



Looking northwest along Cypress Point Way

4

LAND USE ELEMENT

The Land Use Element sets the direction for Moraga's future growth and built environment. The Element includes the Town's General Plan Map, which defines allowable land uses throughout the town along with standards for the density or intensity of development. It includes Moraga's policies for residential, commercial, civic, and open space uses. These policies provide direction on how Moraga will maintain its outstanding neighborhoods, strengthen its commercial centers, add new housing, and preserve its magnificent natural setting.

Requirements for the Land Use Element are established by California Government Code Section 65302(a). The Element must "designate the proposed general distribution and general location and extent of the uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, and other categories of public and private uses of land." Policies in this element must be carefully coordinated with policies relating to housing, community design, transportation, open space, safety, and economic vitality to ensure internal consistency.



4.1 EXISTING LAND USES

Figure 4.1 shows existing land uses in Moraga. Moraga is characterized by a mix of single-family residential neighborhoods and open spaces, with two commercial centers and multiple civic and institutional uses. The Town's land use pattern is shaped by its topography, with development generally following valleys and extending up the slopes of hillsides in some locations.

Table 4-1 summarizes the acreage in each land use based on tax assessor data and field surveys completed as part of the General Plan Update. The table includes the entire Planning Area, including the unincorporated Sphere of Influence. The Planning Area is 6,185 acres.

As indicated in the table, open space is currently the largest single use in the town, representing 45 percent of Moraga's acreage. Residential uses occupy about 33 percent of Moraga's acreage, while commercial uses occupy just under 2 percent. Other uses, such as Town facilities, schools, Saint Mary's College, and churches, represent about 11 percent of the town's area. About 9 percent of Moraga's land area is dedicated to street right-of-way. The town has no industrial land.

Most of Moraga's open space is in private ownership. The Planning Area includes more than 1,800 acres of ranchland, orchards, vineyards, undeveloped woodland, and grasslands, much of it on hillsides. Moraga also includes a substantial amount of "common" open space within subdivisions and planned developments, some of which is improved (e.g., golf courses, landscaping, etc.) and some of which is left in its natural state. There are also over 500 acres of public open space in Moraga, including Town-owned properties and land owned by East Bay Regional Park District.



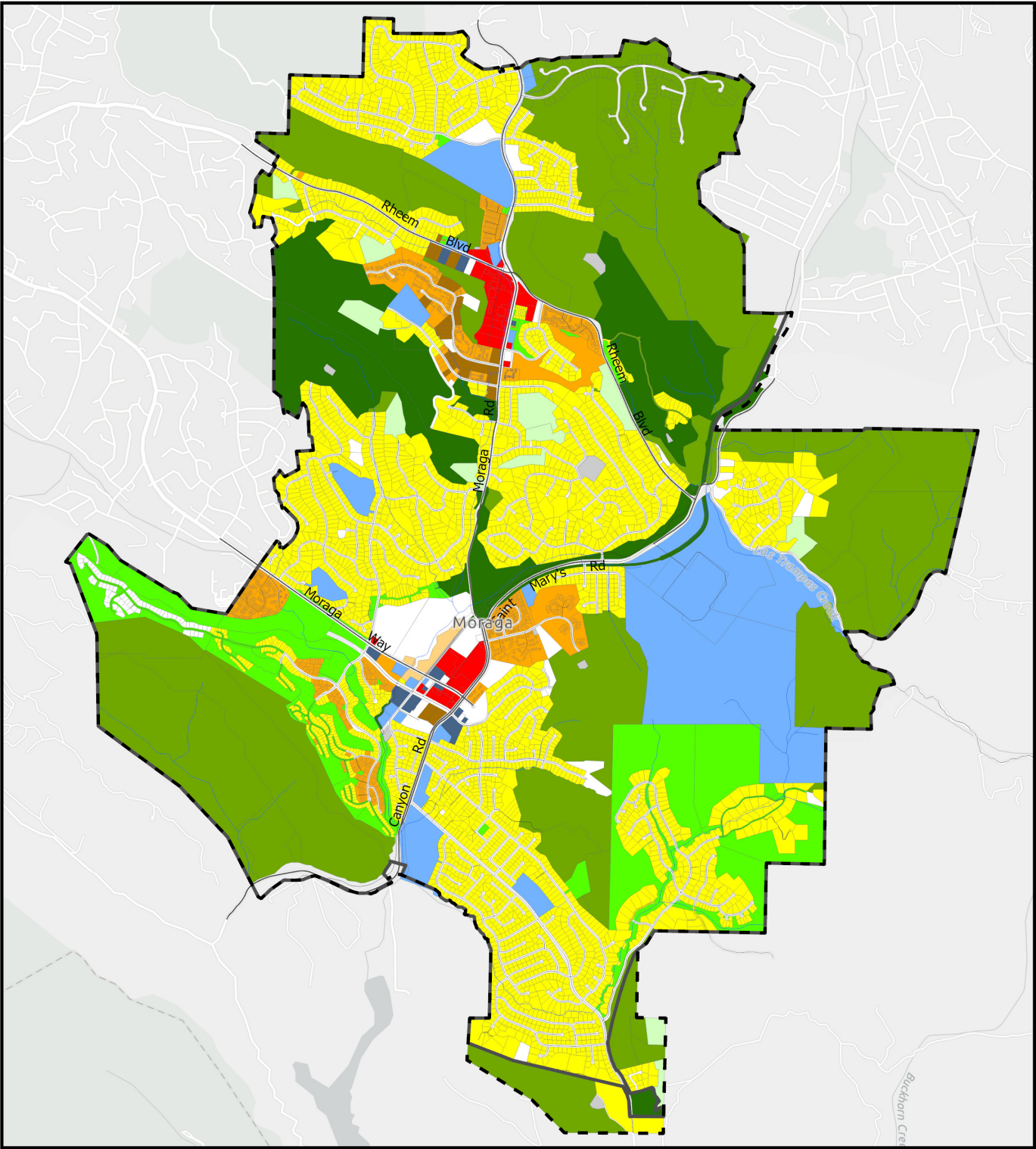
Moraga's "Semi-Rural" Character

Since its incorporation, preserving Moraga's "semi-rural character" has been a Town priority. The following attributes contribute to this character:

- 1. Open Space.** More than 45 percent of Moraga's land area is designated as open space, distributed across the entire community.
- 2. Single Family Residential Neighborhoods.** More than 32 percent of Moraga's land area is designated for low-density single family residential neighborhoods.
- 3. Village Centers.** Commercial uses in Moraga are concentrated in two central locations. These locations effectively serve as village centers, with the potential to become more walkable and vibrant through infill development.
- 4. Scenic Views.** Open hillsides and ridgelines throughout the community add to the town's overall character.
- 5. Agricultural Heritage.** The town's agricultural heritage (including but not limited to cattle ranches, pear and walnut orchards, and vineyards) remains an important part of the Moraga community.
- 6. Sense of Community.** Moraga's convenient location, abundance of open space, highly desirable educational institutions, and access to urban amenities and transportation options, provide a strong sense of community and a high quality of life.



