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## Proposed New Development off Camino Ricardo

By Sophie Braccini



Assistant Planner Kelly Suronen points to the property to be developed. Photo Sophie Braccini

Developer Summerhill Homes recently applied for the review of a plan to build 28 homes on a 14.26-acre property located off Camino Ricardo, south of Danefield Place. The long, relatively narrow parcel stretches from Camino Ricardo on the west to near Moraga Road on the east. The proposed three- and four-bedroom homes, of between 2,400 and 2,965 square feet, would be clustered on the south-west border of the property on lots ranging from well over 5,000 to 20,000 square feet.

The property has a narrow border along Camino Ricardo. It is currently undeveloped and contains an old walnut orchard. The developer proposes to build a private road, running east-west, along which the houses will be built. The strategy of clustering the homes to the south of the property was chosen, according to the application, to limit grading and impact on the Laguna Creek that borders the property to the east-the developer indicates that clustering to the west will leave the riparian area intact.

The plan proposes three different styles for the homes: Spanish, contemporary Californian and Craftsman. The development will be built to rate at 70 points on the Build It Green scale ([www.builditgreen.org/](http://www.builditgreen.org/)). The landscape will be mostly drought tolerant and solar electricity will be offered as an option.

Under the proposal the homes will occupy only 5.6 acres of the property; the remaining acreage would be left as open space. A pedestrian bridge and trail will link Moraga Road to Camino Ricardo.

The parcel is included in the Moraga Specific Plan delimitation. It is rated for three dwelling- units per acre. "We anticipate that we will conduct a joint meeting with the Planning Commission and the Design Review Board in the coming months," said Planning Director Shawna Brekke-Read.

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