



# Town of Moraga

PUBLIC WORKS/ENGINEERING  
DEPARTMENT

## Notice of Public Hearing Town of Moraga Stormwater Fee

From: Edric Kwan, Public Works Director

Dear Property Owner:

**NOTICE IS HEREBY GIVEN that the Town Council will hold a public hearing on a proposed Stormwater Fee for properties within the Town of Moraga.**

### DESCRIPTON OF PUBLIC HEARING

The Public Hearing has been scheduled for:

March 14, 2018  
7:00 p.m.  
Town Council Chambers  
335 Rheem Boulevard, Moraga, California

At this public hearing, the Town Council will consider the proposed fee and hear all persons interested in the matter. The public is encouraged to attend.

The public hearing is held in accordance with Article XIID of the California Constitution (Proposition 218) and with the procedures adopted by resolution of the Town Council on January 24, 2018. The procedures may be accessed on the City's web site at [www.moraga.ca.us/StormDrainFee](http://www.moraga.ca.us/StormDrainFee).

Any owner of a parcel of real property subject to the proposed Stormwater Fee may object to the proposed fee by filing with the Town Clerk, at or before the time of the hearing, a written protest containing a legible signature of that property owner, and identifying the parcel by address or assessor's parcel number. The property owner may also appear at the hearing and be heard on the matter.

If the Town Clerk does not receive written protests from a majority of property owners subject to the proposed Stormwater Fee before the close of the public testimony portion of the public hearing, the Town Council may authorize a mail ballot proceeding on the question of whether to approve the fee. Under this scenario, ballots would be mailed to all property owners whose parcels are subject to the fee.

The storm drain system is operated by the Town of Moraga, and the proposed Stormwater Fee would be collected and used strictly for stormwater purposes as detailed on the following pages.

If approved, these fees will be collected on the annual tax bill along with other fees and charges. The fee for a single-family home on a medium parcel between 10,000 sqft (.23 acre) and 22,000 sqft (1/2 acre), which is the most common fee, would be **\$120.38**. The entire schedule of proposed Stormwater Fee rates is shown in the table below.

### Schedule of Proposed Rates

Land Use Category	Proposed Fee	
	FY 2018-19	Unit
<b>Single-Family Residential *</b>		
Small <i>(Under 10,000 sf)</i>	\$ 82.13	parcel
Medium <i>(10,000 to 22,000 sf)</i>	\$ 120.38	parcel
Large <i>(22,000 to 31,000 sf)</i>	\$ 145.48	parcel
Extra Large <i>(over 31,000 sf)</i>	\$ 150.31	parcel
Condominium	\$ 82.13	parcel
<b>Single-Family Residential* - Zone B (HOA)**</b>		
Small <i>(Under 10,000 sf)</i>	\$ 67.59	parcel
Medium <i>(10,000 to 22,000 sf)</i>	\$ 99.07	parcel
Large <i>(22,000 to 31,000 sf)</i>	\$ 119.73	parcel
Extra Large <i>(over 31,000 sf)</i>	\$ 123.70	parcel
Condominium	\$ 67.59	parcel
<b>Non-Single-Family Residential</b>		
Multi-Family Residential	\$ 715.76	acre
Commercial / Retail / Industrial	\$ 940.88	acre
Office	\$ 685.94	acre
Institutional / School / Church	\$ 409.31	acre
Park / Golf Course	\$ 29.91	acre
Vacant (developed)	\$ 50.22	acre
Open Space / Agricultural	exempt	
* Single-Family Residential category also includes du- tri- and four-plex units		
** Certain HOAs that maintain a private storm drain system will have a rate discounted by 17.7%		

### COMMUNITY MEETINGS

The Town will also be conducting four community meetings to provide additional opportunities for the public to receive information and provide input regarding storm drainage infrastructure in Moraga. The date, time and place of the meetings are shown below:

Community Meeting #1:  
 February 12, 2018  
 3:30 - 4:30 p.m.  
 Town Council Chambers  
 335 Rheem Boulevard, Moraga

Community Meeting #2:  
 February 12, 2018  
 6:30 - 7:30 p.m.  
 Town Council Chambers  
 335 Rheem Boulevard, Moraga

Community Meeting #3  
 February 20, 2018  
 3:30 - 4:30 p.m.  
 Hacienda de la Flores, Dance Room  
 2100 Donald Drive, Moraga

Community Meeting #4  
 February 20, 2018  
 6:30 - 7:30 p.m.  
 Hacienda de la Flores, Dance Room  
 2100 Donald Drive, Moraga