Figure 4.1: Existing Land Use (2023)



- | | | | |
|---------------------|--|---|----------------------------------|
| Town Limits | General Commercial | Common Open Space/
Private Recreation | Legacy Commercial
Agriculture |
| Sphere of Influence | Office | Agriculture/Rangeland | |
| Streams | Single Family (Detached
Housing) | Public Open Space/
Parkland | |
| Streets | Single Family (Attached/
Townhomes) | Public Facility/
Institutional/Religious | |
| | Multi-Family Housing | Utility | |
| | Rural Residential (5
acres or more) | Vacant | |

Town of Moraga, California
General Plan Update

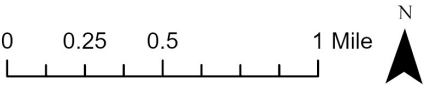


Table 4-1: Existing Land Use Acreage in Moraga, 2024¹

Land Use	# of Parcels	Acres	Percent of Total Acreage
Residential	5,536	2,016.2	32.6%
<i>Rural (5 acres+)</i>	(10)	(80.8)	(1.3%)
<i>Single-family Detached</i>	(3,996)	(1684.3)	(27.2%)
<i>Single-family Attached</i>	(1,490)	(222.3)	(3.6%)
<i>Multi-Family</i>	(40)	(28.8)	(0.5%)
Commercial	77	108.0	1.7%
<i>General</i>	(47)	(80.8)	(1.3%)
<i>Office</i>	(26)	(16.9)	(0.3%)
<i>Legacy Commercial Ag</i>	(4)	(10.3)	(0.2%)
Open Space	373	2,824.3	45.7%
<i>Agriculture/ Rangeland</i>	(178)	(1842.4)	(29.8%)
<i>Public Open Space/Parks</i>	(32)	(509.1)	(8.2%)
<i>Common Open Space</i>	(163)	(472.8)	(7.6%)
Other	151	679.8	11.0%
<i>Public Facility/Institutional</i>	(31)	(517.2)	(8.4%)
<i>Utility</i>	(15)	(13.7)	(0.2%)
<i>Vacant</i>	(105)	(148.9)	(2.4%)
Transportation Rights-of-Way	N/A	556.7	9.0%
TOTAL	6,137	6,185.0	100.0%

Source: Barry Miller Consulting, Town of Moraga, 2024

¹ Each parcel in Moraga is assigned a two-digit “use code” by the Contra Costa County Assessor’s Office based on its existing use. This table summarizes that data using traditional urban planning classifications.

Moraga’s residential land uses are distributed throughout the town and include a mix of housing types and densities. There are just over 2,000 acres of existing residential land use in Moraga. About 88 percent of this acreage is single-family detached housing, with a total of almost 4,000 housing units. The remaining 12 percent (250 acres) supports another 1,900 units, consisting primarily of townhomes and multi-family apartments and condominiums.

Figure 4.2 shows Moraga’s residential parcels by size, using tax assessor records for all parcels recorded as developed with single-family residential use. The map excludes townhomes and attached housing types. It uses different

colors to show parcels that are less than 0.25 acres, 0.25 to 0.5 acres, 0.5 to 1 acre, 1-5 acres, and larger than 5 acres. The mapped information on **Figure 4.2** is summarized in Chart 4-1.

Moraga’s residential densities are lower than most Bay Area communities. The median single-family lot size in the town is 14,860 square feet (about 1/3 of an acre). There are some neighborhoods where prevailing lot sizes are smaller, including the Larch area southeast of Moraga Center and the Moraga Country Club. There are also areas like Sanders Ranch and The Bluffs, where the prevailing lot sizes are larger.



Figure 4.2: Existing Single-family Parcel Sizes

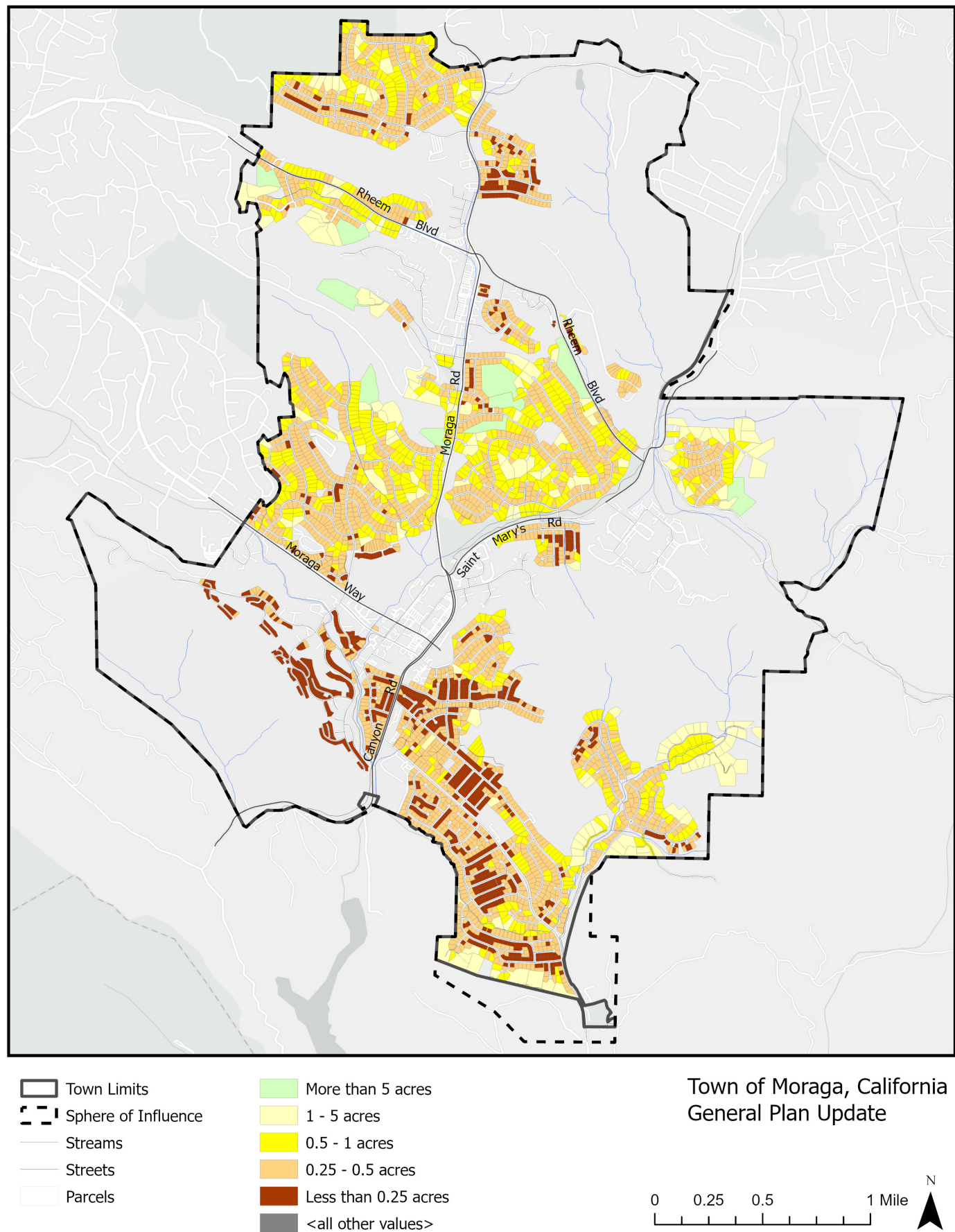
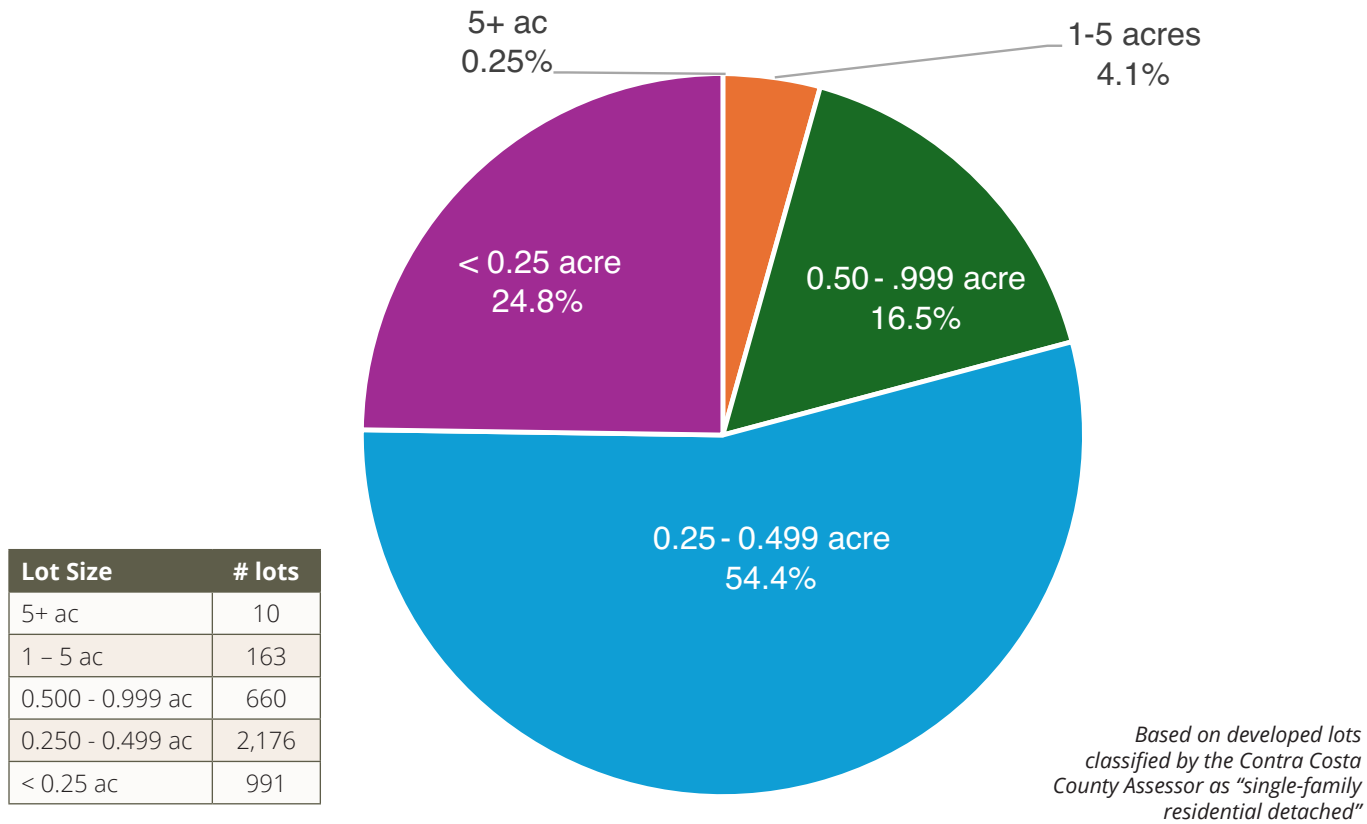


