



ABOUT TOWN - OCTOBER 27, 2022

UPDATE FROM MORAGA TOWN STAFF



VETERANS DAY EVENT - FRIDAY, NOVEMBER 11



Please join Moraga to honor and celebrate those who have served in the United States Armed Forces at the Veterans Day Celebration on Friday, November 11, at the Moraga Commons Park. The event will take place at the Veterans Memorial Rock from 9:00 to 10:00 am. The annual celebration is sponsored by Moraga Boy Scout Troops 212, 234, and 246; the Cadette, Senior, Ambassador Girl Scouts from Orinda-Moraga Service Unit 327; and Veterans of Foreign Wars (VFW) Post 8063. Light refreshments will be served.



DRAFT ENVIRONMENTAL IMPACT REPORT RELEASED

The public is invited to provide comment on the [Draft Environmental Impact Report](#) (DEIR) beginning on October 27, 2022, and ending on December 12, 2022, at 5:00 pm. The DEIR identifies and discusses potential impacts resulting from implementation of the proposed Planning Initiative pursuant to the California Environmental Quality Act (CEQA). The Planning Initiative includes an update to the Town's Housing Element and corresponding rezoning of the Moraga Center and Rheem Center areas, rezoning of the Bollinger Canyon Study Area, and 2002 General Plan amendments to achieve internal consistency and meet recent State requirements. Copies of the DEIR are available for review at the Town's Planning Department at 329 Rheem Boulevard, at the Town Library at 1500 St. Mary's Road, and online at [makemoragahome webpage](#).



DEVELOPER ROUNDTABLE

On October 20, the Town held a Developer Roundtable to solicit feedback on various affordable housing issues. Two affordable housing developers, MidPen Housing and Eden Housing, as well as six local developers from the East Bay region participated. Staff made a brief presentation after which developers provided input on how a project with affordable housing pencils, financing tools, desired incentives, development standards and the importance of streamlining development. [View the meeting](#).



NEW PLANNING COMMISSIONER APPOINTED

The Town Council interviewed two applicants and appointed Alexis Mapel to fill the vacant Planning Commission term through March 2023. Alexis noted that she values Moraga's strong sense of community and access to open space. The Council believed her professional skills, record of successes, and perspective as someone who has moved to Moraga recently to raise her young family made her an ideal addition to the Planning Commission.



TOWN COUNCIL ACTIONS ON OCTOBER 26, 2022

STATE DENSITY BONUS ORDINANCE

Town Council adopted the State Density Bonus Law (SDBL) to incentivize the production of dwelling units that are affordable to moderate and lower-income households, including seniors, students, and disabled veterans. The SDBL is a tool for obtaining greater density for projects that provide affordable dwelling units and can help bring project costs and financing sources into line by putting more units on the site, reducing the per unit land costs. Incentives and concessions are to be provided as a helpful

way to modify development requirements which may otherwise stand in the way of a successful project. View the [staff report](#) and [PowerPoint presentation](#).

RECRUITMENT OF A NEW TOWN MANAGER

The Town Council approved an Agreement with Bob Murray & Associates for assistance with the recruitment of a new Town Manager. The process will include a community survey to provide the Council information about the public's priorities. The position is tentatively scheduled to open November 10, 2022 and close in early January. The Council also continued the Town Manager Recruitment Ad Hoc Committee and provided direction to them to assist in the development of the recruiting materials and bring forward for Council consideration potential Interim/Acting Town Manager candidates to provide staff support between December 31, 2022 and the start date for the permanent Town Manager. View the [staff report](#).

COMPREHENSIVE ADVANCED PLANNING INITIATIVE REVISED SCHEDULE

The State has provided information to cities that the January 31, 2023 Housing Element adoption deadline is "firm." Communities that fail to adopt a Housing Element by January 31, 2023, and communities that fail to be found in compliance by May 31, 2023, may face adverse consequences such as loss of local control. Staff outlined the critical path to adopting the Housing Element and the Environmental Impact Report. View the [staff report](#) and [PowerPoint presentation](#).

INFORMATION TECHNOLOGY CONSULTATION SERVICES

The Town Council approved the award of a Professional Services Agreement to Silicon Connections, LLC for Managed Information Technology Services for a five-year period, with the option to extend services for two subsequent years at an annual cost increase of no more than 2% for the additional two-year term. Silicon, a Moraga business, serves as the Town's IT department and has provided responsive services for more than two decades. While Silicon's rates for IT support were shown to be competitive, the Council requested future benchmarking of all services, including fiber and internet, to substantiate the rates. View the [staff report](#) and the [Lamorinda IT Cost Comparison chart](#).

PUBLIC AGENCY POST-EMPLOYMENT BENEFITS TRUST

The Town Council directed staff to establish a Section 115 Trust Account, a Pension Stabilization Program, by Public Agency Retirement Services (PARS) and approved the appropriation of \$1.5 million from Fund 100 – One Time Developer Fees (Palos Colorados) to fund the trust. The trust can be used in future years, (current projections show funds are needed in Fiscal Years 2028 through 2037) to cover the annual projected CalPERS unfunded liability payments that exceed \$900,000. View the [staff report](#).

