.

IP-H2 Housing Partnerships

Work with Saint Mary's College, the Moraga School District, affordable housing developers, and other groups and organizations to define opportunities for collaboration in the development of new affordable housing to meet the needs of local employees and special needs populations. Identify potential sites, financial resources and regulatory mechanisms to facilitate the development of new units that can help meet the Town's 'fair share' housing requirements.

IP-H3 Housing Rehabilitation Program

Participate in the County Housing Authority's Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by very-low to moderate income households. Improve citizen awareness of this rehabilitation loan program by making pamphlets on this program available at the Planning Department and the public library.

IP-H4 Affordable Housing Subsidies

Seek to increase the availability of state and federal subsidies for affordable housing in Moraga through the following actions:

- Petition the County Housing Authority for additional Section 8 subsidies if rental dwelling units can be located that are within federal fair market rent guidelines. If necessary, collect documentation on rent levels and need to substantiate an increase in the number of Section 8 certificates or vouchers.
- Assist developers in accessing funding for the construction of senior housing or other low- or moderate-income housing for which state or federal subsidies are available.
- Participate in future issuances of mortgage revenue bonds or

mortgage tax credit programs by Contra Costa County to support home ownership opportunities for low- and moderate-income Moraga residents.

- Support the use of existing provisions to waive Lamorinda Fee and Financing Authority (LFFA) Impact Fees for affordable housing development.
- Encourage future development to consider a component for workforce or other affordable and special needs housing.

IP-H5 Affordable Housing Trust Fund

Establish an Affordable Housing Trust Fund to which financial contributions can be directed to support affordable housing development in Moraga. Establish procedures and criteria for determining how the Fund's proceeds are to be managed and expended to support affordable housing development in the Town.

IP-H6 Homeless Services and Referral

Provide referrals to private and public agencies that offer assistance and shelter to homeless individuals and families, and participate with designated inter-agency organizations to address homeless needs.

IP-H7 Equal Housing Opportunities Coordinator and Information

Facilitate fair and equal housing opportunity by designating the Planning Director as the Town's Equal Opportunity Coordinator with responsibility to refer complaints to a district office of the California Department of Fair Employment and Housing. Provide information to the public regarding equal housing opportunity laws and the Town's Equal Housing Opportunities Coordinator. Provide information on equal housing opportunity on the Town's website.

IP-H8 Nondiscrimination Clauses

Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for affordable housing constructed pursuant to this Plan.

IP-H9 Accessible Housing Information and Referral

Provide information to developers, homeowners and other interested parties on the needs and techniques for producing adaptable and accessible housing for people with disabilities. Encourage consideration of such techniques in both new and rehabilitated housing, and provide referrals for people with disabilities who desire specially designed housing to meet their needs.

I. Circulation Specific Programs

IP-11 **Transportation Systems Management Plan**

Review and Update the Town's Transportation Systems Management Plan to identify/define:

- Level-of-service standards for traffic operations, reflecting service levels for all street users (i.e., cars, buses, pedestrians, and bicycles);
- Designated routes for commercial trucks, transit, and emergency evacuation;
- Street design guidelines for improving arterial corridors and streets within commercial areas and residential neighborhoods; and
- Priority improvements to the existing arterial network to accommodate current and anticipated future traffic.
- Traffic monitoring program.

IP-12: **Vehicle Miles Traveled (VMT) Analysis and Reduction Measures**

Require a quantitative VMT analysis for projects that are not screened out of VMT requirements based on the criteria established by the Town. Projects resulting in significant impacts shall incorporate measures to reduce VMT.

J. Open Space Specific Programs

IP-J1 Open Space Preservation Program

Develop and adopt a program to preserve and/or protect important open space lands and natural resource areas in accordance with the Moraga Open Space Ordinance (MOSO). Areas to protect include:

- Major and minor ridgeline areas
- Steep slope areas
- Significant wildlife and waterway areas
- Agricultural lands
- Scenic areas

The program should identify priority preservation areas not already protected under MOSO, and strategies to achieve preservation goals.

Potential preservation strategies include but are not limited to:

- Acquisition through use of Town funds, formation of an assessment district, participation in a land trust, or other means;
- Transfer of development rights;
- Long-term leases;
- Dedication, easements, or donations of land through development agreements or other means;
- Development and use regulations;
- Tax incentive programs.