Chart 4-1: Existing Single-Family Lot Sizes In Moraga



The distribution of lot sizes is important, as it shapes the designations on the General Plan Map. Historically, Moraga has had three single-family General Plan categories, corresponding to residential densities of one unit per acre, two units per acre, and three units per acre. Moraga’s multi-family districts historically have been assigned a maximum density of six units per acre. These are considered “gross” densities, meaning that they include areas set aside for streets and common space. “Net” densities are higher and reflect pre-incorporation approvals.

There are 108 acres of developed commercial land use in Moraga. This includes 81 acres of general commercial land, 17 acres of office, and 10 acres of legacy commercial agriculture. Commercial land includes retail, restaurant, and gas station/ auto repair uses, among others. These uses are clustered in and around the Moraga Center and Rheem Valley Shopping

Centers. Office uses primarily consist of small professional and medical office buildings constructed in the 1970s and 80s, also in the Moraga Center and Rheem Valley areas.

Saint Mary’s College is the largest institutional use in Moraga, occupying 420 acres along Saint Mary’s Road. Other larger public uses include Campolindo High School, Joaquin Moraga Intermediate School, and three elementary schools. Public uses also include the library, fire stations, and Town offices. Utility-owned properties in the town include EBMUD water tanks, Central Contra Costa Sanitary District facilities, and PG&E properties.

About 2.4 percent, or 149 acres, of Moraga is classified by the tax assessor as “vacant.” This includes land that is zoned for development but not currently developed. Most of this acreage has been identified for future housing.



4.2 GENERAL PLAN MAP AND CATEGORIES

Figure 4.3 is the Moraga General Plan Map. The Map defines the general pattern of future development within the Town of Moraga and its Sphere of Influence. It shows the pattern of land uses envisioned in the horizon year of the Plan (2040) and is a graphic expression of the General Plan's goals and policies. The Map identifies areas planned for residential, mixed-use, open space, and community facility uses. Because Moraga is mostly built out, the future land use pattern matches existing land uses in most locations.

The General Plan Map is implemented through zoning. Zoning maps are required to be consistent with General Plan Maps, but they do not need to match them exactly. For Moraga's Rural, Low, and Medium Density residential categories, there is a one-to-one correspondence between General Plan categories and zoning designations. For the Moraga Center and Rheem Park General Plan categories, there are multiple zoning districts within each area. The General Plan categories for Open Space and Community Facilities likewise have multiple corresponding zoning districts, designed to implement local land use policies.

The categories that appear on the General Plan Map are defined on the following pages. The colored boxes indicate the map colors used to show each category.

RESIDENTIAL CATEGORIES

In all residentially designated areas, the following general conditions apply:

1. Residential density is expressed using gross acreage. In other words, it includes areas required for local streets, easements, and other public uses. By contrast, zoning is based on net density and excludes these areas. For example, the allowable density in the 1 DUA General Plan designation is 1 unit per acre (43,560 square feet). However, the minimum lot size (codified through zoning) is 30,000 square feet. This recognizes that there are streets and other non-buildable features within each area depicted on the General Plan Map.
2. The maximum density stated in each case is subject to State density bonus laws. These laws allow an increase in the number of permitted units for projects meeting specific criteria with respect to the inclusion of affordable housing units.
3. Pursuant to state law, accessory dwelling units do not count as a dwelling unit when calculating the number of units permitted on a property under the General Plan.
4. The Town's policies and zoning regulations support the clustering of allowable units to achieve more cohesive design, increase efficiency, and reduce environmental impacts. Policies in this Element establish the requirements for clustering, including allowable lot sizes.
5. Other compatible uses, such as schools, childcare centers, parks, and religious facilities, may also locate in areas with residential designations. The zoning ordinance indicates which uses are permitted by right and which uses require a conditional use permit.
6. To translate the density standard to a population standard (e.g., number of persons per acre), the unit/acre range should be multiplied by 2.59, which is the average number of persons per household in Moraga.
7. High-density residential development is permitted in the Moraga Center and Rheem Park categories and is not included in the residential categories below.



The residential land use designations, and corresponding map colors, are as follows:

Rural Residential (RR).

This designation allows agricultural and very low-density single-family residential uses, not to exceed a gross density of one unit per five acres. Although very low-density housing is permitted in these areas, the focus is on preservation of the natural environment.

Low Density Residential (LDR).

This encompasses low-density single-family residential neighborhoods and areas suitable for future low-density single-family residential development. There are four General Plan designations within this category, each corresponding to different maximum densities. Each of the four categories below has its own corresponding zoning district.

1 Unit/ Acre (1 DUA).

Areas with this designation have a maximum gross density of one dwelling unit per acre. The corresponding zoning district is 1 DUA, which has a minimum lot size requirement of 30,000 square feet.

1.5 Dwelling Unit/Acre (1.5 DUA).

Areas with this designation have a maximum gross density of 1.5 dwelling units per acre. The corresponding zoning density is 2 DUA, with a minimum lot size of 20,000 square feet. The slightly higher zoning densities permitted in this category relative to the General Plan are intended to encourage clustering of the allowable number of units. The total number of units in any area with this designation may not exceed the General Plan maximum.

2 Dwelling Units/Acre (2 DUA).

Areas with this designation have a maximum gross density of 2 units per acre. The corresponding zoning density is 2 DUA, with a minimum lot size of 20,000 square feet.

3 Dwelling Units/Acre (3 DUA).

Areas with this designation have a maximum gross density of 3 units per acre. The corresponding zoning density is 3 DUA, with a minimum lot size of 10,000 square feet.

Medium Density Residential (MDR).

This designation applies to areas that include a mix of housing types, including single-family detached and attached housing, duplexes, triplexes, fourplexes, and multi-family housing. The maximum gross density permitted is 6 units per gross acre. This designation may include housing that exceeds this density within larger developments that include a mix of open space and developed areas.