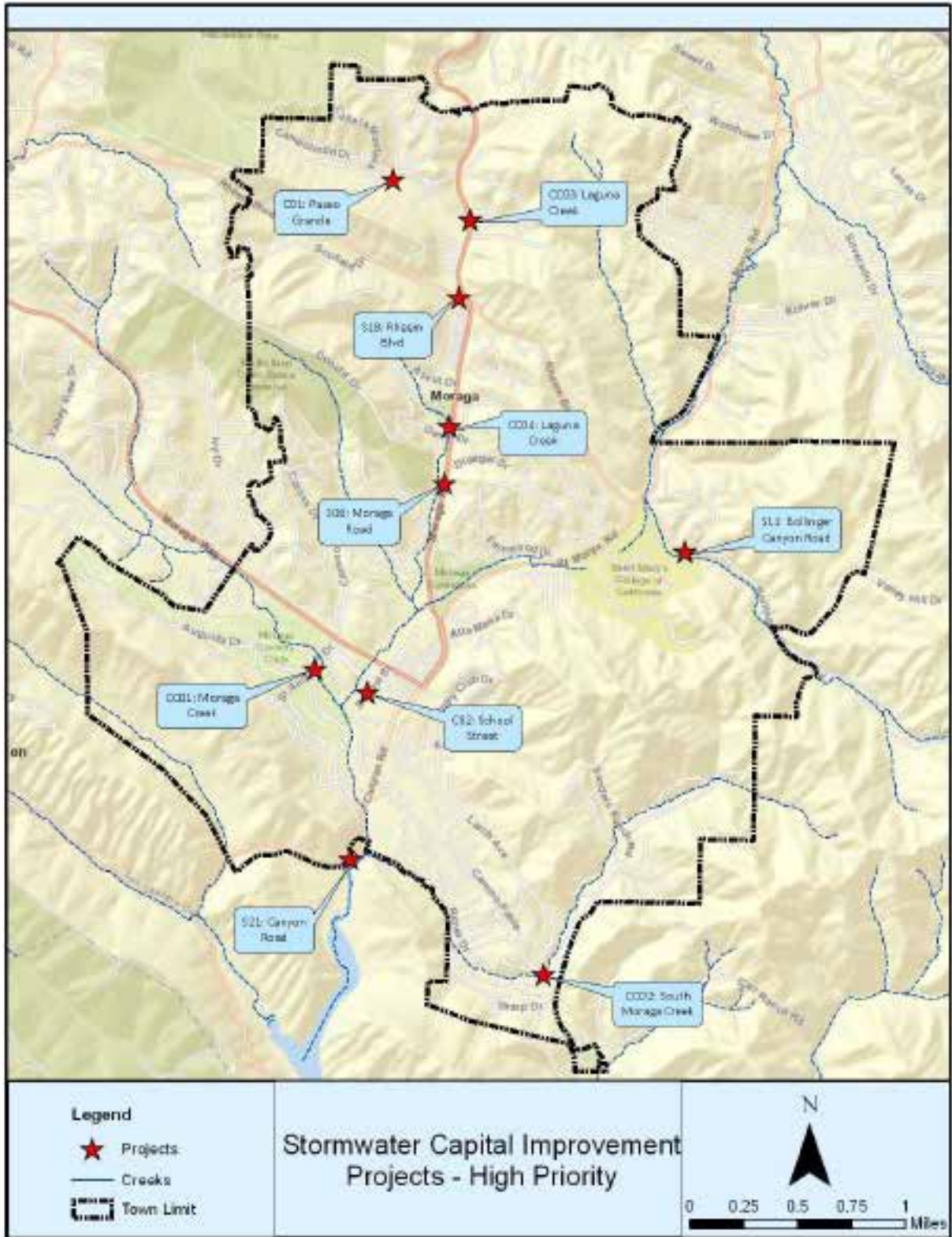
## DESCRIPTION OF PROPOSED STORMWATER FEE

**Reason for the Proposed Stormwater Fee.** The Town of Moraga has experienced catastrophic storm drain failures in the past several years in the form of sinkholes that have disrupted the drainage system and traffic patterns, as well as significantly and negatively impacting the Town’s financial situation. In 2015, the Town engaged engineering consultant Schaaf and Wheeler, Inc. to evaluate the condition and capacity of the Town’s existing storm drainage infrastructure and develop a plan to address inadequacies. By resolution, the Town adopted a Storm Drain Master Plan which recommended several capital projects totaling \$26 million, with approximately \$9 million being identified as High Priority. The Plan also identified maintenance, operational and water quality services which were underfunded and in need of additional resources. Below is a summary of storm drainage system needs.