IP-J2 Transfer of Development Rights Program

Review and update a Transfer of Development Rights (TDR) program to define both sending and receiving sites, transfer ratios, incentive strategies, and application and approval procedures.

IP-J3 Open Space Management Plan

Develop and adopt an Open Space Management Plan to establish management practices for the Town's natural habitat and open space areas. For open space areas under public ownership or control, clearly delineate public access and use areas, and those areas to be protected from human disturbance. Establish appropriate use controls and, where appropriate, provide compatible support facilities for activities such as hiking and picnicking while ensuring public safety and protection of adjacent private property.

K. Special Plans and Projects

IP-K1 Moraga Center Specific Plan (MCSP) and Rheem Park Public Realm Plan

Continue implementation of the adopted Specific Plan for Moraga Center. Periodically revisit the Plan's standards and guidelines to ensure that they are achieving desired outcomes. Revise the Plan as needed based on the findings. Prepare a Public Realm Plan for the Rheem Park area that defines the area's circulation system, improvements to public space, streetscape and landscaping, and the infrastructure necessary to support and sustain reinvestment in the area.

IP-K2 Pedestrian, Bicycle and Trails Master Plan

Review, update and expand upon the Town's 'Trails Master Plan' to provide a comprehensive plan for addressing pedestrian and bicycle circulation issues as well as recreational trail use. The updated and expanded Plan should:

- Actively involve the public in the review and update process.
- Designate trails according to their intended use, by pedestrians, bicycles and/or equestrians.
- Establish annual priorities for trail construction as well as pedestrian and bicycle improvements, and identify the resources to build them.
- Review pedestrian circulation issues to identify constraints to walking, develop improvement plans at constrained locations, and incorporate pedestrian enhancement projects into the Town's Annual Budget, with particular attention to pedestrian connections between residential areas, commercial areas, and community facilities such as schools.
- Address bicycle circulation issues in compliance with the thirteen elements outlined in the California Bicycle Lane Account (BLA) to open the opportunity for state funding of local and regional bicycle transportation improvements. Elements of the plan should include design standards for bicycle facilities; bicycle education and outreach; and bicycle enhancement projects for the Town's Annual Budget.

IP-K3 Town Center Project

Continue to support the Town Center assessment and planning process to consolidate Town offices (including a new police station) and develop a multi-use community facility.

IP-K4 Corporation Yard

Evaluate the corporation yard location and consider alternate sites.

IP-K5 Annexation Review

Consider annexation of areas within Moraga's Sphere of Influence when and if property owners in those areas request connection to the water and sanitation systems.

IP-K6 Seismic Safety Study

Consider appointing a Technical Seismic Advisory Committee to develop a detailed assessment of risk in public and community buildings, recommend a comprehensive action program in conjunction with adoption of the Seismic Safety Ordinance, and research State and Federal sources of economic aid related to public safety concerns. The assessment should include an inventory of potentially hazardous buildings, such as unreinforced masonry buildings, tilt-up buildings, and buildings with soft stories, focusing on buildings with the highest occupancy. At a minimum, hazardous unreinforced masonry buildings must be identified according to the requirements of the Unreinforced Masonry Law of 1986 (Government Code, Section 8875).

IP-K7 Bollinger Canyon Special Study

Coordinate with property owners in the Bollinger Canyon area to support their effort in preparing a special study for the Bollinger Canyon area, as shown on the General Plan Diagram, in accordance with the goals and policies of the General Plan.

The Bollinger Canyon Special Study may include the following:

- a) *A 'Opportunities and Constraints' Analysis.* Supplementing the information already collected in the General Plan Update and EIR process, as well as in previous Town planning efforts, an analysis of opportunities and constraints will be conducted and a summary prepared for review by Town staff, officials, and residents. This document shall summarize data on the site and surrounding areas as they relate to development and potential development impacts in the following areas:
 - *Environmental Quality*, including wildlife, vegetation, water quality, air quality, noise and view.
 - *Safety*, including seismic and geologic hazards (including slope stability), grading, flooding, streambank erosion, fire safety, and public safety (police) issues.

