



**TOWN OF MORAGA  
REGULAR MEETING AGENDA  
TOWN COUNCIL**

**WEDNESDAY, AUGUST 25, 2021**

**6:30 p.m.**

**TELECONFERENCED MEETING LOCATION ONLY**

**\* COVID-19 NOTICE \***

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER 08-2021, WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT, AND PURSUANT TO THE ORDERS OF THE HEALTH OFFICER OF CONTRA COSTA COUNTY INCLUDING THE MOST RECENT ORDER DATED AUGUST 2, 2021, AND OTHER SUBSEQUENT ORDERS, WHICH PERMIT THE TOWN TO CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER THE ORDERS AS AN ESSENTIAL GOVERNMENTAL FUNCTION

Consistent with Executive Order No. 08-2021 from Governor Gavin Newsom and the Contra Costa County Health Officer Orders including the most recent dated August 2, 2021, the August 25, 2021, regular meeting will not be physically open to the public. Town Councilmembers and essential Town staff will be teleconferencing into the meeting via Zoom. To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting from home. Below is information on how the public may observe and participate in the meeting.

**Observe the Meeting:** To maximize public safety while maintaining transparency and public access, members of the public may observe the meeting by watching or listening to the meeting through: <https://livestream.com/moraga>.

**Participate in the Meeting by Providing Public Comment:**

- **During the Meeting:** Members of the public may participate by providing public comment during the meeting by joining the Zoom webinar at: <https://us02web.zoom.us/j/81242899721> or telephone: Dial US: +1 669 900 6833 and enter Webinar ID: 812 4289 9721. Live verbal public comments may be made by members of the public joining the meeting via Zoom. Zoom access information is provided above. Use the "raise hand" feature (for those joining by phone, press \*9 to "raise hand") during the public comment period for the agenda item you wish to address. The Mayor will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees.
- **Before the Meeting:** Members of the public may also provide public comment by sending comments to the Clerk via email at [townclerk@moraga.ca.us](mailto:townclerk@moraga.ca.us). Comments received before 4:30 p.m. on the day of the meeting will be provided in their entirety to the Council prior to the meeting and will be a part of the record but will not be read verbally at the meeting.
- **For more information, visit [moraga.ca.us/Public-Participation](http://moraga.ca.us/Public-Participation) on the Town's website.** Any member of the public who needs accommodations should email the Town Clerk at [townclerk@moraga.ca.us](mailto:townclerk@moraga.ca.us) or call 925-888-7022 who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the Town's procedure for resolving reasonable accommodation requests.

Note: The format of this meeting may be altered or the meeting may be cancelled if needed. You may check on the status of the meeting by visiting the Town's website at [www.moraga.ca.us](http://www.moraga.ca.us) for any updates.

**1. CALL TO ORDER**

**ROLL CALL:** Mayor McCluer and Vice Mayor Woehleke,  
Councilmembers: Onoda, Sos and Stromberg

**2. PLEDGE OF ALLEGIANCE**

**3. SPECIAL ANNOUNCEMENTS**

**4. PROCLAMATIONS AND PRESENTATIONS**

**5. PUBLIC COMMENTS AND SUGGESTIONS** – Time reserved for those in the audience who wish to address the Town Council on items which are not on the agenda. The audience should be aware that the Council cannot discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda. Note: Public input will also be taken during each agenda item. Public Comment may be made on the Consent Agenda.

**6. ADOPTION OF CONSENT AGENDA**

- A. Acceptance of Consent Item
- B. Consideration of Consent Items Removed for Discussion

**7. ADOPTION OF MEETING AGENDA**

**8. REPORTS**

**A. Mayor's and Councilmembers' Reports**

Mayor McCluer  
Vice Mayor Woehleke  
Councilmember Onoda  
Councilmember Sos  
Councilmember Stromberg

**B. Town Manager Update**

**9. DISCUSSION ITEMS**

**10. PUBLIC HEARINGS**

**A. [South Camino Pablo Annexation and Residential Subdivision Appeal](#)**

Conduct a Public Hearing to Consider an Appeal of the Planning Commission's Recommendation on the Proposed South Camino Pablo Annexation and Residential Subdivision including, a Mitigated Negative Declaration, General Plan Amendment (GPA), Pre-Zoning (Zoning Code Amendment), Conceptual Development Plan and General Development Plan, Vesting Tentative Map, and Grading Permit (APN 256-040-029)

[Att G - REVISED Attachments - Home Designs LOT 11 – Ranch Style ONLY](#)

[Att G - REVISED Attachments - EXHIBIT - WEST SECTION-1360](#)