Example of Medium Density Residential development in Moraga



MIXED-USE CATEGORIES

There are two mixed-use designations on the General Plan Map, both described below and noted on the Map with the colors below.

Moraga Center (MC).

This designation applies to the 187-acre Moraga Center Specific Plan Area. The Area is envisioned as a vibrant and walkable mixed-use center, including residential, commercial, and office uses, as well as open space and community facilities. Land use in this area is governed by a Specific Plan, including zoning districts corresponding to low, medium, and high-density residential development, mixed office-residential development, mixed retail-residential development, and community commercial development. Maximum density in the MC area is 24 units per gross acre, although this density is not permitted on all sites.² Maximum FAR for non-residential uses is 0.85.

Rheem Park (RP).

This designation applies to the 60-acre commercial area generally lying south and west of the intersection of Rheem Boulevard and Moraga Road. The area includes the Rheem Shopping Center and Theater, offices, housing, and commercial uses. There are multiple zoning districts, intended to facilitate infill development with mixed-use, higher density housing (up to 24 units per gross acre), and commercial and civic uses.² Maximum FAR for non-residential uses is 0.85.

OPEN SPACE AND CIVIC CATEGORIES

There are four open space and civic designations on the General Plan Land Use Map. These are defined below and noted on the Map with the colors below:

MOSO Open Space (OS-M).

This designation applies to properties that are specifically identified by the Moraga Open Space Ordinance approved by Moraga voters in 1986. The primary intent of this designation is to conserve environmentally sensitive lands and protect the visual integrity of ridgelines and hillsides. On privately owned land with this designation, residential uses and civic and recreational facilities may be considered with a conditional use permit, subject to maximum gross densities of one unit per 5, 10, or 20 acres, depending on site conditions.

Non-MOSO Open Space (OS-N).

This designation applies to open space properties that are not specifically listed in the 1986 Moraga Open Space Ordinance. As with OS-M lands, the primary intent is to conserve environmentally sensitive lands and protect the visual integrity of ridgelines and hillsides. Residential uses and civic and recreational facilities may be considered with a conditional use permit, subject to maximum gross densities of one unit per 5, 10, or 20 acres depending on site conditions.

Parks (P).

This designation applies to parkland that is owned and operated by the Town of Moraga. A variety of active and passive recreational uses are accommodated. These properties generally have Non-MOSO Open Space zoning.

² 30 units per acre is allowed for senior housing (see Policy LU-1.3).



Public/Institutional (PI).

This designation applies to public school campuses and to land owned by Saint Mary's College. Land uses are primarily educational in nature, although recreation and open space uses, and housing (for students and faculty) are also permitted, subject to a campus master plan. Public schools generally have residential zoning, while an Institutional zoning district has been established expressly for Saint Mary's College.

4.3 2040 GROWTH CONCEPT

OVERALL CONCEPT

The land use plan for Moraga directs future housing, commercial, and civic development to the town's two main commercial centers while preserving existing land use patterns elsewhere. The plan acknowledges "legacy" projects, such as Palos Colorados, and maintains land use designations from previous General Plans that may allow limited development on certain sites outside the commercial centers.

State law requires Moraga to plan for growth; the Town is obligated to meet its fair share of the region's housing needs. The Moraga Center and Rheem Park areas represent less than four percent of Moraga's land area but are expected to accommodate 73 percent of the town's housing growth in the next 15 years. Most of this growth will occur in the Moraga Center area, given its size and larger inventory of vacant land.

The idea of focusing development in the two commercial centers is not new. It was a major theme of the 2002 Moraga General Plan and remains a key theme today. This strategy has become even more crucial due to climate change, which requires local efforts to reduce greenhouse gas emissions. Additionally, concentrating

development in these centers offers economic benefits, such as providing more housing for the local workforce, attracting new businesses that serve Moraga residents, and increasing customers for existing businesses. Furthermore, expanding the commercial areas can give these centers a stronger sense of place, allow for reinvestment, and make them more appealing and vibrant community gathering spots.

The Town also anticipates employment growth in Moraga Center and Rheem Park. This will include additional retail and service businesses, local-serving offices, and potentially a hotel or other hospitality-related uses. Moraga will also continue to support the growth of Saint Mary's College as a community institution and cultural resource, guided by an updated campus plan.

Beyond the town centers, Moraga's neighborhoods will be retained and enhanced as great places to live. While the town's neighborhoods are mostly "built out," they may still change over time. Consistent with State law, the Town will encourage accessory dwelling units (ADUs) to meet some of its housing needs. It will ensure that its zoning and building regulations are responsive to changing demographics, family structure, and workplace trends. The Town will also work to make its neighborhoods and housing stock become more fire-safe and address critical issues such as evacuation and emergency vehicle access.



Table 4-2: Acreage in General Plan Land Use Categories³

Land Use	Acres	Percent of Total Acreage
Rural Residential	266.9	4.3%
Residential 1 DUA	654.0	10.6%
Residential 1.5 DUA	111.3	1.8%
Residential 2 DUA	522.6	8.4%
Residential 3 DUA	1,097.0	17.7%
Medium Density Residential (6 DUA)	144.0	2.3%
Mixed-use-Moraga Center	182.6	3.0%
Mixed-use-Rheem Park	67.5	1.1%
MOSO Open Space	1,884.0	30.5%
Non-MOSO Open Space	691.8	11.2%
Parks	42.5	0.7%
Public/Institutional	520.8	8.4%
TOTAL	6,185.0	100.0%

Source: Barry Miller Consulting, Town of Moraga, 2024

Table 4-2 above shows the acres in each land use designation on the General Plan Map. Approximately 45 percent of the town has a residential designation, while 42 percent has an open space designation. Public and institutional uses represent 8 percent of the total, while mixed-use areas represent about 4 percent. Most future housing and commercial development will occur in the mixed-use areas.

LEGACY DESIGNATIONS

In the context of the Land Use Element, the term “legacy designation” refers to a designation from the prior Moraga General Plan that is carried forward to the 2040 General Plan. This includes approved development at Palos Colorados, the Residential-1.5 DUA designation for Indian Valley, and the Rural Residential designation for Bollinger Canyon.

Palos Colorados is a 123-lot single-family subdivision approved on a 460-acre site along

the Town’s border with Lafayette. The project was initially proposed in the 1980s and its design has been revised several times. As of 2024, the project is fully entitled but not yet constructed. The underlying General Plan designations include a combination of MOSO and Non-MOSO Open Space and Residential-1 DUA. The allowable density on the site has been clustered in a manner that allows most of the site to be retained as open space. Lot sizes range from 15,000 to square feet to about an acre, and at least 30 of the homes are expected to have ADUs. Access will be via a new road that will terminate at Moraga Road.

Indian Valley is a roughly 140-acre area located north of Canyon Road in the southwest part of Moraga. The area was designated for 2 DUA in the 1990 General Plan. The 2002 General Plan reduced the residentially designated area to 107.8 acres, and the allowable density to 1.5 DUA. The most recent conceptual development proposal for the site was for 71 single-family lots along a central spine roadway, representing about 50 acres of the total site area. While the 2040 General Plan carries the 1.5 DUA designation forward, additional technical studies and environmental review would be required prior to any entitlements or change of use.

Bollinger Canyon is a 423-acre area located on Bollinger Canyon Road to the east of Saint Mary’s College. The area is rural and agricultural in character and has topographic and access constraints. The area had been designated as a “Study Area” by prior Moraga General Plans. In 2023, the Moraga General Plan was amended to replace the Study Area designation with a combination of Rural Residential (270 acres), Residential 1-DUA (17 acres), and Non-MOSO Open Space (136 acres). These designations are carried forward to the 2040 Plan.

³ Road rights-of-way are not called out in the table, as they are included within each General Plan category.



Country Club Extension includes 65 existing lots along Augusta Drive in the Moraga Country Club neighborhood. The Augusta extension has been completed and the lots are recorded and in place.

