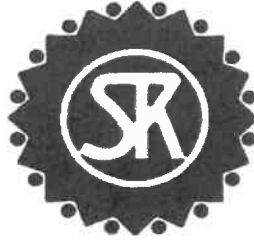


**Fire Code Adoption 20-01
adopting the 2019 California Fire Code
Public Comments/Correspondence**

Date	Person	Comments
3/11/2020	SANDERS RANCH HOA	Written Correspondence Proposed Fire Code/Concerns
3/25/2020 Special Meeting	Hatti Hamlin	Written Correspondence Support of the Fire Code
06/17/2020 First Reading	<u>Melissa R</u>	Public Comment asking about the fire code / sale of a home
06/17/2020 First Reading	<u>Melanie Light,</u>	Public Comment asking about the fire code / sale of a home
06/17/2020 First Reading	<u>Hunter</u>	Public Comment expressed support
07/15/2020 Second Reading		None



SANDERS RANCH HOMEOWNERS ASSOCIATION
315 DIABLO ROAD, SUITE 221, DANVILLE, CA 94526

March 11, 2020

Cynthia Battenberg, Town Manager
Town of Moraga
329 Rheem Bl.
Moraga, CA 94556

Re: Comments on MOFD Proposed Code Updates

Dear Cynthia,

We understand you soon will be meeting with MOFD and the City of Orinda regarding the MOFD's proposed Fire Code updates.

The Sanders Ranch HOA had a lengthy, initial discussion regarding the proposed changes during our most recent Board meeting. Obviously, we are supportive of reasonable efforts to increase fire safety in the Sanders Ranch community of 270+ homes in particular and in the Lamorinda community at-large. Following are our preliminary concerns which we believe need to be addressed as Moraga, Orinda, Contra Costa County and MOFD work towards a unified version of the Code and before Moraga votes to adopt it:

The blanket Wildland Urban Interface Designation on all properties within the district and its potential impact on insurance coverage & rates, and on the "attractiveness" in general of the community to potential homebuyers. Additionally, the impact of this designation on building costs (new or remodel) due to resultant local, county or state code or other requirements, and through its impact on increased pricing or "additional work" by contractors working in the community. If meaningful fire safety initiatives can be implemented in the absence of such a designation, that should be the preferred alternative.

The immediacy of the new Code's effective date upon adoption, which by its very nature will instantaneously place the vast majority of homeowners "out of compliance" and thus create potential insurance coverage and other risk (e.g. real estate attractiveness or transactions).

Similarly, the **September 1 effective date of certain Code requirements** for which compliance would require near-immediate remediation or mitigation, resulting in unplanned and potentially significant costs to homeowners.

The proposed **involvement by MOFD in the home sale/purchase process**, with which it may have no prior substantive experience or capacity (i.e., staffing and availability). This brings potentially significant disruption and risk to the sale and purchase of homes, particularly if MOFD is not able to timely inspect and verify compliance (especially during relatively compressed sales and escrow periods in Lamorinda) as the proposed Code revisions would require. The prospect of placing liens or requiring bonds would further complicate and/or delay what is possibly the most critical and single largest transaction in a person's lifetime.

We ask the Town of Moraga, MOFD and our neighboring agencies to further explore, consider, validate/invalidate and address as appropriate any potential unintended or negative consequences the proposed Code revisions would create. This effort should consider that the speed of addressing fire safety can't outweigh creating potentially substantial obstacles to buying and selling homes in our community, nor should it place potentially significant financial burdens or risk onto residents without providing them a reasonable amount of time to save and/or plan for the investment required to comply with new regulations. The effort should consider less drastic criteria and, at the very least, regulations which are phased in over a reasonable period of time (i.e., years, not days or months) to mitigate the potentially significant and unplanned financial impact on homeowners, risk to the timely and unencumbered purchase and sale of property, and *de facto* out-of-compliance status it otherwise would cause.

Should you have any questions regarding the foregoing, please contact Amber Ford at (925) 809-3034 extension 105 or aford@commoninterest.com, who will be able to keep our entire Board informed and facilitate a timely reply. Thank you for considering our concerns and for your efforts to improve the safety of our community that we all can support.

Very Truly Yours,

SANDERS RANCH HOA BOARD OF DIRECTORS

By: 
Brent Meyers, Vice President

Copies To:

Amy Jeter, President, Sanders Ranch HOA
Amber Ford, Common Interest Management Services
Marty McInturf, Town Clerk
Moraga Orinda Fire District
Moraga Town Council

From: hattihamlin@comcast.net
To: [Info](#)
Subject: Question for board
Date: Wednesday, March 25, 2020 4:19:16 PM

I represent one of the several Firewise neighborhood committees (Dalewood/Amber Valley.) We are very supportive of Chief Winnacker's proposed fire code and also would like the board to reserve resources for helping with residential fire risk mitigation.

Hatti Hamlin