FLAVORED TOBACCO ORDINANCE

The Council adopted an Ordinance amending the Moraga Municipal Code to prohibit the sale of flavored tobacco and electronic smoking devices, also known as vaping devices. Moraga's Ordinance is similar to those approved in both Orinda and Lafayette, as well as other Contra Costa County cities. Flavored tobacco is seen as a gateway to other tobacco products as the flavors cover or reduce the harshness of the tobacco and appeal to kids. Similarly, vaping liquids are often flavored and can contain large amounts of nicotine. Nearly all Contra Costa high school students who use tobacco report using a flavored product. The Ordinance will go into effect on January 1, 2023.

2021 STREET RESURFACING PROJECT

The Town Council amended the existing contract with Anchor Engineering by \$10,000 for construction inspection services for the 2021 Street Resurfacing Project (CIP 21-401). The Town was responsible for inspection of Moraga streets. Additional funds are needed to address the lengthened construction schedule and extensive rework required to bring certain improvements to Town standards. View the [staff report](#).

PROCLAMATION DECLARING OCTOBER AS BULLYING PREVENTION MONTH

The Council presented a proclamation declaring October 2022 as Bullying Prevention Month and Moraga iKind Project Month to Wendell Baker, from Moraga's iKind Project, and encouraged all community members to participate in prevention activities designed to promote civility and compassion and make the community safer for all children and adolescents.



RECYCLE THOSE BICYCLES!

Through the end of November, Bobbie and Tom Preston will collect bikes once again for Cycle Recycle to be given to various charitable organizations to refurbish and distribute to those in need for the holidays. New and/or used bicycles in working or repairable order, or useable bike parts may be delivered to the right side of the driveway of the Preston's home at 1307 Larch Avenue in Moraga. Please no skateboards, scooters, razors or plastic bikes. For questions call 925-376-8474. Thank you to Bobbie and Tom for providing this successful community service for the past 25 years!



2022 ELECTION VOTING INFORMATION



There are four qualified candidates for the 2022 election: Kerry Hillis and Steve Woehleke are running for the two four-year terms and Kendall Langan and David Shapiro are running for the one two-year term.

CANDIDATES' NIGHT - Go to the [Moraga Citizens Network](#) website to view the recorded event and hear the candidates speak on important issues that affect all Moragans.

BALLOT DROP-OFF BOX - The ballot drop-off box at Saint Mary's College has been damaged and is closed. Drop off your Vote-by-Mail ballot in the secure drop box located in the Moraga Library or at the Post Office (no postage needed). There is NOT a drop-off ballot box at the Moraga Town Offices. All ballots from drop-off ballot boxes will be handled by County Elections personnel only.

ELECTION DAY POLLING LOCATIONS - There will be two polling locations in Moraga on Tuesday, November 8: Moraga Valley Presbyterian Church, 10 Moraga Valley Lane and St. Monica Church, 1001 Camino Pablo.

Visit the Contra Costa County Elections website at www.cocovote.us for more voting information or call 925-335-7800.



LAMORINDA ACTION PLAN INPUT

Please stop by the Contra Costa Transportation Authority (CCTA) booth at the Moraga Farmers' Market on Sunday, November 6 or at the Orinda Farmers' Market on Saturday, November 12 to provide input on the Lamorinda Action Plan that will establish regional transportation objectives. Alternatively, a Virtual Workshop will be held on Thursday, November 17 at 6:00 pm, details to follow. Each of the five subregions of Contra Costa County is required to prepare an Action Plan to establish overall County and regional transportation goals. The Lamorinda Program Management Committee (LPMC) is tentatively planning to review and approve the draft Action Plan in December 2023. Additional information about the draft Lamorinda Action Plan may be found at the Southwest Area Transportation Committee (SWAT) website: <https://swatcommittee.org>.



TOWN OFFICES CLOSED - THURSDAY AND FRIDAY, NOVEMBER 10 AND 11

The Town offices and the Hacienda de las Flores office will be closed on Thursday, November 10 for the alternating closure and Friday, November 11, in observance of Veterans Day.



UPCOMING TOWN MEETINGS

Tuesday, November 1 – [Planning Commission](#), **CANCELLED**

Monday, November 7, 6:00 pm – [Special Planning Commission](#), TELECONFERENCE

Wednesday, November 9, 6:30 pm – [Town Council](#), Council Chambers

Tuesday, November 15, 6:30 pm – [Planning Commission](#), TELECONFERENCE

Wednesday, November 16, 6:00 pm – [Special Town Council](#), Council Chambers

The Town Council Chambers are located at [335 Rheem Boulevard, Moraga, CA 94556](#).
The Hacienda de las Flores is located at [2100 Donald Drive, Moraga, CA 94556](#).

All meetings are open to the public. Visit the [Town's](#) website for updated agendas and packets.
The Town of Moraga Livestreams Town Council, Commission and Committee meetings using Vimeo.
[View live streaming of meetings](#).



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