



Moraga

Public Meetings

Town Council

Wednesday, June 10, 7 p.m.
Wednesday, June 24, 7 p.m.
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, June 15, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

Design Review

Tuesday, June 22, 7 p.m.
Tuesday, June 8 canceled
Moraga Library, 1500 St. Mary's Rd.

School Board Meeting

Moraga School District
Tuesday, June 9 and 16, 7:00 p.m.
Joaquin Moraga Intermediate
School Auditorium
1010 Camino Pablo, Moraga
www.moraga.k12.ca.us
See also AUHSD meeting page A2

Check online for agendas, meeting notes and announcements

Town of Moraga:

www.moraga.ca.us
Phone: (925) 888-7022

Chamber of Commerce:

www.moragachamber.org

Moraga Citizens' Network:

www.moragacitizensnetwork.org



Moraga Police Department

Car break in, 5/25/15 An Ivy Drive resident reported someone smashed the rear passenger side window of his Acura, which was parked on the street, and stole two bags containing electronics from the backseat, estimated value \$1,500. The pilfering occurred between 3 and 5 p.m., but allegedly there were no witnesses. Since it was Memorial Day, no school kids were walking home.

Vandalized skateboard park sign, 5/20/15 It's a mystery. The police report mentions a skateboard park sign was missing, then it was vandalized at a replacement cost of \$500. Police report states, "It is unknown when the sign was last seen intact or when it went missing. There are no investigative leads at this time."

Motorcycle license plate vanishes, 5/05/15 A Country Club Drive resident discovered his license plate was missing, but he's not sure when or where it came off. The reporting person reported the lost item to the DMV.

Residential burglary, 5/17/15 A Hardie Drive homeowner reported that sometime over a period of two days an unknown person entered her residence and "slightly ransacked" the place. There was no forced entry. Police are investigating at the moment; the value of the missing property is unknown at this time.

Bumper cans 5/19/15 A car struck three standard-sized plastic garbage cans that had been placed on the curb on Draeger Drive. Hit and run - the cans were damaged beyond repair and the car took off. Police were unable to locate the suspect vehicle, and not surprisingly no one has come forward to 'fess up, to date. Of course, the garbage cans had no comment.

Other crimes that occurred in Moraga between May 19-26:

Headphones Stolen - Del Monte Way
Petty Theft - Rheem Boulevard
Loud Noise - Ascot Drive at three separate apartments, can you say Saint Mary's graduation?
Shampoo Theft - from an unnamed store on Moraga Way
Lost Wallet - Moraga Road
Domestic Disturbance - Rimer Drive
Missing Person - Calle La Montana
False Alarm - Campolindo Court
Identity Theft - Fransisca Drive

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Rheem Theatre Operations Will Cease June 30

After the Rheem Theatre received notice May 30 from owner Mahesh Puri that rent at the property would increase 60 percent effective July 1, Derek Zemrak, managing member of Zemrak Pirkle Productions, LLC that operates the theater, told the owner that the rent increase was more than the theater could afford to pay.

"The theater operates on a very small margin - some months there is more revenue than costs, other months the costs exceed the revenue," said Zemrak. "After five years of running the operation we know the rent amount the operation can sustain through a fiscal year; that amount is what we have

been paying for the better part of five years. Mahesh Puri, the landlord, lowered our rent four years ago to help the theatre stay open, which was a true asset to the community."

The notice to increase the rent did not provide a reason for the increase, said Zemrak. "In the email accompanying the notice, the landlord's stated reason was, 'to pay my bills and offset some of my losses,'" he said. The theater, which in March was voted the Bay Area's Best Indie Cinema for 2015 by Bay Area A-List, has been for sale since last September.

After discussing the situation with the owner, and no negotiation, Zemrak had no choice but to

give a 30-day notice. "We have been on a month to month for the last year. The landlord refused to sign another lease after our previous lease expired," explained Zemrak. "We will no longer manage the operations after June 30, 2015."

