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Linda Ehrich
Realtor
93 Moraga Way
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www.LindaEhrich.com
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Moraga Country Club's facility expansion breaks ground under guidance of new general manager



Photo Vera Kochan

David Coy (left) and Eric Jacobsen with new bocce and pickleball courts under construction

By Vera Kochan

A little over a year ago, the Moraga Country Club, located at 1600 St. Andrews Drive, received a green light from the planning commission for its request to expand facilities. The new plans include a 6,600-square-foot fitness facility, a new 4,300-square-foot Courtside Grille, a sports court with three bocce and six pickleball courts, additional parking and

upgraded landscaping.

MCC was originally developed in 1974, and is more than willing to keep up with the times by adding up-to-date facilities for its members. Already completed is the new parking lot at the corner of Moraga Way and St. Andrews Drive.

"We're striving to make it a family club," stated Communications and Membership Manager David Coy. "The new

facilities will allow us to hold more events that will be open to the public." MCC will continue its popular "Walking the Course Mondays" which are open to anyone from 7 a.m. to sunset (the golf course is closed on Mondays to golfers).

An expanded pool deck, 10 remaining tennis courts along with the new pickleball and bocce courts are expected to hold tournaments allowing non-members. At such times, all participants can make use of the new Courtside Grille, which will lead from the pool deck down to the adjacent sport courts and take up two levels. The main deck will include a bar, dining room and kitchen with a wrap around outdoor terrace. This casual, full-service restaurant will also offer grab-and-go options.

The single-level fitness club building will contain a weight/fitness machine room, a workout studio offering yoga/spin/Pilates classes, a children's activity room, restrooms and reception area with administrative office. The projected completion date of the entire expansion is between January and March, 2023.

Coy expects town favorites

such as the annual Thanksgiving Day Turkey Trot and golf tournaments to continue. He noted that the MCC Homeowners Association was recently awarded Firewise community status and in the process has removed enough underbrush that "equaled the weight of the Statue of Liberty."

On March 30, new General Manager/COO Eric Jacobsen took the reigns at MCC. "I'm coming on board at such a great time," he said. "It's a place of enjoyment and fun. We want to make sure our members are happy. The board of directors is fantastic, and our entire team is phenomenal. I walked into a great

situation."

Jacobsen grew up with golf in his veins. Initially involved in the restaurant business, he received his big break from a representative of San Francisco's Presidio Golf Course when he handled a situational snafu with professionalism. Prior to MCC, Jacobsen, a Pleasanton resident, helmed The Citrus Club at La Quinta Resort. "It has the very same footprint as far as amenities go."

For more information about MCC or membership contact: David Coy (925) 631-1902 or email david@moragacc.com.

Capital Asset Replacement Five-Year Plan presented to Town Council

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A contribution of \$56,000 is available from Fund 103 COPS) \$56,000; Public Works Vehicle 2001 Ford Expedition (maintenance costs are becoming cost prohibitive) \$58,000; and IT Server and Hardware (annual investment in the town's technology infrastructure, includes server replacement, new computers and Tri-Caster replacement) \$57,500. The total expected costs are \$315,500.

Fiscal Year 2023-24 staff recommendations include: Library Sewer Lateral (due for replacement in 2014, a 2020 inspection extended its life two more years) \$34,000; 329

Rheem Sewer Lateral (should have been replaced last year) \$6,000; Pavilion Flagstone Staircase Phase 1 - Construction (replace existing staircase) \$206,000; Police Vehicle 2014 Dodge Charger (this vehicle is past its five to seven year service life) \$56,000; Public Works Vehicle 2007 Ford F-250 (reached the end of its service life) \$48,000; and IT Server and Hardware (annual investment in the town's tech infrastructure) \$32,500. The total expected costs are \$382,500.

Expected FY 2024-25 costs (\$328,500) will cover: Hacienda Retaining Wall; Refinish Hacienda Wood Floors; 329 Rheem Trellis; Police Vehicle

2014 Ford Taurus; Public Works Maintenance Vehicle 2007 Ford F-250; and IT Server and Hardware.

Anticipated FY 2025-26 costs (\$290,500) will cover: Commons Park Spray Feature; Hacienda Interior Paint; Pavilion Exterior Paint; 335 Rheem Restroom Refurbishment - Back; Police Vehicle 2018 Dodge Charger; Public Works Maintenance Dump Truck; and IT Server and Hardware.

Lastly, expected FY 2026-27 costs (\$267,000) will cover: Hacienda HVAC; Library Flat Roof; Mulholland Gate and Fence; Police Vehicle 2019 Dodge Charger; and Public Works 1999 Bobcat Loader.

Town seeks ways to function during extended power outages

By Vera Kochan

With the onset of an early fire season approaching, the town of Moraga is looking ahead in the event of any Pacific Gas & Electric Co. induced Public Safety Power Shutoffs. Having experienced them a number of times over recent years, council gave staff a thumbs up to hire Clean Coalition in January 2022, in order to create a Town Facility Energy Generation Study for the purpose of examining various cost and efficient use-based alternatives for the town's four properties: Town Hall Offices/Police Station; Corp Yard/Town Council Chambers/Emergency Operations; Hacienda de Las Flores Park; and Moraga Library.

Clean Coalition is a non-profit organization based in Santa Barbara with offices in the Bay Area. They specialize in providing technical services related to accelerating the transition to renewable energy. On April 21, Clean Coalition Executive Director Craig Lewis and Director of Development Greg Thomson joined Moraga's Public Works Director/Town Engineer Shawn Knapp and Senior Civil Engineer Bret Swain for a public webinar to present the study's findings

and suggestions.

The first task for Clean Coalition was to "obtain and analyze energy use at each of the four town properties; study and model various options to provide resilience at each site; and consider renewable energy and fossil fuel resources."

Clean Coalition proceeded to "provide a detailed report analyzing the power needs for each property and proposing various alternatives for independent and emergency backup power generation for each site."

Finally, recommendations were made for "the best options considering the town's program and project goals for climate change, energy provider mix of resources, sustainability, financing, affordability."

Several options were determined to be unfeasible for various reasons: Solar only has no resilience due to solar being automatically shut off when the grid goes out; Battery only is too large and costly to provide resilience without onsite energy generation; Run of river hydro has insufficient local hydro resources; Geothermal has insufficient local resources and is uneconomical; Biofuel is nonexistent locally and uneconomical to create; Pipeline fu-

eled generators can be disrupted during earthquakes and extreme weather; and Propane requires an extra, separate tank versus diesel.

Clean Coalition's key findings determined that the energy option of solar plus storage (battery), and diesel-only were not considered preferable due to cost and minimal savings for Moraga. Using solar plus storage would cost over \$8 million. Diesel-only would cost over \$800,000 with both options providing no savings.

On the other hand, either solar plus diesel or solar plus storage plus diesel would save the town over \$1.8 million over a 25-year period using the Power Purchase Agreement (pay a fee on the energy that is generated).

Clean Coalition made an additional point, stating, "Due to the addition of storage, the solar plus storage plus diesel option provides ongoing, indefinite support for a percentage of loads during outages, while also providing additional Value-of-Resilience of over \$250,000, thus bringing the total savings to Moraga for this scenario at over \$2.1 million."

The findings and suggestions of the study are tentatively scheduled for the May 11 town council meeting.

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