Hetfield Estates includes a southerly extension of Hetfield Place just south of Sanders Drive, providing access to seven new single-family lots, plus accessory dwelling units. The 58-acre site is designated MOSO Open Space. Most of the site will remain open space, as the development is clustered on lots averaging about 18,000 square feet each. The MOSO Open Space designation for this site is retained.



Bollinger Canyon

MORAGA CENTER

Moraga Center is one of two areas in Moraga that has been designated a “Priority Development Area” by the Town of Moraga and the Association of Bay Area Governments (ABAG). The purpose of the PDA designation is to bring transit, jobs and housing together in walkable mixed-use neighborhoods. PDAs help the Bay Area reduce greenhouse gas emissions by supporting more energy-efficient and less car-dependent development. The PDA designation provides access to grants for transportation, infrastructure, housing, and planning,

Moraga Center encompasses 187 acres around the intersection of Moraga Road and Moraga Way. It includes the Moraga Shopping Center, adjacent commercial and office uses, two assisted living complexes, and housing. The Moraga Center Specific Plan (MCSP) was adopted in 2010, with initial zoning amendments adopted at that time. In 2020, the Town adopted the MCSP Implementation Project, including more comprehensive zoning changes. Further amendments were approved when the 2023-2031 Housing Element was adopted.

The area is currently a patchwork of retail and office buildings, vacant land, former orchards, and older buildings dating back to Moraga’s initial settlement. The Plan envisions a pedestrian-friendly “Main Street” atmosphere with shops, restaurants, outdoor seating and dining areas, new sidewalks and bike lanes, and a promenade along Laguna Creek. It includes specific capital projects, including a northerly extension of School Street to connect to Saint Mary’s Road at Moraga Road and a bridge across Laguna Creek to provide access to new multi-family housing west of the creek. The MCSP also envisions revitalization of the Moraga Shopping Center, adaptive reuse of the Moraga Ranch, and potentially a new park and community center.

The MCSP identified 17 numbered “sub-areas” within its boundary and provided guidance for





Conceptual rendering of new mixed-use development in Moraga Center

future land use in each sub-area. Sub-areas include the “Village” (Areas 1-7), the Shopping Center (Areas 8-12), and additional areas of vacant and underutilized land along the south and east edges of the planning area (Areas 13-17). In the mixed-use areas, the MCSP provides the flexibility for either residential or commercial uses, and encourages projects in which both land uses are horizontally or vertically mixed. Collectively, the MCSP area is estimated to have the capacity for about 950 additional housing units, 90,000 square feet of retail/entertainment space, and 50,000 square feet of new office space.

RHEEM PARK

Rheem Park is a 67-acre mixed-use district located around the intersection of Moraga Road and Rheem Boulevard. The area includes the Rheem Valley Shopping Center, which is the town’s largest sales tax generator and retail center. It also includes the Rheem Theater, the Town’s offices and Council Chambers, and a variety of professional office buildings and commercial services. Like Moraga Center, Rheem Park also has been designated a “Priority Development Area.”

Zoning changes adopted in 2023 allow multi-family housing and mixed-use development of up to 24 units per acre in most of the Rheem Park

area. The area is expected to evolve into a more walkable center, with housing complementing existing and new commercial uses. There are also opportunities to better connect Rheem Park to adjacent neighborhoods and make the district more walkable and bike-friendly. The Community Design Element of this General Plan provides additional detail on potential improvements.



Rheem Theater facade





Open space surrounds many Moraga neighborhoods

4.4 OPEN SPACE LAND USES

The Moraga Planning Area includes over 1,800 acres of privately owned open space (see Table 4-1). The Town's land development regulations balance property rights with the protection of public health, safety, and the environment. Since its incorporation, Moraga has implemented zoning and other development standards to preserve environmentally sensitive open space. This has enhanced the town's quality of life and overall character. These provisions are described below and are further discussed in the Open Space and Parks Element.

MOSO AND NON-MOSO OPEN SPACE

In 1986, Moraga voters approved the Moraga Open Space Ordinance (MOSO), designating about 1,880 acres—roughly one third of Moraga's land area—as protected open space. The Ordinance does not preclude development on these lands, but it does limit the allowable residential density to one unit per 5, 10, or 20 acres, depending on site conditions. The Ordinance further requires that the lowest density

standard (e.g., one unit per 20 acres) be used in "high risk" areas, which include areas with geologic hazards such as landslides and unstable soils. The Open Space and Parks Element may be consulted for additional detail.

A second category of open space has been created for lands not covered by the 1986 Ordinance ("Non-MOSO Open Space") but still warranting conservation. This designation applies to undeveloped properties larger than 10 acres and located outside the Town's commercial centers. characterized by steep slopes and limited access. Non-MOSO Open Space is subject to density standards similar to those that apply on MOSO Open Space.

HILLSIDE AND RIDGELINE REGULATIONS

Moraga has adopted special provisions for hillside and ridgeline areas. The Town has identified four categories of ridgelines and developed regulations applicable to each type. These regulations prohibit development in certain locations, establish visual separation requirements, address the location of roads, include standards for scenic corridors, and establish requirements for Hillside Development Permits.

The Open Space and Parks Element provides the foundational policies for the hillside and ridgeline regulations and should be consulted for additional guidance.

PLANNED DEVELOPMENT AND CLUSTERING

The Town requires the use of Planned Development Districts (PD) on sites larger than 10 acres so that the site plans for such properties are tailored to the context of each site.⁴ Creating a PD District is a discretionary process (e.g., it requires approval by the Planning Commission

⁴ Properties in the Moraga Center, Rheem Park, and MOSO Open Space General Plan designations are exempt from this requirement.



and Town Council) that results a unique set of development standards for each project. Implicit in the PD concept is that development should reduce environmental impacts. This is accomplished by clustering the allowable number of units on each site in ways that allow portions of the site to be retained as open space. The PD process effectively transfers allowable density within a site, allowing lots that are smaller than what is allowed by zoning while maintaining the same aggregate total number of units.

Policies under Goal LU-1 establish the parameters for PDs, starting with the basic concept that new subdivisions should minimize grading, avoid geological hazards, and mitigate negative visual impacts. The General Plan establishes specific standards for smaller lots, including requirements for public benefits such as access to outdoor recreational facilities accessible to the general public.

Subdivisions on sites covered by the MOSO Open Space Ordinance typically retain their Open Space General Plan designations even after they are developed. This is consistent with the MOSO Ordinance, which mapped specific sites as Open Space. As a result, there are several pockets of post-1986 residential development within the open space areas shown on **Figure 4.3**.

4.5 LAND USE GOALS AND POLICIES

GOAL LU-1: A BALANCED COMMUNITY
SUSTAIN MORAGA AS A BALANCED COMMUNITY, WITH HIGH-QUALITY NEIGHBORHOODS, VIBRANT COMMERCIAL CENTERS, EXCELLENT PARKS AND PUBLIC FACILITIES, AND SCENIC OPEN SPACES AND NATURAL AREAS.

Policy LU-1.1: Directing Growth

Strategically direct the town’s future growth to the Moraga Center and Rheem Park commercial districts. Support the development of these areas as vibrant, walkable mixed-use centers, with housing and commercial development on infill sites.

Policy LU-1.2: Sustainable Development

Ensure that future development mitigates its impacts on the environment to the greatest extent possible and is designed to advance principles of sustainability. These principles include habitat restoration and preservation, efficient use of energy and water, greener building and construction practices, linked land use and transportation decisions, and reduced dependence on fossil fuels and non-renewable resources.

Policy LU-1.3: Residential Densities

Except as specified in Policies LU-1.4 and LU-2.2, use the densities in Table 4-3 as the basis for determining the maximum allowable number of units on sites where housing is permitted.



Table 4-3: Maximum Allowable General Plan Densities

General Plan Designation	Density Range (units/ acre) ^(1,2)
Residential – Rural	up to 0.2
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
Moraga Center – 12 DUA	10 – 12
Moraga Center/Rheem Park – Mixed Use zones and R-20/24 ^(2,3)	12 - 24

NOTE: 'DUA' = Dwelling Units per Acre

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

(2) Allowable densities in Open Space areas are addressed under Goal LU-2 and in Policies LU-1.6 and LU-1.11.