Zemrak said he has little hope for anything to change. "The property owner has a piece of commercial property that is not operating at what he expected when he purchased the property," he said. "The viability of the theater as an anchor tenant for the space is not realistic based upon a historical look at the revenue over the last 10 years and forecast revenue for the next 10 years." *J. Wake*

SummerHill Homes Starts Work in Moraga

By Sophie Braccini



Trucks line up to remove excavated dirt from the Camino Ricardo subdivision. Photo Sophie Braccini

Over the past two weeks up to 12 large trucks were spotted lined up on Moraga Way, preparing to turn

onto Camino Ricardo to reach the SummerHill Homes construction site up the street. This marked the begin-

ning of the grading and construction of the Camino Ricardo construction project scheduled to continue through the fall of 2017. Over the course of 10 working days, trucks took 3,000 cubic yards a day from Moraga to Point Richmond where there is another project that needs more fill soil. The trucks transported 12 cubic yards per load, making 250 round trips per day to move the dirt.

The hauling ended during the week of May 25, ahead of schedule. "Later this summer, we will still have a few more days of off-haul but the majority of that operation has been completed now," said Kim Ka-

manger, Summerhill executive vice president. She added that she expects the foundations of the first model homes to be built this August and the road that will serve the 26 new homes on the 14-acre site off Camino Ricardo to be constructed this year, before the rain.

This month SummerHill also hopes to start the reconstruction of Rheem Boulevard, a project associated with the Rancho Laguna 2 development. Due to the excavation and repair of Rheem, the section of the arterial between Moraga Road and St. Mary's Road will be closed for four to six months.

Saint Mary's Intramural Field Will Stay Lit Until 10PM

By Sophie Braccini

The Moraga Town Council authorized Saint Mary's College May 20 to extend the hours of operation from 9 p.m. to 10 p.m. on the intramural field adjacent to Bollinger Canyon Road. While the meeting had its highly emotional moments among the neighbors opposed to the extended hours, Vice Mayor Mike Metcalf conducted an orderly discussion. The conditions of approval for the extra hour included a maximum noise limit of 55 decibels between the hours of 9 and 10 p.m. and the obligation of SMC public safety personnel to investigate complaints and abate delinquent behaviors. The council will review the decision in a year.

Since the college first opened the intramural field to evening play, neighbors living in The Bluffs off of Bollinger Canyon Road say they have traded a quiet atmosphere away from freeways for the bright lights and noise students generate as they play in the evening, almost year-round. The college's view is that the field is a key component of its recreational offerings for students, and has made it clear that the field needed to be available until at least 10 p.m. Saint Mary's President James Donahue noted the college wants to be a good neighbor.

At a meeting last March, the council outlined conditions the college needed to meet regarding the noise and lights before approving the extra hour of operation. These requests included strengthening the way complaints from neighbors were received and logged as well as outlining how the college would enforce rules once the complaints were acknowledged.

Since that meeting, Saint Mary's staff conducted an acoustical analysis, measuring noise levels at the field and at residents' houses, with the intent to differentiate the noise coming from the field from the ambient noise coming from traffic or other sources. The result of the analysis was that the field's activities added only 2 decibels to the ambient noise, with a maximum of 59 decibels, a level characterized by staff as a little high but

within most commonly accepted community noise standards.

Councilmember Dave Trotter challenged the results, indicating that the normal level in the quiet Bluffs was in the mid- to high-40s, while noise levels when the field was used could rise to 59 at the homes.

Councilmember Teresa Onoda, who walked the neighborhood and talked to many of the residents, declared that the level of noise should be restricted at the field level, not a level at the residents' homes, and that it

should be limited to 55 decibels.

The final decision to limit the level to 55 decibels at the residents' homes is somewhat lower than in the cities of Orinda and Lafayette, which authorize 60 and 58 decibels until 10 p.m., respectively.

Concerns were also raised regarding the responsiveness of the college's department of public safety and its ability to act when logging complaints. The resolution states that SMC public safety will investigate when called about a noise complaint

and verify by measurement with a noise meter. They will then promptly abate the noise.

The one-year period will start as soon as the college has installed the new lighting system that should significantly reduce the glare in The Bluffs neighborhood. During the meeting Peter Michell, vice president for finance at Saint Mary's College, indicated that the institution wanted to start working on this project as soon as possible with a target completion date of August.



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