



ABOUT TOWN ▪ NOVEMBER 20, 2014 UPDATE FROM MORAGA TOWN STAFF



NEW MORAGA YOUTH INVOLVEMENT COMMITTEE (MYIC) MEMBERS



At the November 18 Council meeting, the newest MYIC members took their oaths of office. Welcome to Kim Baxter, Calvin Gee, Shaeleigh Hasler, Lauren Holloway, Robin Ji, and Rachel Jin! The purpose of the MYIC is to provide youth with opportunities for civic involvement, to implement and assist in activities and services in the community and to make appropriate recommendations to the Town Council on youth-related issues.



HACIENDA DE LAS FLORES CONCEPTUAL VISION

At its November 18 meeting, the Town Council reviewed presentations from both the Hacienda Foundation and Moraga resident Joao Magalhaes. The vision for increased community use of the Hacienda de las Flores included creating a bed and breakfast, restaurant, multi-generational community center, spa and fitness facility, wine cave and/or expansion of an event center. Staff was directed to work closely with the visionaries to create a Request for Qualifications (RFQ) process, seeking potential architects to develop schematic designs for Council consideration.



BALANCED BUDGET POLICY

At its November 18 meeting, the Town Council adopted a structurally balanced budget policy recommended by the Audit and Finance Committee. The new policy provides parameters for adopting and maintaining a balanced budget where recurring revenues fully support recurring expenditures. The use of one-time revenues (e.g., proceeds from the sale of a property or reserves) to support ongoing expenditures is not desirable since the practice is not financially sustainable. The policy clarifies the parameters and allows exceptions for prolonged economic downturns and/or natural disasters. While the Town has always adopted structurally balanced budgets, this policy reinforces and strengthens the Town's commitment to long-term financial sustainability.



RECENT AUTOMOTIVE BREAK-INS

This month, the Moraga Police Department has responded to a number of reported thefts from unlocked vehicles. Most of the thefts occurred in early morning hours from cars parked in driveways or on the streets in front of homes. This type of crime can often be prevented by locking car doors, removing valuables, and activating alarms. Criminals also may loiter in areas to identify targets before committing thefts, so please report suspicious persons or activity in your neighborhood to the Moraga Police at 925-284-5010. Please be prepared to provide a description of the person(s) and their suspicious activity to the dispatcher and, if possible, be available to speak to the responding officers if they need additional information.



TOWN OFFICES CLOSED FOR THANKSGIVING HOLIDAY

Town Offices and the Hacienda de las Flores will be closed for the Thanksgiving holiday from Thursday, November 27 through Sunday, November 30. The Town offices will re-open on Monday, December 1. All Town staff wish you and yours a Happy Thanksgiving.



MAYOR TOASTS MORAGA'S 40TH BIRTHDAY AND CELEBRATES 'THEN AND NOW'



On November 12, 2014, exactly 40 years after the Town of Moraga incorporated, Mayor Chew highlighted Moraga's many 'firsts' in 2014, discussed the state of the Town, and gave a glimpse of changes (or lack of change) from the past to the present. At the conclusion of the [presentation](#), the Mayor toasted the Town and all sang *Happy Birthday*.



AWARD-WINNING PAVEMENT PROGRAM

On November 17, the Metropolitan Transportation Commission (MTC) presented the Town of Moraga with the 2013 Best All Around Pavement Management Program award. MTC Programming and Allocations Director, Anne Richman, recognized the Town's pavement management team for their accomplishments with the best pavement management strategy in the Bay Area after the passage of Measure K. Read more about the award online at [MTC article](#).



PLANNING DEPARTMENT UPDATES

PLANNING COMMISSION UPDATE

On November 17, the Planning Commission approved (on a 5 to 1 vote) the Conceptual Development Plan for the Moraga Town Center Homes subdivision, and made a recommendation to Town Council to approve the rezoning of the project site to a Planned Development (PD) district and amend the text of the Planned Development zoning district to create a classification for residential projects of 12 dwelling units per acre. The Moraga Town Center Homes [project](#) is 36 attached single-family homes on a 3.06-acre vacant site within the Moraga Center Specific Plan.

HILLSIDE AND RIDGELINE STEERING COMMITTEE MEETING

The Hillside and Ridgeline Steering Committee met on November 19 and recommended the Town Council move forward with the next steps to resolve key issues related to Moraga's hillside and ridgeline regulations. The Steering Committee reviewed input received from the community workshops held earlier this year, as well as the final Background Report, and updated landslide hazard mapping. The Steering Committee recommended a scope that will focus on the necessary analysis and policy changes for topics such as ridgeline protection, calculation of slopes, and preservation of the scenic qualities of Moraga's hillsides. The Town Council will consider the recommendation at a meeting in January. For more information, visit the [Hillsides](#) webpage.

