



ABOUT TOWN - APRIL 13, 2023

UPDATE FROM MORAGA TOWN STAFF



TOWN COUNCIL ACTIONS ON APRIL 12, 2023

INCLUSIONARY ZONING IN-LIEU FEE

The Town Council adopted an Affordable Housing Ordinance (Ordinance) in December 2023 to increase affordable housing production and meet a new State requirement to Affirmatively Furthering Fair Housing (AFFH). The Ordinance requires developers to provide a percentage of new residential units at a price that is considered affordable to very low-, low-, or moderate-income households. The primary purpose is to address situations where the inclusionary requirement does not result in a whole number of affordable units that are required. Inclusionary Housing is a tool to help the Town meet its Regional Housing Needs Allocation (RHNA) goal of 1,118 new units. View the [staff report](#) and the [Power Point presentation](#).

2022 CALIFORNIA BUILDING CODE UPDATE

The Town Council received an informational report on the modifications to the 2022 California Building Code adopted by Contra Costa County. Most of the amendments were procedural due to life and safety updates. A major part of the amendments is the adoption of All-Electric building code for new construction. The All Electric Ordinance applies to residential (single family and multi-family buildings), detached accessory dwelling units, hotel, office and retail. Multi-family are already doing All Electric and restaurants are exempt. The purpose of the All Electric code is to address the concerns of Climate Change. View the [staff report](#) and the [Power Point presentation](#).

CAPITAL ASSET REPLACEMENT FIVE YEAR PLAN

The Town Council provided input to staff on the Capital Asset Replacement Five Year Plan. The Capital Asset Replacement Program is a piece of the Town's Capital Improvement Program (CIP). Staff is recommending \$2,309,000 in asset replacement projects over the next five years, with an annual investment average of \$433,200 per year, after the carryover of \$144,000 from FY 22/23. Funds carried over will support the design of the Hacienda Pavilion stairs, replacement of the Rancho Laguna picnic tables, and replacement of the Hacienda entrance gate and fence. Other projects recommended for replacement in the first two years of the Five-Year Capital Asset Replacement plan are described in the [staff report](#) in further detail.

RHEEM PARK OBJECTIVE DESIGN STANDARDS ORDINANCE

Town Council, by a 4-0 vote, adopted the Rheem Park Objective Design Standards Ordinance. The ordinance establishes design standards for future development within the Rheem Park area and provides certainty of review and retains local control in an objective manner. The intent is to have consistency in the overall design and appearance of the Rheem Park area as properties redevelop and new projects are proposed. View the [staff report](#).

CANYON ROAD BRIDGE CONSTRUCTION STATUS UPDATE

Bridgeway Constructors, Inc. (Contractor) recently completed the final "punchlist" work. EBMUD and EBRPD, with their separate project, are coordinating efforts to reestablish the closed section of Lafayette / Moraga Regional Trail along Moraga Creek. The Town Council approved the amendment to the consultant services contract for Harris and Associates (Construction Management). Additionally, Town Council approved a reduction in the construction contract retention, as only a few contract items remain to complete the project. For more information about Council actions, please see the [staff report](#).

Commons Park Picnic Area Renovation Project

The Town Council awarded GradeTech, Inc. of Casto Valley a construction contract for the Commons Picnic Area Renovation Project. The approved contract base bid was \$302,825 with a 10% construction contingency of \$30,283. The new picnic area construction is planned to include: the installation of accessible surface(s), regrading of picnic areas to meet current slope requirements, installation of accessible picnic tables and BBQ areas, installation of a shade trellis, and installation of an ADA pathway from the parking lot to the all-access playground. The project is expected to commence in the coming weeks. See the [staff report](#) for additional information.



TRAFFIC SAFETY

Moraga Police are receiving complaints of speeding cars, drivers not yielding to pedestrians in crosswalks and drivers not stopping for school buses with flashing lights. Our speed limits are based upon traffic surveys that determine safe speeds on our roadways...they are not a suggestion. Remember that pedestrians have the right-of-way in crosswalks and drivers must stop their vehicles and yield to them. School buses only activate their red flashing lights when loading or unloading students. Drivers **IN BOTH DIRECTIONS** are required to stop and not pass the bus. When the flashing lights are turned off, drivers may proceed. Please slow down, abide by the traffic laws, and help keep Moraga's roads safe.



LAMORINDA ZERO WASTE CHALLENGE WEEK 1 RECAP

After Week 1, there are 100 Lamorinda residents signed up for the Zero Waste Challenge, with Moraga having the most points on the City Leaderboard! Let's keep Moraga in the running- you can still sign up if you haven't already! This week's challenges include replacing a throw-away item with a reusable and/or bringing your own mug/container.



How to play:

1. [Register here](#). Every Monday, through May 14, you'll get an email/text with the 2 actions of the week. Try out 1 or both of the actions!
2. By Sunday night, email or text a photo for you completing the action(s). Photo submissions will be randomly selected each week to win local gift cards.

Then, log into your [Cleaner Contra Costa Challenge](#) account, click "Get Started" and "Mark Complete" for your actions in order to earn points for your City/Town. ([Create your free account](#) if you haven't already!)



FREE BUSES BETWEEN ORINDA AND ROCKRIDGE BART THIS WEEKEND



Saturday and Sunday, free buses will replace train service between Rockridge and Orinda stations while BART conducts major trackwork. Riders can expect delays of 30 minutes in the work area. Riders can keep up with service impacts including the latest real-time departure information by downloading the official BART app or by viewing the [service advisory](#). This is the second of five nonconsecutive weekends this spring, where free buses will replace train service between these two stations.

The next three weekends are: May 13-14, May 27-29 (Memorial Day weekend), and June 10-11. This important BART modernization work is made possible by Measure RR, which was approved by BART District voters in 2016. When completed, the work will result in a safer, quieter, and more reliable service. Stakeholders with immediate concerns should email constructionquestions@bart.gov or call (510) 464-7264.



UPCOMING TOWN MEETINGS

Monday, April 17, 7:00 pm – [Park and Recreation Commission](#), CANCELLED

Tuesday, April 18, 6:30 pm – [Special Planning Commission](#), Council Chambers

Monday, April 24, 6:00 pm – [Special Park and Recreation Commission](#), Council Chambers
Tuesday, April 25, 5:30 pm – [Local Sales Tax Oversight Committee Meeting](#), Council Chambers
Wednesday, April 26, 6:30 pm – [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](#).



FOLLOW US!

Follow the Town on [Facebook](#), [Instagram](#), [Nextdoor](#), and subscribe to [Nixle.com](#) for updates and urgent advisories. The Town posts public service announcements, Town activities and lots more!



HELP SHARE THE TOWN NEWS



If you found this newsletter informative and interesting, please forward it to your neighbors and friends. Not subscribed yet? Sign up for *About Town* at [moraga.ca.us](#).