(3) These zones allow 30 DUA for senior housing. R-20/24 has a minimum density of 16 DUA.

Policy LU-1.4: Exceptions to Density Standards

The allowable number of units on a given site may vary from the standards in Table 4-3 based on environmental constraints, the availability of public services and service levels, and provisions for open space and recreation, consistent with the General Plan and to the extent permitted by State law. The allowable number of units on a given site may also be increased due to State and local density bonus allowances, accessory dwelling units, and transfer of development rights from other properties.

(see also Policy LU-2.1 regarding development densities on designated open space and Policy OSP-1.5 on density transfers)

Policy LU-1.5: Large Parcel Development

Outside Moraga Center and Rheem Park, allow the development of vacant parcels larger than 10 acres when:

- The densities and parcel sizes comply with this General Plan and zoning regulations.
- The site plan is consistent with General Plan policies, Town regulations, and design guidelines.
- The project has complied with all provisions of the California Environmental Quality Act, including mitigation of any potentially significant impacts.
- The project meets all applicable Fire Codes and emergency access requirements.

Policy LU-1.6: Planned District Zoning

Apply Planned District zoning for all new residential subdivisions larger than 10 acres. Parcels with General Plan designations of MOSO Open Space, Moraga Center, and Rheem Park shall be exempt from this requirement.

Policy LU-1.7: Hillside and Ridgeline Protection

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.

(see Community Design Element Goal CD-1 and Conservation Element Goal CON-1 for additional policies on hillsides and ridgelines)

Policy LU-1.8: Lot Size and Slope

Where subdivision of land is permitted, lot layout should minimize grading, avoid geological hazards, and mitigate negative visual impacts. New subdivisions should incorporate varied lot sizes so that smaller lots are placed on more level terrain and larger lots may be located on steeper slopes.

(see also Policy LU-1.9 on clustering, LU-1.10 on minimum lot size, and Policies OSP-2.1 and -2.3 on Slope Restrictions)



Policy LU-1.9: Clustering

Provide for the permanent preservation of open space and avoidance of sensitive visual and natural resource areas by allowing clustered housing. Clustered housing should be sensitively sited and should be designed to minimize visual impacts to scenic corridors and existing residential areas.

(See also Policy OSP-1.5 on transfer of development rights)

Policy LU-1.10: Minimum Lot Sizes and Percentage Mix in New Development

To facilitate clustering and the protection of environmentally-sensitive open space, natural resources, and hazardous areas, allow lots in new subdivisions that are smaller than the density limits listed in Policy LU-1.3. Where smaller lots are allowed, the aggregate number of dwelling units proposed in a given subdivision shall not exceed the overall gross density limits set by Policies LU-1.3 and LU-1.4. Table 4-4 shall be used to determine the allowable lot sizes in such instances, subject to the further provisions and conditions in Policy LU-1.11 below.

Table 4-4: Allowances for Smaller Lots

General Plan Designation	Minimum Lot Size	Lot Size Mix
MOSO Open Space	40,000 sq. ft.	See LU-1.11(d)
Non-MOSO Open Space	40,000 sq. ft.	See LU-1.11(d)
Rural Residential	40,000 sq. ft.	See LU-1.11(d)
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

Policy LU-1.11: Additional Requirements for Clustering Allowable Density

Apply the following qualifications to Table 4-4, if supported by environmental analysis:

- Additional Lots for TDRs and Density Bonuses.* Allow additional lots of 10,000 square feet or larger (beyond the percentages listed in Table 4-4) to accommodate Transfer of Development Rights or Density Bonus.
- Variations in the Mix of Lot Sizes.* Subject to approval of the Planning Commission, allow any percentage category listed in Table 4-4 to be increased by up to 20 percent of the specific percentage listed as long as the total allowable lots are not increased in the aggregate. The mix of lot sizes may exceed 20 percent for projects incorporating major outdoor recreational facilities, subject to the review and determination of the Planning Commission and Town Council.
- Clustering in the 2 DUA and 3 DUA categories.* In the 2 DUA and 3 DUA General Plan land use 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;
 - are designed to be compatible with the adjacent residential neighborhoods; and
 - are compatible with existing single-family developments.
- Lot sizes in Open Space Areas.* Lot sizes in areas designated "Non-MOSO Open Space", "MOSO Open Space", or "Rural Residential" on the General Plan Diagram may be less than 40,000 square feet but not less than 15,000 square feet when the overall project will provide outdoor recreational facilities with guaranteed permanent access to the general public. In all cases, overall project densities may not exceed one unit per 5 acres.



Policy LU-1.12: Height Limits

Maintain height limits for residential, commercial, and institutional uses. Height limits are shown in Table 4-5.

Table 4-5: Height Limits

Land Use	Maximum Height ^(1, 2)
Low Density Residential (zoning less than R-6)	Two stories or 35', whichever is less ⁽³⁾
Medium Density Residential (R-6, MCSP R-6, R-12)	35' ⁽³⁾
High Density Residential (R-20/R-24 zoning)	45' ⁽⁴⁾
Commercial, except those areas zoned for Mixed-use	Two stories or 35', whichever is less
Mixed-use areas, including multi-family	45' ⁽⁴⁾
Institutional uses	Consistent with the base zoning district or an approved master plan

- (1) Reduced heights may be required if the reviewing authority finds that the proposed height will create a significant adverse effect on neighboring properties or is incompatible with natural terrain or vegetation.
- (2) Additional height limitations apply on scenic corridors, per MMC 8.132.
- (3) Per Moraga Municipal Code (MMC), on lots where a building footprint is stepped down a slope of 20 percent or greater, the maximum aggregate height is 45 feet.
- (4) Excludes potential State density bonus allowances.

Policy LU-1.13: Development in Bollinger Canyon

Apply a mix of Non-MOSO Open Space, Rural Residential, and Residential 1DUA zoning in the area formerly known as the Bollinger Canyon Special Study Area. Residential 1DUA shall apply to previously subdivided parcels where it reflects existing land use and density. Non-MOSO Open Space shall be applied to agricultural and ranchlands where long-term open space protection is envisioned. Other areas in Bollinger Canyon shall be designated Rural Residential,

with a density of one dwelling per five acres. The allowable number of units on a given parcel or group of parcels under common ownership may be clustered, as described in other policies under this goal. Site plans shall be based on studies provided by property owners demonstrating that natural resources will be protected and hazards will be mitigated to the greatest extent feasible. Development shall meet all applicable access and fire safety standards.

GOAL LU-2: OPEN SPACE AND AGRICULTURAL LAND

PROTECT MORAGA'S OPEN SPACE AND AGRICULTURAL RESOURCES IN ORDER TO PRESERVE THE CHARACTER OF THE COMMUNITY, ENSURE ADEQUATE RECREATIONAL OPPORTUNITIES, PROTECT WILDLIFE HABITAT AND SENSITIVE VIEWSHEDS, RESTRICT DEVELOPMENT IN POTENTIALLY HAZARDOUS AREAS, AND REDUCE POTENTIAL ADVERSE IMPACTS ON TRANSPORTATION, INFRASTRUCTURE, AND EMERGENCY RESPONSE.

Policy LU-2.1: MOSO Open Space

Designate parcels referenced by the 1986 Moraga Open Space Ordinance (MOSO) as "MOSO Open Space" on the General Plan Map. In the event such parcels are subdivided, any lots developed or intended for residential use shall retain the MOSO Open Space designation. Any remaining parcels within the subdivided area shall also retain the MOSO Open Space designation.



Policy LU-2.2: Development Densities in MOSO Open Space

Abide by the provisions of the Moraga Open Space Ordinance (MOSO) in all land use and planning decisions. Notwithstanding any other provision of the General Plan, any development on lands depicted on the General Plan Diagram (**Figure 4.3**) as MOSO Open Space shall be limited to a maximum density of one dwelling unit per 20, 10, or five acres. In no case shall the density on such lands exceed one dwelling unit per five acres. Areas identified as “high risk” areas, as defined by the MOSO, shall be limited to a maximum density of one dwelling per 20 acres.

