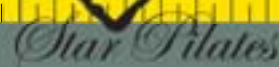




LOSE INCHES? STAR PILATES.



1460 Moraga Road Suite F, Moraga,
925-376-7500

Moraga Roads at Risk

By Sophie Braccini



This June, the Metropolitan Transportation Commission (MTC) released *The Pot Hole Report: Can the Bay Area Have Better Roads?* And the results for Moraga concur with what Moraga's Public Works Director, Jill Mercurio, and RECON (Revenue Enhancement Community Outreach to Neighborhoods) have been saying for a long time: Moraga needs to act now to protect its road system. If nothing is done in the next ten years, Moraga roads will down-

grade from a worrisome 'at risk' today to a very costly 'poor' in the not so distant future.

"MTC uses the average Pavement Condition Index (PCI) of each Bay Area city to classify them," explains Mercurio, "Moraga falls in the before last category, 'at risk' (PCI 50-59) along with Martinez, Oakland and East Palo Alto, and just before the 'poor' category (PCI 25-49), where only five Bay Area communities fall into, including our neighbor, Orinda." For the Director the real danger is in delayed maintenance and the exponential cost of road repair.

"We use a computer model that takes into account the state of the roads and evaluates how they will perform in the coming years, depending on the type of maintenance measure we are able to apply," says Mercurio. With the budget she has now, the Public Works Director and her team patch the pot holes and seal the superficial layer

of the road, but there is nothing they can do for the structure itself.

"We think of roads as the coating that protects the dirt, when in fact what makes it is the sub-base," explains Mercurio, who is also the Town Engineer.

There are geological phenomena in Moraga that directly impact the base of the roads. When a road is located on a hill, water can run underneath the asphalt that serves as a dam. If there is no sub-drainage system in place, the base underneath the road can subside and a sink hole is formed.

Additionally, as time passes, sun rays evaporate some of the oil that makes the coating of the road and it becomes brittle. When roads start cracking, rain gets into the cracks, which can degrade the base.

Mercurio acknowledges that residents notice the condition of large roads, such as Moraga Way and Moraga Road, which are categorized as ar-

terials and can receive State or Federal funding for repair. She calls attention to the neighborhood roads that do not qualify for these programs. "As everybody else, we have delayed maintenance," she notes, "we are now at a point where we can save it (Moraga's roads network); in 10 years we won't be able to." Today only 6% of the neighborhood roads are in 'poor' condition right now but if nothing is done, according to Mercurio's road maintenance program, after 10 years that figure will rise to 72%.

In Orinda, the Citizens' Infrastructure Oversight Commission indicated in its annual report at the beginning of the year that "...the future burden of deferred maintenance will grow while our roads continue to deteriorate..." The recent report, by Harris and Associates, projects that under currently budgeted levels of spending, the dollar value of deferred maintenance will increase from \$28 million in 2010 to \$43 million in 2014."

Mercurio expresses hope that the cost of fixing her backlog never reaches this height.

The Metropolitan Transportation Commission's report is available online at http://www.mtc.ca.gov/library/pothole_report/Pothole_Report_2011.pdf.

The roads in Moraga that are in need of serious repair:
Bollinger Canyon between St. Mary's Road and Joseph - PCI of 16
Via Granada between Moraga Road and Calle la Mesa - PCI of 16 (before the road developed a sinkhole and the Town repaired a large portion)
Larch between Lynch Court and Dickenson - PCI of 12
Larch between Lynch Court and Windeler Court - PCI of 22
Calle la Mesa between Campolindo Drive and Corte Yolanda - PCI of 25

Planning Director Lori Salamack Leaves Moraga

By Sophie Braccini



Lori Salamack on her last day of work as Moraga's Planning Director, August 5
Photo Sophie Braccini

Lori Salamack, Moraga's Planning Director for the last ten years, is leaving California and moving east for family reasons; with her goes a wealth

of knowledge and experience. She met with us to share thoughts about a town that she found overall to be very responsive, educated and capable of doing great things.

Salamack identified one weakness - the high rate of turnover among the Town's department heads that has slowed things down as new managers need time acclimate and interim managers tend to only manage current affairs. Her departure will not improve that situation.

"Here is a note I wrote to Karen Stein (then Town Manager) in 2003," says Salamack, "the subject reads 'Changes in the Municipal Code to streamline the business approval process.'

... continued on page A9



EXPLORE
DISCOVER
HAVE FUN!

This summer, bring your young naturalist to meet live animals and explore our natural world. You'll discover fun and enriching classes, workshops, camps and family programs all summer long.

Go to www.wildlife-museum.org to learn more.



1931 FIRST AVENUE
WALNUT CREEK
925-935-1978

apr.com



At Alain Pinel Realtors, we understand that our schools are superior, in part, because of the steadfast support from our community. That is why our agents proudly support our local education foundations:

**Lafayette Partners in Education
Moraga Education Foundation
Education Foundation of Orinda**

Where we live, like-minded people change lives, leave their mark, and create a solid foundation for the next generation.



5 Canyon View Drive, Orinda

Breathtaking Country French luxury! This stunning estate brings old world authentic details and high-end finishes to this 6271+/-sf, 5+bd, 5.5ba main house and includes a separate carriage house. The travertine patio and sparkling pool with waterfall and outdoor barbecue/kitchen make for an entertainment oasis. This very private 1.26+/-acre, mostly level property is not to be missed.
www.5CanyonView.com
\$3,450,000 Alan Marks



10 Las Palomas, Orinda

Orinda Country Club retreat. Beautifully renovated, 3832+sf, 5bd/3.5ba home on a 0.5+/- acre lot with "Old World" style and charm. Open floor plan with kitchen/great room plus separate guest suite. Spectacular grounds: pool, spa, built-in barbecue, fire pit, lawns, gardens, playground & more!
www.10LasPalomas.com
\$1,899,000 Lori Legler & Cheryl Hata



3204 Glenside Drive, Lafayette

This elegantly detailed and finely appointed Lafayette home exudes charm and is just steps from the highly coveted Lafayette Trail. Stylish built-ins, crown molding, wide plank hardwood floors, flagstone patio and professionally manicured gardens. 2800+/-sf, 4bd/3ba home, ideal for families with family room, play room, lovely outdoor spaces and proximity to many parks and fields.
www.3204Glenside.com
\$1,049,000 Rochelle Williams & Erin McCoin



7 Moraga Valley Lane, Moraga

Spanish style with pastoral and Country Club views. Newer home with beautiful upgrades to the 2930+/-sf, 4 bedrooms and 3.5 baths. Hardwood flooring, arched doorways and a beautiful master suite. Matsutani landscaped yard with patio and play area. Partially finished basement perfect for home workshop, wine storage or workout room.
\$1,299,000 Joanna Truelson

Square footage, acreage, and other information herein, has been received from one or more of a variety of different sources. Such information has not been verified by Alain Pinel Realtors. If important to buyers, buyers should conduct their own investigation.