1. **Capital Improvement Program – High Priority Projects.** The 2015 Storm Drain Master Plan recommended 11 major High Priority projects across the Town that are needed to address deficiencies in three main categories: 1.) Capacity (the system is undersized to convey water generated by a major storm); 2.) Condition (badly deteriorated pipes are at risk of additional catastrophic failures) and 3.) Undersized Creek Culverts (creek culverts are too small to adequately allow major storm flows to pass under roadways.)

The following table and map provide additional details.

<u>Category and Name</u>		<u>Location</u>	<u>Description</u>	<u>Cost</u>
<b>Storm Drain Capacity</b>		<b>Greatly reduce the risk of flooding in a 10-year event</b>		
C01	Paseo Grande Project	near Paseo Del Rio	Replace 1,434 feet of undersized pipe	\$ 1,695,200
C02	School Street	Country Club Dr to Hazelwood Pl	Install 1,582 feet of pipe to re-route water flowing on School St	1,268,800
<b>Category Subtotal</b>				<b>\$ 2,964,000</b>
<b>Storm Drain Condition</b>		<b>Fixes badly deteriorated pipes at risk of failing</b>		
S06	Moraga Rd	near Paseo Linares	Replace 108 ft of pipe	\$ 74,400
S11	Bollinger Canyon Rd	at Joseph	Replace 139 ft of pipe	62,500
S18	Rheem Blvd	at Center	Replace 599 ft of pipe	1,325,700
S21	Canyon Rd	423 Canyon Rd	Replace 114 ft of pipe	30,800
<b>Category Subtotal</b>				<b>\$ 1,493,400</b>
<b>Street Paving CIP</b>		<b>Addresses various pipeline problems in locations scheduled for street repaving improvements (not shown on map)</b>		
--	10 locations	Various	<b>Category Subtotal</b>	<b>\$ 140,400</b>
<b>Creek Culvert</b>		<b>Increases size of existing culvert to greatly reduce the risk of creek flooding</b>		
CC01	Moraga Creek	at St. Andrews Dr	Increase size from 22 x 8 to 22 x 10	\$ 977,600
CC02	South Moraga Creek	at Camino Pablo	Increase size from 6.5 ft to 8 ft	364,000
CC03	Laguna Creek	at Woodford Dr	Increase size from 3.5 ft to 7 ft	2,069,600
CC04	Laguna Creek	at Hacienda de las Flores	Increase size from 8 ft to 8 x 10	1,050,400
<b>Category Subtotal</b>				<b>\$ 4,461,600</b>
<b>TOTAL COST</b>				<b>\$ 9,059,400</b>



2. Maintenance and Operations. The 2015 Storm Drain Master Plan also recommended the Town begin an annual program of performing additional video inspections, system cleaning, technical assessments and minor repairs and replacements of system elements. This would fall under the maintenance and operations function, and would greatly help the system to provide the greatest level of protection against flooding and pipeline failures. This is estimated to cost \$254,400 annually.
3. Safe, Clean and Healthy Water. One of the Town's obligations is to ensure that all the stormwater runoff meets strict State and Federal clean water standards. This activity is budgeted at \$155,000, and will help ensure that the East Bay drinking water sources remain clean and healthy.

The total amount to be collected by the proposed Stormwater Fee in Fiscal Year 2018-19 is \$787,500.

## **ADMINISTRATIVE ELEMENTS OF THE STORMWATER FEE**

**How the Fee Is Calculated.** Moraga provides a service to all properties in the Town by collecting, conveying and managing all the rainfall that runs off those properties. The proposed Stormwater Fee is based on the quantity of water runoff produced by each parcel or category of parcel, which is proportional to the impervious surfaces (such as roof tops and pavement) found on the property or category of parcel. In some cases, storm drainage services are also provided by homeowners' associations ("HOAs"), and a discount is provided in the Town's fees in those cases. A copy of the full Stormwater Fee Report can be found on the Town's website at [www.moraga.ca.us/StormDrainFunding](http://www.moraga.ca.us/StormDrainFunding).

**Properties Subject to the Fee.** All properties in Town are subject to the fee except for open space, agricultural land, and undeveloped vacant parcels that do not include impervious surfaces.

**Annual Inflation Adjustment.** In order to offset the effects of inflation on labor and material costs, the propose fee is subject to an annual increase based on the change in the Consumer Price Index, but will be limited to 3% in any single year.

**Accountability and Oversight Provision.** The proposed Stormwater Fee revenues will be collected and deposited into a separate account that can only be used for specified storm drain projects, maintenance and operations.