- *Traffic*, including site access and circulation, potential traffic impacts on adjacent areas as well as on roadways connecting the site to regional transportation corridors, and opportunities for pedestrian, bicycle and transit access from the site to the Town center.
- *Infrastructure*, including existing capacity of water, sewer, storm drains, electric and gas utilities to support development at the site, as well potential impacts of development on public facilities such as schools and parks.
- *Housing Affordability*, demonstrating how development at the site could contribute to helping the Town meet its need for housing affordable to low and very low income households.

b) *A Conceptual Development and Conservation Plan.*.. Based on information contained in the Opportunities and Constraints Analysis, a Conceptual Development and Conservation Plan will be developed to illustrate how the site could be developed in a manner consistent with the goals and policies of the Town's General Plan. The plan will include:

- *Illustrative Site Plan*, showing proposed development parcels and uses, building footprints, road alignments, easements, and grading.
- *Proposed Land Use Designations*, including both parcels proposed for development and areas proposed for conservation.
- *Impacts*, summarizing the impacts to be expected from development at the scale, type and configuration proposed.
- *Mitigations and Conservation Plan*, demonstrating how the site's environmental qualities will be protected and its significant natural features conserved.
- *General Plan Consistency* demonstrating that the proposed development is consistent with the goals and policies set forth in the Moraga General Plan.
- *Proposed General Plan Amendments* that may be needed to ensure ongoing consistency between the proposed development and the Moraga General Plan.

Additional requirements for the Conceptual Plan may be established by the Town, consistent with requirements typically expected of similar development proposals. This may include a requirement to provide an opportunity for input by Town residents regarding the Opportunities and Constraints Analysis and the conceptual development plan.

c) *A General Plan Amendment to Implement the Conceptual Development and Conservation Plan in Town Policies.* Upon review, refinement and approval of the Conceptual Development and Conservation Plan by the Town Council, a General Plan

Amendment should be proposed by the property owner group working with Town staff to establish a policy framework for implementation of the plan. This would include adoption of appropriate land use designations for the subject properties, and any other goal and policy revisions or amendments deemed necessary for implementation.

L. Intergovernmental Coordination

Coordinate with other relevant jurisdictions and agencies to address issues of mutual concern. Specific programs of intergovernmental coordination should include the following:

IP-L1 Development Review Referral to Adjacent Jurisdictions

Refer all subdivisions of more than ten (10) lots or within one (1) mile of an adjacent jurisdiction to that neighboring jurisdiction for review and comment.

IP-L2 Agenda Referral to Adjacent Jurisdictions

Refer all Town Council, Planning Commission, and Design Review Board agendas to adjacent jurisdictions to encourage inquiry regarding proposals deemed to be of interest to the adjacent jurisdiction.

IP-L3 County Housing Programs

Continue a cooperative relationship with Contra Costa County in the administration of housing programs that benefit Moraga residents. Provide interested residents and developers with information about housing programs available through the County.

IP-L4 Inter-jurisdictional Public Safety Programs

Coordinate with the Office of Emergency Services of Contra Costa County, the Moraga-Orinda Fire District, schools districts, adjacent jurisdictions and other agencies to address public safety issues and concerns.

IP-L5 Inter-jurisdictional Recreation Planning

Cooperate with Orinda, Lafayette, the County, East Bay Regional Park District, and other jurisdictions, agencies, and service organizations to provide recreational activities for Moraga and surrounding communities.

IP-L6 Library Services

Cooperate with the Contra Costa County Library Commission, County Librarian, and the Friends of Moraga Library to improve and enhance library services, including additional library hours.

IP-L7 Lamorinda Transportation Planning

Participate in multi-jurisdictional transportation planning by taking part in activities of regional transportation agencies and cooperating with other jurisdictions to alleviate substandard roadway conditions. Specifically, coordinate with Lafayette, Orinda, and the County to undertake the following actions:

