



ABOUT TOWN ▪ NOVEMBER 2, 2015 UPDATE FROM MORAGA TOWN STAFF



RIBBON CUTTING LAUNCHES NEW COUNCIL CHAMBERS



The Town Council held its first meeting in its new Council Chambers on Wednesday, October 28, 2015. The new facility was remodeled with high-tech improvements for audience viewing and assisted listening and landscaped with drought tolerant grasses to give the facility, which is a former Fire Station, pool supply, and corporation yard, a more civic appearance. Public meetings are now also live streamed. A link can be found on the top banner on the Town website.



RANCHO LAGUNA PARK TEMPORARY CLOSURE

Rancho Laguna Park will be closed to the public Monday, November 2 through Friday, November 6 for the pathway resurfacing project. Thank you for your patience and understanding. If you have questions please contact the Construction Manager, David Latona at 925-817-8091, or Parks and Recreation Director [Jay Ingram](#) at 925-888-7034.



RHEEM BOULEVARD ON-STREET PARKING PROJECT

As previously reported on September 9, 2015, Town Council directed Town staff to proceed with the design and construction of public on-street parking on Rheem Boulevard from 335 Rheem Boulevard to Center Street. The 31 new parking stalls currently under construction will serve anyone visiting or patronizing the adjacent businesses (i.e. The New Rheem Theatre, The Park in Rheem Valley, Rheem Center North, the commercial center housing 24-Hour Fitness and the Saint Mary's College Rheem Campus, other shops, restaurants, and businesses nearby) and the facilities at the new Council Chambers and Community Meeting Room. This project is a result of attempting to limit the impact of parking on businesses in the area and address a long-standing need for additional parking for 24-hour Fitness and Homemade Kitchen.



ORCHARD SUPPLY HARDWARE FACELIFT

On October 28, the Design Review Board approved an “exterior refresh” project for the Orchard Supply Hardware store. The project includes repainting the building, replacing exterior signage, improving ADA accessibility, and changing the nursery exterior from windows to wrought iron fencing. For questions or more information, contact Assistant Planner [Coleman Frick](#) at 925-888-7039.



WINTER STORM PREPARATIONS

Moraga is partnering with other Lamorinda agencies to prepare for the El Nino winter storms. In an emergency or critical incident, important information will be distributed through news releases, social media outlets and the About Town email list. Please urge your neighbors to subscribe to one or all of these information sources, such as Nixle, NextDoor.com or About Town, so we can reach the maximum number of residents.

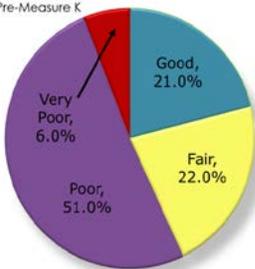


RECENT TOWN COUNCIL ACTIONS ON OCTOBER 28

COURT DECISION ON REFERENDUM

Within 30 days of the Town Council adoption of the zoning code amendments associated with the City Ventures project, Moraga Town Center Homes, community members delivered a referendum petition to the Town Clerk seeking to rescind the zoning code amendments. The developer filed papers for a legal challenge, causing the Town and proponents of the referendum to become parties to the challenge. The Town was defended by contract legal counsel and the proponents represented themselves. On October 16, 2015, the Superior Court of Contra Costa County ruled that the Referendum was invalid because, if successful, it would have made the zoning inconsistent with both the Moraga Center Specific Plan and the Town’s General Plan. The court also found that the Referendum was procedurally illegal because the proponents did not attach enough documents to the petitions to fully provide project information to potential signers. The Town’s legal costs related to this issue have exceeded \$55,000 to date.

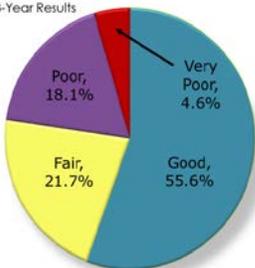
Pre-Measure K



PAVEMENT MANAGEMENT PLAN FOR REMAINING YEARS OF MEASURE K

In 2013, the Town leveraged \$600,000 of Measure K funds, the annual one cent sales tax, to yield upfront funds of approximately \$7.72 million to spend on a three-year intensive pavement program. To date, over a third of all Town streets have been resurfaced, resulting in the Town’s Pavement Condition Index (PCI) increasing from 49 to 70, rating the average condition of the pavement network as “Good.” During the remaining 17 years of Measure K, estimated at \$1.1 million annually, the Town will focus on four objectives. First, utilize a single type of treatment each year to maximize bid quantities for better bid results. Second, to optimize the average pavement network PCI, annually budget 50% towards preventative maintenance treatments, 17% towards overlay treatments, and 33% towards reconstruction treatments. Third, seek grant opportunities and restricted roadway funds to budget more than \$500,000 annually to supplement Measure K funds. Fourth, partner with other agencies on projects to reduce costs and increase paving quantities to reduce bid prices. More information

