



## MORAGA

See public meetings schedule on these pages and check online for agendas, meeting notes and announcements

**Town of Moraga:**  
www.moraga.ca.us  
Phone: (925) 888-7022  
**Chamber of Commerce:**  
www.moragachamber.org  
**Moraga Citizens' Network:**  
www.moragacitizensnetwork.org

**Town Council:**  
Wednesday, April 26, 6:30 p.m.  
Wednesday, May 10, 6:30 p.m.  
**Planning Commission:**  
Tuesday, May 10, 6:30 p.m.  
**Park and Recreation Commission:**  
Monday, May 15, 7:00 p.m.,  
**Moraga School District Board Meetings:**  
Tuesday, May 9, 6 p.m.  
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# Council adopts resolution approving an Affordable Housing In-Lieu Fee

By Vera Kochan

Moraga's Regional Housing

Needs Allocation (RHNA) for the next eight years is 1,118 new units. Sixty percent of those units will be affordable to lower- and moderate-income households. In December, the Town Council adopted an Affordable Housing Ordinance which requires developers to set aside these inclusionary units with deed restrictions that limit the rent or sales price that may be charged.

The Ordinance also gave the council the ability to adopt an in-lieu fee. According to an April 12 staff report by Moraga Planning Director Afshan Hamid, Planning Consultant Barry Miller, and Keyser Marston Associates, Inc. Senior Principal David Doezenia, "The primary purpose is to address situations where the inclusionary requirement does not result in a whole number of affordable units that are required. Pro-

jects with a fractional inclusionary requirement are eligible to either pay an in-lieu fee for the fractional unit or provide a whole inclusionary unit."

The report goes on to explain, "For example, if an applicant proposed a 24-unit rental project, the 10% inclusionary requirement represents 2.4 lower-income units. Since dwelling units are counted in whole numbers, the 'fractional' remainder of 0.4 units could either be satisfied through payment of the proposed fractional in-lieu fee or the applicant could choose to round up and provide three affordable units within the project. In this instance, the requirement for 2.4 units would mean two affordable units would be provided and the applicant would pay a fee equal to four-tenths of a dwelling unit."

Additionally, residential

developments with six, seven, eight, or nine units are allowed one full inclusionary unit or the option of paying a predetermined in-lieu fee. Also, any projects being developed in a Very High Fire Severity Zone will be entitled to options.

Any in-lieu fees collected would go into the town's Affordable Housing Fund (Fund 791). These fees would accrue and be used to support Housing Element programs geared toward providing a supplemental funding source for nonprofit affordable housing developers.

With a vote of 4-0 (Vice Mayor Teresa Onoda was absent), the Town Council adopted the resolution both approving and adopting an Affordable Housing In-Lieu Fee in accordance with the Town's Affordable Housing Ordinance.



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# MPD to purchase new video surveillance systems

By Vera Kochan

Currently Moraga's Community Surveillance System monitors the town's major intersections. The purchase of that system was funded by a Moraga Community Foundation fundraising drive and is used by the Moraga Police Department to aid with investigating and solving crimes. However, the system is not monitored around the clock and gives insufficient coverage to wider areas of town.

According to an April 12 staff report by Chief Jon King, "The Police Department also maintains equipment to address issues in Town, including radar and LIDAR devices for speed enforcement [Light

Detection and Ranging is a remote sensing method that uses light in the form of a pulsed laser to measure ranges of variable distances to the Earth], crime scene investigation equipment, items for community engagement events and software for diagramming crime scenes and traffic accidents."

The report also explained that "much of this equipment is becoming dated and is due for replacement or has not kept pace with current technology. It is in need of replacement to allow officers to continue to function in an efficient and effective manner."

The town council approved the transfer of Public Safety Impact Fees in the amount of \$33,000 to the Cen-

tral Video Surveillance System CIP (17-501). This will fund the purchase of five additional video systems to be installed at key locations. The new systems will feature an Automated License Plate Reader camera and a high-definition color camera with a minimum of three separate views of the surrounding roadways. The systems will be linked to MPD for monitoring and reviewing purposes.

Also approved was the transfer of \$18,000 to the Police Department Supplies and Materials account (101-620-022-01) for the purchase of updated radar and LIDAR units to aid officers in their daily duties with greater efficiency.

# All-Electric Building Code's ramifications on residents and businesses discussed

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reduce the expense of new building construction costs (piping and metering); further Contra Costa County's greenhouse gas emission goals; carry out the County Board of Supervisors' Climate Emergency Resolution No. 2020/256; and help improve safety and air quality.

California Senate Bill 350 requires that entities such as MCE and Pacific Gas and Electric must include contingency planning with regards to resource planning and load forecasting to carry customers through peak usage periods without interruption to service.

In an Aug. 31, 2022, Lamorinda Weekly article, "Health Benefits of Induction Cooking as Opposed to Gas Stove Tops Presented," San Francisco Bay Physicians for Social Responsibility Board Member Dr. Marjaneh Moini explained some of the health risks involved with gas cooking in the home. Three types of emis-

sions can be especially harmful. NO2 (nitrogen dioxide) is a pollutant that can cause eye, nose and throat irritation when inhaled and can possibly decrease lung function by contributing to asthma, respiratory infections, and negative general cognitive functioning. CO (carbon monoxide) is harmful when breathed causing neurological effects and reduced overall cognitive functioning. PM2.5/PMO.1 (particulate matter) also causes neurological effects; aggravates asthma and reduces lung function; and contributes to heart attacks and premature death. While these involve large scale doses, over time constant subjection can be harmful, especially to children, Moini said.

Contra Costa County Department of Conservation and Development Senior Planner Demian Hardman attended the April 12 council meeting to clarify any misconceptions or confusing points. With regards to the terminology of what constitutes a "new con-

struction," Hardman explained that if the renovation is significant enough where 50% or more of the building is being modified or altered then the county considers it a new construction, and the all-electric code is enforced.

However, Mayor Renata Sos noted that "this does not affect my ability as a homeowner to swap out my gas appliances for new ones. That may change if the state says, 'No.' If the renovation is tantamount to new construction, it would apply.

"We have some local control here," Sos added. "We have the ability to act. We're nimble. We're flexible. We can do it. I am not a fan of making exceptions locally, or whether there should be exemptions."

The town council provided feedback to staff in order for them to develop an ordinance adopting the 2022 California Building Code either identically or similar to the County's all-electric building code.



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