- Attract state/federal funding for transportation projects in Contra Costa County through work with the Lamorinda Project Management Committee and CCTA.
- Support regional and/or sub-regional transportation fees on new development to address traffic impacts on the regional road system between the Town of Moraga and State Route 24.
- Pursue joint efforts to address major traffic problems where Moraga traffic contributes significantly to such problems.
- Consider establishing a program of 'trip rights' or similar mechanism to link development approvals in the three Lamorinda communities with the available traffic capacity on the major roadways leading to State Route 24.
- Encourage expanded Travel Demand Management Programs that reduce single-occupant driving.
- Support CCTA bus service expansion between Moraga and the Lamorinda BART stations.
- Support BART strategies that enhance transit ridership, encourage casual carpools for one-way BART ridership, and reduce parking impacts at Lamorinda BART stations.
- Seek to expand and enhance pedestrian and bike corridor connections with adjacent jurisdictions.
- Review General Plan Amendments to ensure that proposed developments do not violate multi-jurisdictional agreements.
- Support improvements to the regional transportation system such as State Route 24, Interstate 680, and Interstate 80.

IP-L8 Transit Improvements

Work with the Contra Costa County Transportation Authority (County Connection) to identify and implement improvements to the local bus system to increase transit patronage. In particular, explore opportunities to increase daily service, coordinate park-and-ride lots

adjacent to transit stops, and provide transit-friendly amenities like benches, bike racks, and transit route information.

IP-L9 Underground Utilities Program

Work with Pacific Gas and Electric, Pacific Bell, and other utility providers to convert overhead utility lines to underground lines, with priority given to lines located in scenic corridors. Utilize the Public Utility Commission's 'Rule 20' to fund Underground Utility District Projects, and require underground utilities in all new development.

IP-L10 Coordination with Saint Mary's College

Work collaboratively with Saint Mary's College to:

- Coordinate calendars of events.
- Regularly communicate on plans in progress and upcoming opportunities.
- Encourage Saint Mary's employees residing in Moraga to serve on local boards and committees.
- Create a process to address proposals and issues of mutual concern in an expeditious manner.
- Meet annually to review the progress of the approved Master Plan's implementation.
- Discuss student housing needs and solutions, as needed. These may include: a) assistance in accessing funding for student housing; b) approving an affordable housing development that includes student units in multifamily residential zones, or c) permitting accessory dwelling units, the renting of rooms, and/or other uses of existing single family properties, consistent with neighborhood quality objectives.

IP-L11 Coordination with School Districts

Work collaboratively with the leadership and staff at the Moraga School District and the Acalanes Union High School District to address school facility planning and use issues, including the coordination of long-range planning and population growth forecasting; land use and circulation issues in the vicinity of school facilities; review and evaluation of development impacts (and impact fees, as necessary); community use of school facilities; and other issues of mutual concern. The Town will also encourage school district employees residing in Moraga to serve on local boards and committees.

IP-L12 Coordination with Utility Providers

Work collaboratively with utility service providers to support ongoing utility provision, maintenance and service improvements. Also, work with the East Bay Municipal Utility District (EBMUD) to preserve and protect watershed lands adjacent to the Town.

M. Public Information and Education

Provide public information and education materials and programs to raise public awareness about key community issues and encourage resident participation in Town activities and programs. Specific public information and education programs should include:

IP-M1 Information on Town Programs, Events and Activities

Maintain a regular and periodic public information device to disseminate information on the Town's programs, events and activities.

IP-M2 Information on Historic Preservation and Resources

Work with the Moraga Historical Society and other groups to support public information and education programs regarding Moraga's history.

IP-M3 Traffic Safety Education Program

Conduct a traffic safety and education program, including an elementary school outreach program to educate children on traffic safety and courteous driving activities; adult outreach program addressing vehicle impacts on the environment, courteous driving behavior and carpool/transit opportunities; senior outreach program addressing traffic safety and changing traffic laws and driving activities; and topical education sheets for the Town newsletter.

IP-M4 Information on Resource Conservation and Environmental Preservation

Provide public information and education materials to encourage recycling, resource conservation, and environmental preservation efforts.

IP-M5 Information on Noise Pollution

Publicize practical mitigation measures that Town residents and businesses can use to help reduce noise.

IP-M6 Information on Seismic Safety

Provide public information to help residents and businesses understand what to expect during an earthquake, how best to respond, and what they can do to prepare themselves. Specifically, provide the following:

- *Community Information.* Provide educational materials to community organizations. Materials should address general earthquake hazards and also describe expected effects within the Town of Moraga, making use of existing materials from the Seismic Safety Commission and the Bay Area Region Earthquake Preparedness Project.
- *Schools Curriculum.* Work with the schools to teach about earthquakes. This would include handouts on family earthquake preparedness in addition to establishing emergency preparedness procedures in the schools.