(see also Policy LU-1.3, 1.4 and 1.11. See the Open Space Element for a map of “high-risk” open space areas)

Policy LU-2.3: High-Risk MOSO Open Space

Prohibit any changes to the allowable density in “high risk” areas as defined in the Moraga Open Space Ordinance once the Town makes a final determination that an area meets the

high-risk criteria. The classification and allowable density may not be changed as a result of physical alteration, including but not limited to remediation of geologic hazards in connection with a proposed development project.

Policy LU-2.4: Non-MOSO Open Space

Outside of MOSO Open Space areas, use “Non-MOSO Open Space” as the General Plan designation for vacant sites larger than 10 acres characterized by constraints such as geologic hazards, restricted access, riparian habitat, historically significant features, and visibility from a scenic corridor. This policy shall not apply to parcels already designated with residential or mixed-use General Plan categories, unless the area in question is being set aside as open space as part of a development application.

View northeast across Miramonte Gardens



Policy LU-2.5: Agricultural Uses

Allow agricultural and horticultural uses and activities so long as they are low intensity and compatible with adjacent uses. Examples include small orchards, vineyards, and cattle grazing.

Policy LU-2.6: Preservation of Agricultural Resources

Strive to preserve the Town’s remaining agricultural resources, such as active pear and walnut orchards, where preservation would not conflict with the designation of a property as a Housing Opportunity Site.

GOAL LU-3: RESIDENTIAL AREAS
PRESERVE AND ENHANCE THE
OUTSTANDING QUALITY OF
MORAGA’S RESIDENTIAL AREAS.

Policy LU-3.1: Single-family Neighborhoods

Maintain the low-density, single-family residential character of areas designated for 1, 2, and 3 units per acre on the General Plan Diagram.

Policy LU-3.2: Medium Density Residential

Apply the Medium Density Residential designation to areas that include a mix of housing types, including single-family zero lot line, attached, duplex, triplex, fourplex, and townhome units. This designation should also be used to acknowledge existing areas of multi-family and “missing middle” housing, which are an essential part of the Town’s housing supply, as well as the recreational amenities and common areas associated with such developments.

Policy LU-3.3: Neighborhood Preservation

Maintain planning and development review procedures that support reinvestment in the housing stock and ensure that new development is harmonious with its surroundings. New development and home alterations should be consistent with standards for setbacks, height, and bulk that respect and conserve the character of Moraga’s neighborhoods.

Policy LU-3.4: Residential Code Enforcement

Support effective and comprehensive code enforcement through agreements with the Building Inspection Division of the Contra Costa County Department of Conservation and Development.

Policy LU-3.5: Animal Keeping

Regulate animal keeping on residential land 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 may provide for the keeping of horses, bees, pygmy goats, and other small farm animals, as specified in the Municipal Code.

Policy LU-3.6: Residential Care and Child Care Facilities

Ensure that activities allowed in residential areas by State law, including childcare and residential care facilities, are designed and operated to minimize the potential for adverse effects on nearby homes and neighborhoods.

Policy LU-3.7: Accessory Dwelling Units

As required by State law, allow for the ministerial approval of accessory dwelling units (in-law apartments) meeting adopted standards in all zones where residential uses are permitted.

Policy LU-3.8: Home-Based Occupations

Allow Moraga residents to operate home-based businesses, provided that adverse impacts on adjacent residences are not created.





Outdoor dining in Moraga Center

GOAL LU-4: TOWN CENTERS

TRANSFORM THE MORAGA CENTER AND RHEEM PARK COMMERCIAL AREAS INTO VIBRANT MIXED- USE CENTERS WITH RETAIL, SERVICE, OFFICE, HOUSING, PARK, AND CIVIC USES.

Policy LU-4.1: Modernization of Existing Uses

Support continued reinvestment and improvement of existing development in Moraga's commercial centers, particularly upgrading and modernization of the Moraga and Rheem Valley Shopping Centers. Recognize the shopping centers as important parts of Moraga's character, economy, and quality of life.

Policy LU-4.2: New Commercial Uses

Encourage new business and office uses that enhance the local economy, respond to local resident and business needs, employ local residents, generate revenue, and strengthen the character and attractiveness of the Town's commercial centers. Such uses should be located in the vicinity of existing commercial areas, in the Moraga Center and Rheem Park General Plan land use categories.

(see the Economic Vitality and Community Design Elements for further guidance)

Policy LU-4.3: Higher Density Residential Uses

Plan for a substantial increase in higher-density residential and mixed-use (with housing) development within the two commercial centers. Such development should meet State-mandated housing goals, while providing additional customers for local business, housing opportunities for the local workforce, and greater vibrancy for the commercial centers.



Policy LU-4.4: Residential Densities in Moraga Center and Rheem Park

Allow base densities of up to 24 units per acre in Moraga Center and Rheem Park, 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.⁵

Policy LU-4.5: Phased Development

Allow phasing of larger-scale projects as a way to respond to financial and market conditions. In such instances, phasing shall be completed in accordance with an approved plan or agreement indicating the timing of each phase and associated infrastructure and construction improvements.

Policy LU-4.6: Traffic Access and Impacts

Review and evaluate potential traffic impacts when considering commercial, residential, and mixed-use development in Moraga's two commercial centers. Ensure that development is designed to provide for safe and adequate street capacity, while supporting local goals to reduce vehicle miles traveled (VMT).

Policy LU-4.7: Buffering

Require appropriate measures to buffer commercial and non-commercial land uses in order to ensure land use compatibility. This should include buffering where new commercial development projects abut existing residential areas, as well as within mixed-use projects where commercial and residential uses within the same structure or adjacent structures have the potential for conflicts.

Policy LU-4.8: Heavy Commercial Uses

Locate automobile service and similar potentially impactful commercial uses only in areas where compatible with adjacent uses. Ensure that any outdoor operational or storage uses are properly screened, and that any noise, light, glare, odor, and other impacts are appropriately mitigated.

Policy LU 4.9: Responsive Commercial Zoning

Ensure that planning and zoning regulations for commercial areas are responsive to evolving business needs and changes in the ways Moraga residents shop, work, and travel. Zoning should support the adaptive reuse of vacant and obsolete space with more economically productive uses that are compatible with adjacent uses and have similar or lesser external impacts.

(See also Economic Vitality Element)

Policy LU-4.10: Sustainable Commercial Development

In support of local sustainability goals, strongly encourage activities in Moraga's commercial districts that are oriented toward Moraga residents rather than activities that generate regional traffic and increase vehicle miles traveled. To the extent possible, future commercial development should be planned and designed to reduce the need for driving to other communities for basic goods and services, and support walking and bicycling within the town.

⁵ A minimum density of 16 units per acre applies in R-20/R-24.



GOAL LU-5: INSTITUTIONAL USES

PROMOTE AND PRESERVE PUBLIC AND PRIVATE INSTITUTIONAL USES THAT SERVE THE PUBLIC INTEREST AND ENHANCE THE QUALITY OF LIFE IN MORAGA, INCLUDING SAINT MARY'S COLLEGE, RELIGIOUS FACILITIES, AND PUBLIC AND PRIVATE SCHOOLS.

Policy LU-5.1: Parking and Circulation

Require adequate off-street parking and circulation for all institutional facilities. Parking and traffic studies may be required for major expansions or new facilities on institutional properties, including plans to reduce impacts on surrounding streets and neighborhoods.

Policy LU-5.2: Community Access

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

Policy LU-5.3: Access by Persons with Disabilities

Design institutional uses to facilitate access by people with disabilities, and encourage the retrofitting of existing institutional uses to be more universally accessible.

Policy LU-5.4: Facility Siting

Site institutional facilities, including outdoor athletic facilities and gathering places, in ways that complement the natural environment and minimize impacts on adjacent open space and residential areas.



Saint Mary's College | Photo Credit: Saint Mary's College



Policy LU-5.5: Public Safety Facility Compatibility

Ensure that future land use and development decisions protect the functionality of public safety facilities and the capacity to respond in the event of an emergency.

