

GENERAL GOVERNMENT REPORT

If the population of the Town of Moraga were to increase, the new residents and workers would create additional demands for general government services beyond what is being provided currently. As allowed by law, the Town can collect fees to pay for the capital costs to meet these increased needs. The general government needs and explanation are presented below:

EOC Improvements

The Town provides vital emergency services to the Town of Moraga and to facilitate cost recovery for expenses related to a declared emergency. The Town's existing Emergency Operations Center (EOC) is located within the Police Department offices at 329 Rheem Blvd. As the Town grows, the EOC in its existing location will no longer be adequate. An expanded EOC must be equipped to provide timely communication between the section heads and should provide accessible computers, media, or emergency supplies.

An expanded location will minimally require physical improvements to the allotted floor space such as additional electrical outlets, internet access via hard wire or wireless routers, wall maps, whiteboards, desks, tables, chairs, phones and storage space for food, utensils and supplies.

Back-Up Generators

Available emergency power must be provided to areas of 329 Rheem Blvd. during all times of power loss; especially during a major declared emergency. A higher capacity generator will be required to provide continued electrical power to offices upstairs and to the EOC. Power will be required to keep public safety equipment charged and functional and to maintain basic living needs to emergency personnel that may be required to live at 329 Rheem Blvd. for an extended time. Power will also be required to light critical areas of the department such as booking, report writing, and property/evidence areas, and to keep refrigerators operating.

An additional generator will be necessary at the Hacienda as the Town grows. The primary emergency shelters within Town are the local schools. Increased population shelter needs may be met at the Hacienda if necessary. However, for a small scale, but long term shelter scenarios, the schools will want to resume operations. The Hacienda is a designated shelter for these emergency purposes. A generator on site will be necessary to provide power, cooking facilities, refrigeration, hot water, and heat to the buildings on site.

Seismic Upgrade for 329 Rheem

Creating an expanded EOC as described above and must be able to withstand earthquakes. The building at 329 Rheem Blvd. will need additional retrofitting to tie the bottom floor to the second floor for complete protection.

Similar to the additional generator for the Hacienda site, the buildings at the Hacienda will need seismic upgrades to ensure their safety and functionality during an emergency shelter situation.

Storage

Additional population will generate more paperwork within all Town functions. There will be more applications for recreation classes; reservations for Town facilities; Design Review Board and Planning Commission applications; more grading, encroachment, and erosion control permit applications; and all other reports and paperwork which must be retained based on the Town's adopted Retention Policy. This creates the need for additional storage space which the Town does not currently have. Additional storage and/or archiving facilities or services will be needed to preserve the necessary documents.

Reception Area

An increase in population will also render the Town's current customer service inadequate. New space to serve as a front desk and reception area will be needed. Although the staff position of receptionist cannot be funded through the impact fees, all of the necessary appurtenances and equipment (desks, computers, software, phones, etc.) that will be needed to support this position can be funded through the development impact fees.

One-stop Permitting Center

New residents and businesses will require project review and permitting for all of the construction and expansion needs. The majority of the projects currently before the Town are small scale – home renovations, driveway replacement, new walls, etc. Development of the projected number of homes and businesses will require a more efficient process to handle the increased workload. This would be achieved through a true “one-stop” permitting center – where all pertinent staff are available to meet with the project proponent and answer their questions.

A One-Stop Permitting Center would have offices and appurtenances for planning, building and engineering staff, as well as room for all of the project files and meeting rooms to facilitate project work.

Maintenance Equipment

Additional residents will place greater demands for Town operations and maintenance. More equipment will be needed to meet these higher demands, including additional vehicles, mowers, and heavy equipment in the current ratios of today's services.

Corporation Yard Expansion

As more residents move to Moraga, there will be increased demand for all Town Maintenance services and associated personnel (parks, streets, storm drains, etc.) These needs will necessitate more maintenance equipment as mentioned above. With more equipment, the current Corporation Yard will no longer provide adequate space for equipment and personnel for more recreation programs at the Hacienda. A new location will be needed. Purchase and development of the new location will be required. Development of the site may include all legally mandated facilities, as well as buildings, storage, offices, and office equipment for maintenance staff.

Additional Office Space and Equipment

Although new staff cannot be funded through development impact fees, the capital costs associated with having more staff working at the Town to provide the additional services demanded by the increased population can be funded by the fees. As new staff is hired, there will be the associated office space and equipment necessary to allow them to become fully contributing.

Additional Meeting/Program Space and Equipment

Increased populations will also demand increased capacity in the program and functions offered by the Town, including meeting space. The Town may acquire additional locations to provide these services, which will also need to be fully equipped with appurtenances necessary to meet the needs of the community.