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At the Town Council

By Sophie Braccini

Did you miss the last meeting of the Moraga Town Council? Below are some of the notable items approved unanimously by council members July 16.

Bay Cities Awarded Pavement Project

The town council awarded a nearly \$3.3 million contract for the 2014 pavement project to low bidder Bay Cities Paving and Grading, one of the largest Hispanic-owned firms in the United States. The company is owned by Orinda resident Ben Rodriguez.

Public works director Edric Kwan presented the results of the bidding process to the council. “We received five bids and the rule is that we have to choose the lowest responsible bidder,” said Kwan, who recommended going with a bid alternate that would apply rubberized asphalt instead of conventional asphalt to 21 of the 28 street segments that will be repaired this year. “It’s 10 percent more expensive, but the treatment will last twice as long and it dampens sound as cars drive by,” Kwan explained, adding that using rubberized asphalt would divert 12,000 old tires from landfill.

Work will start in August – for details about the project visit www.moraga.ca.us/paving. (Read the related article, “August Start for Pavement Project,” published July 16, in our archive at www.lamorindaweekly.com.)

Town Gets GHAD

Council members also agreed to subject Moraga to the California Public Resources Code regarding Geologic Hazard Abatement Districts, also known as “GHAD Law.” This means that if one of the conditions of approval for a development is the formation of a GHAD, the project will be included in the Moraga GHAD. Other projects, such as those that have already been approved or do not require the formation of a GHAD, will be able to voluntarily join the new legal structure but the town cannot require them to do so.

GHADs are legal entities formed to fund the prevention and remediation of landslides and other earth movements for a group of property owners. A complete list of the properties initially included in Moraga’s GHAD will be compiled at a future council meeting. At this time three projects are required to be part of the GHAD: Palos Colorado, Hetfield and Rancho Laguna. (Read the related article, *Town of Moraga to Form a GHAD*, published June 4, in our archive.)

And Finally – Well Behaved Cows Welcome

If you walk on Mulholland Ridge, you’ve probably seen John Hoover’s cows. And yes, they get to stay for at least a few more years.

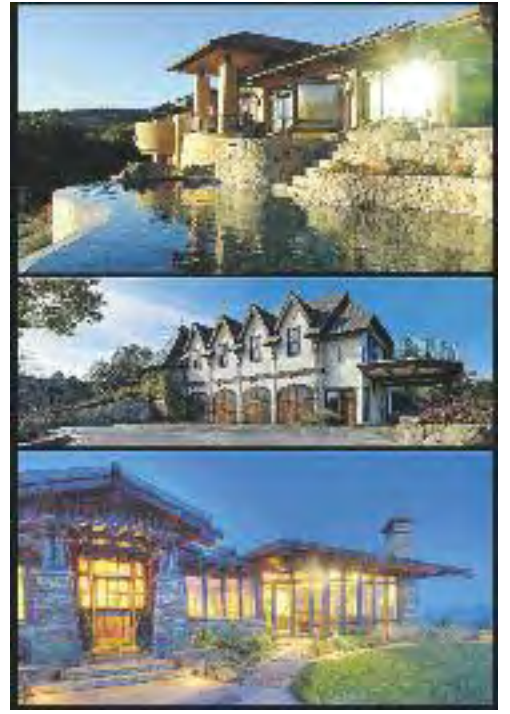
“The Hoover cattle are very well mannered,” said Jay Ingram, parks and recreation director, advocating for the renewal of the cattle grazing agreement between the town and Hoover, a Moraga resident. According to Ingram the agreement has been working well for years; the extension approved by the council gives Hoover grazing rights until 2019.

The town benefits from having Hoover’s cattle roaming the fields around Mulholland Ridge. He and his team build and maintain fire breaks on the hillsides, maintain a fence all around the property and provide water for the cattle that also serves the local wildlife. He reminded council members that his family, along with the Carrs, has been raising cattle in the hills of Moraga since the early 1900s.