IP-M7 Information on Landslides

Consider preparation and distribution of informational brochures, identifying landslide areas within the Town, describing the causes of landslides and presenting guidelines for property maintenance so as to minimize the potential for earth movement problems.

IP-M8 Information on Streamside Guidelines and Flood Insurance

Consider the distribution of maintenance and property management guidelines to all streamside property owners, and inform all property owners within 200 feet of a creek, to identify stream and drainage areas for which the Town is responsible and those areas for which private property owners are responsible. Educate property owners on their responsibilities for streambank maintenance and repairs, and make them aware of the availability of flood insurance under the National Flood Insurance Program.

IP-M9 Information for Homeowners Associations

Provide information to homeowner associations regarding their responsibilities and to keep them informed regarding Town issues and activities.

IP-M10 Public Safety Information

Provide information to the public to promote crime and hazard prevention and general disaster preparedness, including information on public safety design, fire safety devices, and the removal of dry grass and brush that pose fire hazards.

N. Cultural, Paleontological, and Tribal Cultural Resource Protection

IP N-1: Cultural Resource Protection

Implement measures to protect potential cultural resources within new development projects in areas where such resources have been identified or are likely to be present. As appropriate, the following measures may apply:

- (a) **Historical and Archeological Resource Surveys.** Prior to issuance of a grading permit in a previously undisturbed area, require a historic and archaeological resources survey. Actions may include but are not limited to avoidance of discovered cultural resources; relocation, rehabilitation, or alteration consistent with the Secretary of the Interior Standards and/or data recovery mitigation or documentation that offsets the loss of the resource;
- (b) **Protection of Potential Historic and Archaeological Resources.** Retain a qualified cultural resource specialist to conduct site-specific analysis and implement feasible mitigation or avoidance measures for development that may impact a listed, eligible, or potentially eligible historic or archaeological resource;
- (c) **Construction Monitoring.** Retain a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities in or around a potentially significant cultural resource.
- (d) **Unanticipated Discoveries.** Suspend earth-disturbing work in the event a cultural resource is identified. Retain a qualified cultural resources specialist to design and implement feasible measures.

IP N-2: Paleontological Resource Protection

Applicants for new construction that would involve ground disturbance in areas known to have a high probability for paleontological resources shall retain a Qualified Professional Paleontologist to determine the project's potential to significantly impact paleontological resources. As appropriate, measures may be prescribed to reduce potential impacts.

IP-N3: Protection of Tribal Cultural Resources

In the event an unanticipated tribal cultural resource is identified during construction, retain a qualified specialist in consultation with an appropriate Native American representative to design and implement a resource treatment plan. Earth-disturbing work within 60 feet of the resource shall be suspended until consultation has occurred and feasible mitigation measures have been designed and implemented.

APPENDICES

Editor's Note: Appendices B through E are unchanged and not included here.

They remain part of the Moraga General Plan.

APPENDIX A

GENERAL PLAN DIAGRAM

The General Plan Diagram defines the general pattern of future development within the Town boundaries and Sphere of Influence. It is a graphic expression of the General Plan's goals and policies and is the single most important policy implementation measure of the General Plan.

The General Plan Diagram is not a map. Although it may be to scale, the uses or alignments displayed on the Diagram should not be measured directly. Also, the Diagram should not be used interchangeably with the Town's Zoning Map. The Diagram is a long-term planning tool that depicts the desired pattern of future development at a generalized level. The Zoning Map is a current planning tool that depicts permitted uses on a parcel level. In cases where the land use designation of a parcel is unclear based on the General Plan Diagram, the Planning Commission shall make a determination as to the appropriate designation.

The General Plan Diagram presents four general categories of land use: Residential Neighborhoods, Mixed Use Areas, Parks and Open Space, and Community Facilities. It also displays the Town's circulation system. The General Plan Diagram of the *Moraga 2002 General Plan* is displayed on the following page.

Editor's Note:

While General Plan categories were adjusted in the January 2023 amendments, no changes to the map were made