3-Year Results



can be found online at [Pavement Management Plan](#)

SAINT MARY’S COLLEGE CAMPUS MASTER PLAN

Representatives from Saint Mary’s College introduced and provided an overview of the College’s Campus Master Plan update, currently in process. The Master Plan addresses the College’s program of facilities and infrastructure for the next 15 years, including standards and guidelines for campus projects. A public review draft of the Master Plan is expected to be available by mid-November, with public information and environmental scoping meetings to be scheduled over the coming months. For more information, contact Planning Director [Ellen Clark](#) at 925-888-7041.

DEVELOPMENT IMPACT FEE CALCULATIONS

Town Council provided direction for consultants to proceed with finalizing an updated technical study and proposed revisions to development impact fees, to be adopted by the Town Council at a future hearing. Local jurisdictions are authorized to charge impact fees to offset the cost of facilities and infrastructure necessary to serve new development. In Moraga, fees cover the costs of improvements to Town government and police facilities; storm drain infrastructure; and parks and trails. Based on the updated study, proposed fees for a new single family home would increase by nearly \$9,000 per unit, to approximately \$38,600, and fees for non-residential uses would decrease slightly. For more information, contact Planning Director [Ellen Clark](#) at 925-888-7041.

2016 PAVEMENT DESIGN SERVICES CONTRACT

Town Council amended the Design Professional Services Agreement with Nichols Consulting Engineers to provide additional design services to complete the 2016 Pavement Reconstruction Project in an amount of \$174,700. During project design, the outfall of a corrugated metal storm drain pipe that crosses Bollinger Canyon was found to be undermining the road and must be repaired and stabilized. The contract amendment includes potholing utility locations, geotechnical engineering, and environmental permitting and regulatory agency coordination.

VIA MORAGA DEVELOPMENT CONSTRUCTION INSPECTION

Town Council awarded a \$45,000 Consultant Services Contract to Anchor Engineering to provide construction inspection services for the Via Moraga subdivision on Moraga Road, located at the old bowling alley site. These inspection services are paid by the developer and will oversee construction of the on-site improvements such as the private road, storm drains and landscaping improvements approved for the project, as well as a crosswalk on Moraga Road.



TRAFFIC ENFORCEMENT - CROSSWALKS

The Police Department's traffic enforcement priority in November is Crosswalk Violations. Moraga Police have received numerous complaints about drivers not yielding to pedestrians in crosswalks throughout Moraga. Additionally, drivers have been observed passing cars stopped for a pedestrian at a crosswalk, which is also illegal and dangerous. These are hazardous violations that may lead to a pedestrian injury or death. Please drive carefully and help keep Moraga's streets safe.



PARKS AND RECREATION OFFICE - ONE DAY CLOSURE

Staff in the Parks and Recreation Department will be at a local training on Thursday, November 5, requiring the office to be closed. We apologize for any inconvenience this may cause.



VETERANS DAY AT THE COMMONS PARK - NOVEMBER 11

Honor our past, present, and future Military Veterans on Wednesday, November 11, from 9:00 to 10:00 am at the Commons Park Veterans Memorial Rock. The ceremony is hosted by local Boy Scout Troops 212, 234, 246, and 249. For more information please visit the [Town's](#) website.



UPCOMING TOWN MEETINGS

Monday, November 2, 7:00 pm — [Planning Commission](#), CANCELLED

Wednesday, November 4, 7:00 pm - Hillside and Ridgeline Steering Committee, Hacienda, Mosaic

Monday, November 9, 7:00 pm — [Design Review Board](#), **335 RHEEM BOULEVARD**

~~Wednesday, November 11, 7:00 pm — [Town Council](#), CANCELLED~~

Thursday, November 12, 7:00 pm — [Moraga Youth Involvement Committee](#), Hacienda, Mosaic

Tuesday, November 17, 7:00 pm — [Park and Recreation Commission](#), Hacienda, Mosaic

Wednesday, November 18, 7:00 pm — [Town Council](#), **335 RHEEM BOULEVARD**

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



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