LIVABLE MORAGA ROAD MEETING

At the November 20 meeting, the Livable Moraga Road Town Advisory Committee (TAC) intends to finalize their recommendation to the Town Council for the overall corridor concept as well as short- and long-term configurations for Moraga Road Segment 3, between Donald Drive and Corliss Drive. The TAC, Planning Commission, Design Review Board and Park and Recreation Commission previously recommended options for Segment 3 that would convert one vehicle travel lane to a two-way center turn lane, and add bike lanes, a multi-use path and sidewalk. More information on the options considered by the TAC can be found on the project webpage at [Livable Moraga Road](#). The Town Council will consider the TAC recommendations at a meeting in January.



NEW MORAGA POLICE OFFICER SWORN IN

A reception to welcome and publicly swear in Edwin Navas, Moraga Police Department's (MPD) newest officer, was held in the Hacienda de las Flores's Fireside Room on Thursday, November 20, at 4 pm. The event was well attended and demonstrated the type of community support Officer Navas and the entire MPD enjoys and strives to maintain. Attendees had the opportunity to meet Officer Navas and his family while enjoying light refreshments in a relaxed setting.



COST OF PARKS AND THE HACIENDA DE LAS FLORES

Town Council asked staff to prepare an analysis of operating costs for Town parks as compared to the Hacienda de las Flores property. In recent years, the general fund subsidy for the Hacienda de las Flores has cost the Town about \$250,000, including personnel costs. Excluding that expense, the annual cost to provide the parks (Rancho Laguna, Commons and Mulholland Open Space Preserve) is approximately \$85,000 and the cost for the Hacienda de las Flores is approximately \$5,500. While the Council agreed that providing public parks and facilities was a valuable service to Moraga, the subject of reducing the subsidy continues to be of interest.



ASSET REPLACEMENT PROGRAM

The Town owns buildings, parks, parking lots, traffic signals, and vehicles that have components (e.g., roofs, carpeting, restrooms, landscaping, asphalt, etc.) that need to be replaced periodically. The Audit and Finance Committee (AFC), working with the Town’s engineering staff, conducted an extensive study that identified major assets of the Town’s infrastructure, determined their estimated useful life, replacement cost and proposed recommendations for funding. The AFC presented their findings to the Town Council on November 18, concluding that the annual depreciation of the Town’s assets amount to over \$500,000 per year. The Town Council requested the AFC to provide more detailed information and bring the item back for further discussion.



JAZZ SERIES AT THE RHEEM THEATRE

Jazz comes to the Rheem Theatre for *Songs of Winter* and *The Holiday Season* with Shanna Carlson on December 20, from 7:00 to 8:45 pm. This is a perfect time for families of all ages to come together to share the spirit of the holidays in music. Admission is \$15 general and \$12 kids/seniors. Tickets will be available soon on the Rheem Theatre [website](#) and at the theatre.



HOLIDAY TREE LIGHTING – THURSDAY, DECEMBER 4



Join Santa and his Moraga Youth Involvement Committee helpers on **Thursday, December 4**, for cookies and hot cocoa in the Commons Park for the Annual Holiday Tree Lighting Ceremony. The Rossmoor Community Chorus will entertain at 6:30 pm with the tree lighting at 7:00 pm. Please help light the tree by donating to the Buy-a-Bulb Fundraiser. Please send checks payable to the Town of Moraga, Attn: Buy-a-Bulb, 2100 Donald Drive, Moraga, CA 94556 or [donate online](#). Thanks to everyone who helped SELL OUT the *Santa Visits* and *Breakfast with Santa* events!



HOSPICE TREE OF LIGHTS CEREMONY – SUNDAY, DECEMBER 14

Join the Hospice of the East Bay in celebrating the Moraga/Lafayette Tree of Lights Sunday, December 14, at 5:30 pm at the Moraga Country Club, 1600 St. Andrews Drive, with a reception to follow. For additional information visit the Hospice of the East Bay’s [website](#).



UPCOMING TOWN MEETINGS

Thursday, November 20, 7:00 pm - [Livable Moraga Road, TAC](#), Hacienda de las Flores

~~Monday, November 24, 7:00 pm – [Design Review Board](#) – CANCELLED~~

~~Wednesday, November 26, 7:00 pm – [Town Council](#) – CANCELLED~~

Monday, December 1, 5:30 pm – [Audit and Finance Committee](#), Hacienda de las Flores

~~Monday, December 1, 6:00 pm – [Joint Ad Hoc Facilities Subcommittee](#) – CANCELLED~~

Monday, December 1, 7:00 pm – [Planning Commission](#), Moraga Library

Monday, December 8, 7:00 pm – [Design Review Board](#), Moraga Library

Wednesday, December 10, 7:00 pm – [Town Council](#), JM Auditorium

Thursday, December 11, 7:00 pm – [Moraga Youth Involvement Committee](#), Hacienda de las Flores

All meetings are open to the public. Visit the [Town's](#) website for updated agendas and packets.



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