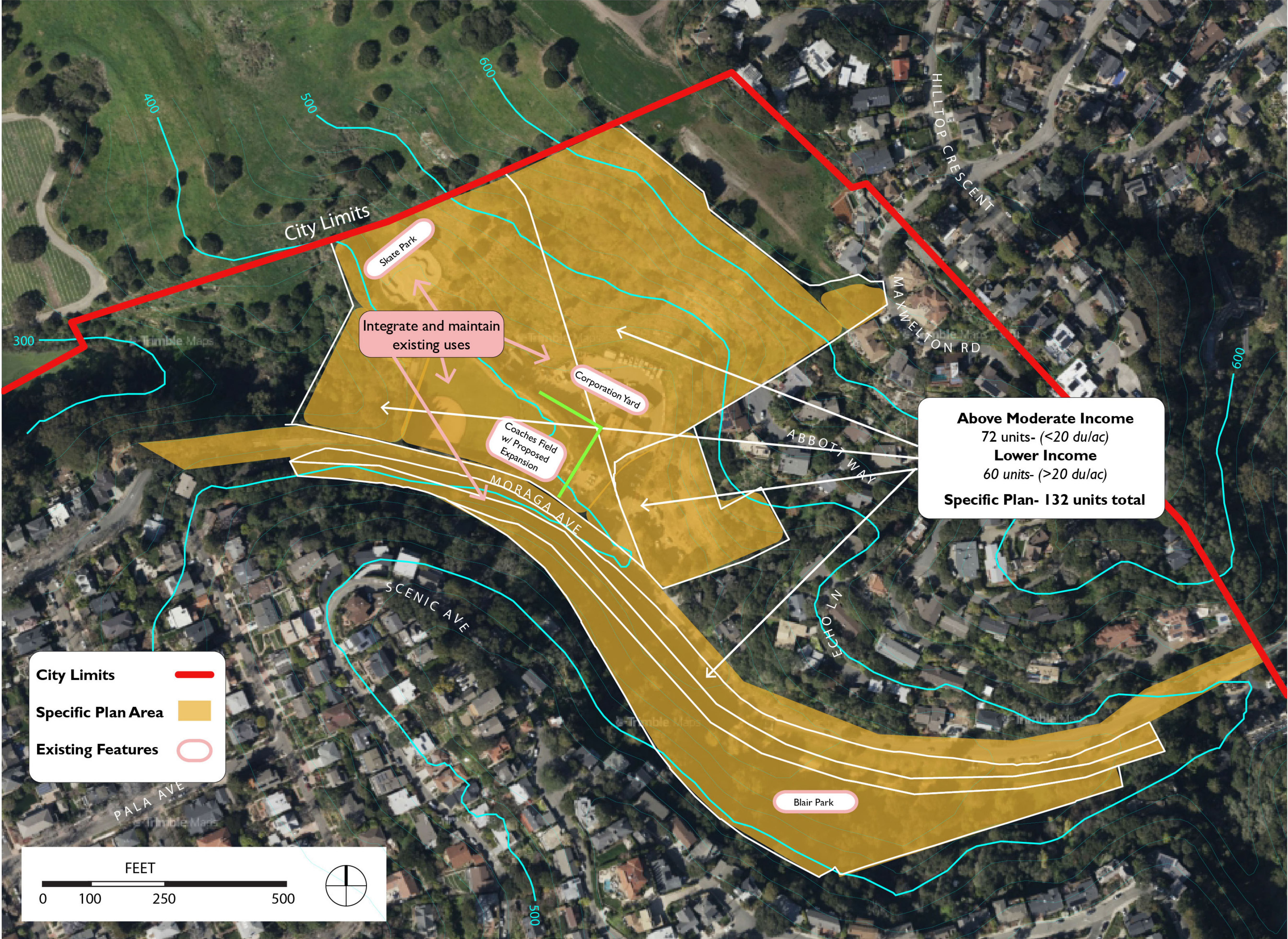




# Moraga Canyon Specific Plan Study



## What is a Specific Plan?

The Draft Housing Element includes a program to develop a specific plan for City-owned property in Moraga Canyon (program 1.L). The timeframe is from year 2023 to 2025. Specific plans are regulated by Government Code Sections 65450 et. seq. A specific plan must include a text and a land diagram or diagrams which specify all of the following in detail:

- i. The distribution, location, and extent of the uses of land, including open space, within the land area covered by the plan.
- ii. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities, proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- iii. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- iv. A program of implementation measures including regulations, programs, public works projects, and financing measures, such as development fees, necessary to carry out paragraphs (1), (2), and (3).

A specific plan includes a study of the issues enumerated above, and once adopted by a city, all future regulation of the specific plan area must be in conformance with it. The goals of the specific plan are as follows:

1. The first goal is to enable construction of housing in the range of 132 units, on portions of the site totaling approximately 3.5 acres of land, yielding a minimum of 60 units of housing affordable to households earning less than 80% of the area median income (AMI) and 72 units affordable to households more than 80% of the AMI.
2. In addition, specific plan goals include improved safety. New habitable structures shall be built to meet fire code requirements for Wildland Urban Interface Areas.
3. The specific plan must include replacement and/or modernization of existing Public Works Department facilities, offices, storage areas, vehicle storage areas, etc. so that service capacity is maintained or increased, and so that the facilities meet current building and fire code requirements.
4. The specific plan must include recreation facilities, including but not limited to an under-14 soccer field, youth baseball/softball field, batting cages, artificial field turf, ballfield seating, a skate spot, a picnic area, and parking for these facilities.
5. The specific plan must provide all public utilities to new housing and all City facilities to be constructed within the specific plan area in a manner consistent with public safety standards and Piedmont Climate Action Plan goals and programs.
6. The specific plan must include improvements to pedestrian and vehicular circulation, as determined necessary by the City Engineer to provide safe pedestrian, bicycle, and motor vehicle movements, provide safe evacuation routes, and provide optimal emergency response.
7. The goals of the specific plan include a comprehensive landscape plan for areas planned for development. The landscape plan shall prioritize to the extent practicable: fire safety; and the preservation of significant open space, scenic views, and native and heritage trees.