Policy LU-5.6: 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 as a "college town." Work with the College on opportunities for new affordable housing in Moraga Center and Rheem Park.

Policy LU-5.7: Campus Master Plans

As provided by the Moraga Municipal Code, require Campus Master Plans as necessary to ensure the orderly and compatible development of institutional uses such as Saint Mary's College. Participate in the development of such plans to ensure they address Town concerns and support the goals of this General Plan.

4.6 LAND USE IMPLEMENTATION PROGRAMS

Program LU-A: General Plan Diagram

Use the General Plan Diagram to guide land use planning activities in the Town and its Sphere of Influence area. Review and update the General Plan Diagram as part of the annual General Plan review process.

Action LU-A1: Mapping Protocol. Consider changes to General Plan mapping protocol that allow residential subdivisions within MOSO and Non-MOSO open space areas to be mapped with residential categories (rather than as open space) once they are developed.

Program LU-B: Zoning Ordinance

Use the Moraga Zoning Ordinance (Moraga Municipal Code Chapter 8) to govern the permitted and conditionally permitted use of land and required development standards, including lot width and depth, lot area, minimum yards, height, parking, lot coverage, floor area ratio, and open space requirements. The Zoning Ordinance also establishes procedures for land use permits, variances, density bonuses, transfer of development rights, and conditional use permits, as well as standards for specific uses such as accessory dwelling units and wireless facilities. The Ordinance is periodically amended in response to emerging issues, development trends, State law, and other factors.

Action LU-B1: PD Regulations. Amend the Planned District (PD) regulations to: (a) reduce the number of hearings and submittal cycles and the associated cost and time delays to applicants; and (b) apply more objective approval findings.

Action LU-B2: R-6 Zoning. Consistent with the 2023-2031 Housing Element, amend the R-6 zoning district regulations to recognize existing development types and create additional opportunities for "missing middle" housing.

Action LU-B3: CUP Requirements. Consider changes to the Conditional Use Permit (CUP) requirements that make it easier to start and operate a business, including designating lower-impact activities as permitted uses.

Action LU-B4: Parking Standards. Review existing parking standards and ensure that they are consistent with industry standards and best practices.



Program LU-C: Development Review

Continue to implement fair and efficient development review procedures. Development review is the process through which development applications are received, evaluated, and approved. The 2023-2031 Housing Element includes actions directing the Town to pursue streamlining of development review processes.

Action LU-C1: Assessment of Procedures and Code Amendments. *Consistent with the Moraga 2023-2031 Housing Element, improve development review procedures to provide clarity and greater certainty for applicants. Meet with developers, homeowners, and applicants to identify ways to reduce permitting costs and address potential barriers to construction. Pursue Municipal Code amendments to streamline the review process as appropriate.*

Program LU-D: Focused Planning for Town Centers

Maintain and implement focused plans for Moraga's two designated "Priority Development Areas" as follows:

- (a) In Moraga Center, implement the Moraga Center Specific Plan (MCSP). The goal of the MCSP is to create a mixed-use village with local-serving commercial development and a range of residential opportunities. The 2010 Plan may be amended as necessary to respond to existing or anticipated conditions, resources, opportunities, and requirements.
- (b) In Rheem Park, undertake future planning processes 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. This should include urban design and streetscape plans, infrastructure plans, parking plans, public transit improvements, and traffic access and circulation plans for vehicles, bicycles, and pedestrians.

Action LU-D1: Zoning Amendments. *Consistent with the direction provided by the 2023-2031 Housing Element, the following amendments to the MCSP and its related zoning standards should be completed:*

- *Amend the R-12 regulations to facilitate small lot development without requiring PD applications and accommodate a wider density range than minimum 10 DUA and maximum 12 DUA.*
- *Amend the R-20/R-24 development standards to ensure that the top end of the density range is achievable on parcels with this designation.*
- *Facilitate lot line adjustments and infrastructure improvements to enable development of the MCSP area, particularly the areas west of Laguna Creek and north of Moraga Way.*

Action LU-D2: Small Lot and Townhome Standards. *Develop standards for small lot subdivisions and townhomes that can be applied in the R-12, R-20, and mixed-use zoning districts.*

Program LU-E: California Environmental Quality Act/ Environmental Review

Continue to follow all mandated environmental review procedures established by the California Environmental Quality Act (CEQA). Use the CEQA process to evaluate and document the potential environmental impacts of proposed development, avoid environmental degradation, and establish mitigation measures to reduce the potential for significant impacts.

Program LU-F: Priority Development Area (PDA) Designation

Leverage the designation of Moraga Center and Rheem Park as PDAs to apply for grants for planning, infrastructure, sustainability, transportation, housing, and public facility improvements.



Development Streamlining in General Plan 2040

General Plan 2040 includes a comprehensive set of actions that aim to simplify and streamline the development process in Moraga. Some of these actions are also in the 2023-2031 Housing Element. Streamlining actions include:

- Action LU-B.1 on streamlining the Planned Development process
- Action LU-B.3 on simplifying CUP requirements
- Action LU-B.4 on revisions to off-street parking standards
- Action LU-C.1 on revisions to development review procedures
- Action LU-D.1 on amending the R-12 and R-20/R-24 development standards
- Action LU-H1 on Hillside Development Permit requirements
- Action CD-A1 on making the Design Guidelines more objective
- Action CD-C1 on revisions to the Scenic Corridor standards
- Action CD-D1 on revisions to the Design Review process

Collectively, these actions should make the development process easier to understand, quicker to navigate, and less onerous and expensive for applicants. These actions are high priorities and should be programmed for early implementation following Plan adoption.

Program LU-G: Development Fees

Collect impact fees to recover the cost of on-site and off-site improvements associated with new development projects, and permitting fees to cover the cost of development processing. 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 ensure the financial feasibility of

the project and/or the affordability of the low- or moderate-income units.

Action LU-G1: Fee Review. *Periodically review the Town's fee structure to ensure that fees align with actual costs, are adjusted for inflation, and consider economic and financial feasibility impacts.*

Program LU-H: Hillside Development Permits

Continue to require Hillside Development Permits for construction meeting specified thresholds in Hillside Areas, as defined by the Moraga Municipal Code. The intent of the HDP requirements is to ensure that development in Hillside Areas preserves Moraga's scenic qualities, minimizes environmental impacts, and reduces exposure to geologic and other hazards.

Action LU-H1: Hillside Ordinance Amendments. *Review and update the HDP requirements to address unintended obstacles for applicants, such as the ability to expand existing hillside homes in ways that do not affect sloped areas.*

Program LU-I: Building Code

Implement the California Building Standards Code, which includes the Building, Residential, Green Building Standards, Electrical, Plumbing, Mechanical, and Existing Building Codes. These codes are enforced by the Building Inspection Division of the Contra Costa County Department of Conservation and Development, which also provides building inspection services to the town. Contra Costa County has amended the State codes to address local conditions, pursuant to Health and Safety Code section 17958.7. The Town of Moraga has determined that the more restrictive standards adopted by the County are reasonably necessary and has adopted these amendments. The Town will adopt updated codes in the future as appropriate, consistent with State updates and related County actions.



Program LU-J: Code Enforcement

Continue to work with Contra Costa County on Planning and Building Code enforcement and the abatement of violations. The Town will encourage the County to respond to complaints of substandard property conditions through inspection and enforcement, and to inform staff and Town officials regarding code compliance issues.

Program LU-K: Technical Assistance and Expedited Processing

Provide technical assistance to developers to facilitate project approvals. This may include expedited permit processing and permit assistance to developers providing affordable housing to ensure that unnecessary delays do not occur.

Program LU-L: LAFCO/ 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 sewer systems. Periodically meet with Local Agency Formation Commission staff to discuss issues related to development and annexation in the sphere.

See also:

General Plan Annual Report

(Growth Management Program G-B)

Capital Improvement Program

(Growth Management Policy G-1.7)

Moraga Country Club