“Other benefits include keeping the weeds and some invasive (plants) down,” added Ingram. The town contracts for the services of the Contra Costa County Department of Agriculture to reduce the spread of purple star and artichoke thistles. Rent collected from Hoover helps defray the cost of that service. The grazing fee is currently \$2,378 per year and will be adjusted upward annually based on the consumer price index.

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56 Via Floreado, Orinda



NEW LISTING

This stunning 5BR/4.5BA Orinda home features over 4200 sq.ft. and terrific views of the Orinda hills. The kitchen is a chef’s delight with Viking refrigerator, wine fridge, dual dishwashers and beautiful new cabinetry.

Offered at \$1,950,000 by Jim Colhoun 925.200.2795.

CalBRE 01029160

4 Berkshire Street, Moraga



OPEN SUN 1-4

Modern and stylish living at Moraga Country Club. Stunning European kitchen with high end appliances, three bedrooms plus loft, 2.5 bathrooms. Hardwood floors throughout. Located on a private cul-de-sac. Open Sunday, August 3rd 1-4 p.m.

Offered at \$785,000 by Sheri Wedlake 925-324-2091.

CalBRE#00872175

581 Tehama Ave. Hayward



NEW LISTING

Great investment or multi-family opportunity! Two homes on 1 lot with 1/3 acre! Zoned for 4 units according to public records. Back house has 2 kitchens and offers an option of a duplex or easy multi-family living.

Offered at \$610,000 by Janine Hunt 510.409.6266

CalBRE#01909766

35 Monte Cresta Ave, Pleasant Hill



NEW LISTING

This upper-level condo features two bedrooms and one bathroom and a private rear deck. With no rental restrictions, this property could be a good rental unit for investors, as well as a sharp home.

Offered at \$275,000 by Jim Colhoun 925.200.2795.

CalBRE 01029160

1154 Rimer Drive, Moraga



COMING

5BR/3BA with pool. Home backs up to Joaquin Moraga School field.

Available August 15th.

Contact Jim Colhoun at 925.200.2795 for more information.

CalBRE 01259271

1907 Ascot Drive, Moraga



PENDING

Two-story Highlands 2-bedroom condo with the personality of a townhouse. Elegant open floor plan features vaulted ceilings, hardwood floors, remodeled kitchen & bath. Close to all that Moraga has to offer!

Offered at \$569,000 by Larry Jacobs and Kress Hauri 925.788.1362/925.899.5739.

CalBRE 01043977

TIP OF THE WEEK

The market is HOT! We have more and more buyer-represented sales:

- 618 Tahos Road, Orinda, \$1,804,000-- Larry Jacobs and Kress Hauri
- 4110 Arbolado Drive, Walnut Creek, 1,350,000—Julie Georgiou
- 1977 Cambridge, Walnut Creek, 1,185,000—Julie Georgiou
- 221 Monte Carlo Way, Danville, \$928,221—Tomi Izuno
- 2876 Saklan Indian Drive, Walnut Creek, \$900,000—Jim Colhoun
- 1024 Carol Lane, Lafayette, \$850,000—Dana Fillingner
- 3196 Frye Street, Oakland, \$845,000—Sheri Wedlake
- 31 Newell Court, Walnut Creek, \$760,000—Jim Colhoun
- 236 Crestview Drive, Murphys, \$757,500—Ruth Eddy
- 1111Cardigan Court, Walnut Creek, \$745,000—Larry Jacobs and Kress Hauri
- 123 Elderwood Drive, Pleasant Hill, \$725,000-- Larry Jacobs and Kress Hauri
- 208 Doray Drive, Pleasant Hill, \$635,000—Jim Colhoun
- 865 Corrie Place, Pleasant Hill, \$520,000—Monica Clarke
- 2428 Pleasant Hill Road, Pleasant Hill, \$329,000—Adam Hamalian
- 460 Canyon Oaks Drive, Oakland, \$270,000—Janine Hunt
- 420 La Jolla Street, Vallejo, \$205,000—Janine Hunt

Meet our Featured Agents ...



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