

## **Definitions of terms and acronyms that might be used in answering questions on Candidates Night**

### **LAND USE TERMS**

#### **MOSO and non-MOSO – 8.52 Moraga Municipal Code**

The Town of Moraga contains two open space land use districts. The two districts are referred to as MOSO and non-MOSO open space. MOSO stand for the Moraga Open Space Ordinance that was passed by the voters in 1986. MOSO has the power to identify and regulate development in current open space lands, both privately and publicly owned. MOSO has definitions for major ridgelines, minor ridgelines, slope calculations, and high-risk areas. It also has regulations on how dense the housing per acre can be, as well as regulations regarding private or public-school construction, parks, playgrounds, trails, and non-profit recreational facilities. Non-MOSO lands are similarly regulated.

#### **Moraga's General Plan**

This plan was approved by the Town Council in 2002. Moraga's General Plan expresses the community's values and serves as the compass that guides both development and conservation in the town. In California, General Plans serve as a "constitution" for planning, development, and conservation decisions within a community. The policies of the General Plan provide the framework for zoning and other regulations, as well as for specific development decisions.

#### **Moraga Center Specific Plan (MCSP)**

The Town Council approved the MCSP in 2010.

The MCSP is the result of a seven-year planning process involving Moraga residents, town leaders, neighboring communities, property owners, consultants and interested persons. As designed, the plan is an economically viable, environmentally sensitive approach to development that calls for the creation of a mixed-use village with local-serving commercial development and a range of residential opportunities. Essential to the plan are the revitalization of the existing shopping center and Moraga Ranch complex, construction of new residential units and preservation of the creek corridor. All of the land within the MCSP is owned by the Bruzzone family.

#### **Indian Valley Project**

This refers to a proposed 71-lot of clustered housing development with associated undeveloped land, zoned for 2-dwelling units per acre, located on the north side of Canyon Road, just past the Del Valle staging area which is on the south side of Canyon Road.

## **Scenic Corridor**

The corridor includes 7 streets and roads named in the 8.123 section of the Moraga Municipal Code. The code has guidelines for the developments and design along these roads. They are Moraga Road, Moraga Way, Rheem Blvd., Camino Pablo, St. Mary's Road, Bollinger Canyon Road, and Donald Drive at Mulholland Hill.

## **RHNA = Regional Housing Needs Allocation**

The **Regional Housing Need Allocation** (RHNA) is the state-mandated process to identify the total number of **housing** units (by affordability level) that each jurisdiction must accommodate in its housing element. 20 units per acre is the RHNA goal. The Town Council has had a density-housing plan for affordable housing since 2010, so Moraga is not at risk of losing control because the town hasn't met the affordable housing objective. The town has agreed to 229 units of affordable housing.

## **Painted Rock**

This refers to a privately-owned parcel of land in the Rheem Valley area of Moraga that includes 2 adjacent parcels, one is 53 acres, and one is 31 acres. The latter parcel is the property that contains the "painted rocks" on the hillside above the intersection of Moraga Road and Rheem Blvd. Currently the John Muir Land Trust (JMLT) is seeking to purchase these parcels for open space.

## **Bollinger Valley Project**

This project is a proposed new residential development consisting of up to 126 detached single-family homes on lots ranging from 15,000 to 40,000 square feet. The project currently has a "Study" land use designation under the 2002 Moraga General Plan. The Revised Final EIR for the project is available as of September 14, 2018.

## **EIR = Environmental Impact Report**

Environmental Impact Reports (or EIRs) are reports to inform the public and public agency decision-makers of significant environmental effects of proposed projects, identify potential ways to minimize those effects, and describe reasonable alternatives to those projects.

## **GUN CONTROL**

The current ordinance governing gun control was passed by the Town Council and governs the safe keeping of guns. A new ordinance has been drafted that deals with zoning for firearms sales.

## **BUSINESS DEVELOPMENT IN MORAGA**

### **Viva Moraga**

This citizen group, created to encourage involvement in the economic and commercial development for the Town of Moraga, is working with the Town Council and potential developers to suggest and promote businesses they want to see in our town to make it thrive. Currently they are working with local entrepreneurs, landowners, and town leaders to attract new restaurants and other businesses to Moraga's retail areas.

Contact the Steering Committee via email: [vivamoragaca@gmail.com](mailto:vivamoragaca@gmail.com)

### **PD-C : Planned Development - Commercial**

The purpose of the PD-C is to guide certain redevelopment and use of existing multi-tenant commercial and retail centers zoned 'Community Commercial' (shopping centers) by providing an application process for expansions, modifications, upgrades, and re-tenanting of existing uses and structures. The PD-C zoning designation is intended to encourage the revitalization of Moraga's existing commercial districts, by providing flexibility in land use and development standards within existing multi-tenant commercial centers.

**BPY** = Business Person of the Year

**LaBWO** - Lamorinda Business Women's Organization;

This is a networking organization of women who meet once a month at Saint Mark's Church on Moraga Way to listen to speakers, network and promote their own businesses. (Usually second Friday of each month)

## **OTHER DEFINITIONS**

### **WeWill**

Started by Teresa Onoda, this is a group of mostly women interested in furthering the Arts in Moraga. Right now they are raising money to purchase the Red Bench outside the Library.

**LWGA** = Lamorinda Wine Growers Association