[PowerPoint Presentation by Town Staff](#)

[PowerPoint Presentation by Applicant Dobbins Properties, LLC](#)

[Correspondence Received After the Agenda was Published](#)

## **11. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION**

### **A. [Laguna Creek Restoration Project Update](#)**

Receive an Update on the Thirty Percent Design for the Laguna Creek Restoration Project (CIP 16-201) and Provide Direction to Staff

[PowerPoint Presentation](#)

### **B. [Mulberry Tree Preschool Ground Lease Assignment](#)**

Consider Resolution \_\_\_\_ - 2021 Approving an Assignment of Ground Lease with Mulberry Tree Preschool, LLC and Susan E. Allison to Growing Light Montessori School and Authorizing the Town Manager to Execute an Assignment and Assumption of the Ground Lease (CEQA Status: Exempt)

### **C. [County Connection Authority Board Voting Member](#)**

Discuss and Determine a Process to Fill the Current May 1, 2020 to April 30, 2022 Vacancy and Future Vacancies on the Central Contra Costa Transit Authority (County Connection) Board of Directors and Consider Appointing a Councilmember to the County Connection Board

## **12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

## **13. COMMUNICATIONS**

## **14. ADJOURNMENT**

Notices of Town Council Meetings are posted at 2100 Donald Drive, The Moraga Commons and 329 Rheem Boulevard. Copies of the Agenda packets can be viewed prior to the meeting at the Town Offices, 329 Rheem Blvd. NOTICE: If you challenge a Town's zoning, planning, or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Council at, or prior to, the public hearing. Judging review of any Town administrative decision may be had only if petition is filed with the court not later than the 90<sup>th</sup> day following the date upon which the decision becomes final. Judicial review of environment determination may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision. The Town of Moraga will provide special assistance for disabled citizens upon at least 72 hours advance notice to the Town Manager's office (925-888-7022). If you need sign assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

**CONSENT AGENDA  
WEDNESDAY, AUGUST 25, 2021  
ITEMS**

**TOWN MANAGER'S  
RECOMMENDATION**

- |     |   |                |
|-----|---|----------------|
| 6.1 | Receive <a href="#">Accounts Payable</a> Claims for: 07/16/2021 (\$1,647,876.72); 07/31/2021 (\$132,013.06); 08/13/2021 (\$488,429.84)  | <b>Approve</b> |
| 6.2 | Approve <a href="#">Minutes</a> for the Special Town Council Meeting on May 4, 2021   | <b>Approve</b> |
| 6.3 | Approve <a href="#">Minutes</a> for the Regular Town Council Meeting on June 9, 2021  | <b>Approve</b> |
| 6.4 | Approve <a href="#">Minutes</a> for the Special and Regular Town Council Meetings on June 23, 2021  | <b>Approve</b> |
| 6.5 | <a href="#">Proclamation for Al Dessayer</a><br>Proclamation Honoring Al Dessayer for his 47 Years of Service to the Town of Moraga   | <b>Approve</b> |
| 6.6 | <a href="#">Amending Town Council Protocols</a><br>Consider Resolution ____ - 2021 Amending the Town Council Protocols to Revise Section 6.1 Agenda – Order of Business as Directed by the Council at the July 14, 2021 Town Council Meeting and Rescinding Resolution 13-2021                  | <b>Approve</b> |
| 6.7 | <a href="#">Moraga Country Club Hauling Permit</a><br>Consider Resolution ____ - 2021 Approving a Hauling Permit for the Moraga Country Club Parking Lot Grading for Approximately 1,750 Cubic Yards of Soil from St. Andrews Drive to the Southernmost end of Ivy Drive                        | <b>Approve</b> |
| 6.8 | <a href="#">Continue Local Emergency Due to Coronavirus (COVID-19)</a><br>Consider Resolution ____ - 2021 Renewing and Continuing the Local Emergency Relating to COVID-19 as Proclaimed by the Director of Emergency Services on March 17, 2020 and Ratified by Town Council on March 23, 2020 | <b>Approve</b> |

Consent agendas consist of items of a non-controversial and routine nature submitted by the Town Manager. The Town Manager shall propose specific action on each consent agenda item and such recommendation will become the action of the Council upon adoption of the consent agenda. Any member of the Town Council may direct that a consent agenda item be placed on the regular agenda for consideration and discussion by the Council. Consent agenda items are adopted in total and under one (1) motion by the Council and are not subject to individual debate and discussion. Anyone wishing to discuss items on this agenda should inform the Town Council during their review of the consent agenda.