



Moraga

Public Meetings

Town Council

Wednesday, Sept. 23 cancelled
Wednesday, Oct. 14, 7 p.m.
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Tuesday, Oct. 5, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

Design Review

Monday, Sept. 28, 7 p.m.
Tuesday, June 8 canceled
Moraga Library, 1500 St. Mary's Rd.

School Board Meeting

Moraga School District
Tuesday, Oct. 13, 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

Creepy driver 9/08/15 Undisclosed reporting parties were walking on Camino Pablo, when the driver of a light-colored pickup truck stopped near them and asked if they could assist him in looking for a lost animal. The subjects responded by running away from the driver. Cops checked the area, but could not find the suspect.

Unauthorized driving 9/10/15 The driver of a Toyota Camry was recognized by a police officer, and was pulled over. The fellow had a suspended driver's license from a prior DUI arrest, and was in possession of a meth pipe. He was arrested for driving while his license was suspended and for possession of paraphernalia and violation of court probation. He was released at the scene and the car was towed and impounded. Uber would have been the better and considerably cheaper option.

Threats to football coach 9/11/15 The principal of Deer Valley High School reported that a parent of one of their JV football players had a verbal outburst that was directed at the coach. Which team's coach was not specified. "The outburst included a slightly veiled threat to shoot the coach," noted the police report. Several members of the coaching staff and school administrators overheard the statements. The coach requested the incident be documented and the parent removed from the Campolindo campus. Cops spoke with the parent who admitted exchanging words, but denied threatening him.

Stolen vehicle 9/14/15 A Toyota tundra with an attached trailer was stolen from in front of a home on Ascot Drive between Sept. 11-13. Both the trailer and the truck have "Gardening Solutions Company" decals in plain view. Neither truck, nor trailer has been found yet.

DUI 9/14/15 A 23-year-old was driving his older Toyota east on Moraga Way at 2 a.m. and left about a 50-foot skid mark on the roadway prior to hitting the curb just east of Miramonte Drive. Cops did not see the incident, but evidence left at the scene led officers to the Toyota and the driver. He was arrested for DUI and hit and run.

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Council Opens the Door For Adventure Day Camp

By Sophie Braccini

Although some Moraga Town Council members denied that the piece of legislation they approved on Sept. 9 signaled support for the Adventure Day Camp project off Larch Avenue, the municipal code modification they adopted will allow the recreation company to be able to file an application with the town to transform the former Moraga Tennis and Swim Club into a preschool and camp site.

The amended text, which was initially proposed by councilmember Dave Trotter, states that for-profit recreational enterprises could utilize existing facilities established prior to the adoption of the 1986 Moraga Open Space Ordinance, as long as there was no increase in the development footprint. The Larch Avenue property is subjected to MOSO, a voter-approved legislation, and its implementation rules, which stated that only nonprofit enterprises could be operated on open space.

Neighbors of the Larch Avenue site were in attendance at the council meeting, as they were at the earlier planning commission meetings, to protest the modification of the municipal code. "There is no need for this text and it would create a precedent," said Clay Serrahn. Former mayor Karen Mendonca said that the planning commission had refused to recommend the adoption of the modified text.

At both their June 15 and Aug. 3 meetings, planning commissioners had indicated that good land use regulation does not consider the type of business, but instead defines which activities are desirable. They gave the example of an off-road motorbike trail that could be operated by a nonprofit group, but would not necessarily be the type of activity that should be permitted in a quiet suburb. Planning director Ellen Clark indicated that the MOSO text itself does not distin-

guish between for-profit or nonprofit businesses, but that the non-profit term appearing in the implementation rule is a likely leftover of the county regulations Moraga used as a baseline at the time of incorporation.

"This is about sloppy land use ordinance and trying to straighten it out," said vice mayor Mike Metcalf, "and trying to avoid a blight condition (on the Larch site). It has nothing to do with Adventure Day Camp." Councilmember Phil Arth agreed with Metcalf, indicating that the text had a very narrow reach, but would allow for the Larch Avenue site to be operated again and not deteriorate like the Moraga Adobe site.

But mayor Roger Wykle and councilmember Teresa Onoda said what really mattered was establishing a list of authorized recreation uses on open space land. "It would be much nicer to have a list of conditional uses," said the mayor. He

asked the planning director how the Hillside and Ridgeline Committee could deal with the issue.

"A list could be defined, with low impact, small footprint, not earth-moving activities," Clark responded.

Onoda asked if it would not be possible to approve the proposed amendment of the code, and make a list. "Could we have it both ways?" she asked. "Vote on the nonprofit and for-profit (amendment), and have staff look into different conditions for recreation on MOSO land?"

A majority of the council members decided that establishing a list of permitted open-space activities would be too time-consuming and that fixing the text was a better course of action. The amendment was approved, 3-2, with Wykle and Onoda opposed. The approved modified text will not preclude the necessity of an Environmental Impact Report.

Spur in Construction Prompts Need For More Oversight

By Sophie Braccini

Moraga resident Randy Rasmussen alerted the Planning Commission at its Aug. 17 meeting that two roads cutting into the hill at the SummerHill Housing Group construction site, now called the Bella Vista development off of Rheem Boulevard, were dug out by the developer in violation of any pre-approved grading permit. Staff reacted swiftly. The Town Council approved a new construction inspector position on Aug. 26. This person will conduct a more intensive oversight of the current and future developments now emerging throughout Moraga.

"Rancho Laguna II (now Bella Vista) and Camino Ricardo (now Harvest Court) are two development projects involving extensive grading of hillside sites," said Moraga public works direc-

tor Edric Kwan. "At this time we work with county inspectors, but they do not provide sufficient oversight." The director added that it was particularly true for the Bella Vista development; at the beginning of August, staff was told that a buckeye tree planted along Rheem Boulevard, and intended to be preserved, had been removed. The following week, staff received a number of inquiries about the grading of the two "haul routes" across the slopes and landslides – the ones Rasmussen was talking about. "So we recommend that you approve a new position," said Kwan to the council, "a senior construction inspector, on a contract basis for two years." Kwan added that the town was expecting more development activity starting in 2016 with three other private developments: Palos

Colorados, Los Encinos, and 1800 Donald Drive.

"You should have had this person in here two months ago," said vice mayor Mike Metcalf, "(but) these guys don't grow on trees. Where are you going to find somebody? Why do you want to get somebody in-house? Why don't you get someone from a contractor you trust?" Kwan agreed that a consultant could help, but that an in-house employee would be more devoted to the town's goals.

Town manager Jill Keimach said that SummerHill met with town staff after the incidents were noted and promised to dedicate an inspector to the Bella Vista site, and to come to weekly meetings with Kwan to alleviate all miscommunication. SummerHill's vice president Kevin Ebrahimi

came to the council meeting to apologize. "Mistakes do happen, but they shouldn't happen," he said. "We're going to be here for the long term; we will do whatever it takes to make things right."

Council member Dave Trotter said he hoped that from now on everybody would be on the same page and all natural resources would be protected. "I think that this person (the construction inspector to be hired) is extremely important," added council member Teresa Onoda. She said that she would be in favor of stopping construction until all of SummerHill's conditions of approval were reviewed.

Since that specific question was not on the agenda, the council members did not discuss it, but unanimously agreed to the hiring of a new staff person.

Assault 9/14/15 There was a report of battery at Saint Mary's College. Moraga cops made contact with the 18-year-old female victim who claimed she had been battered by an 18-year-old male acquaintance during a sexual encounter earlier in the evening. The incident was investigated and the case forwarded to the Contra Costa District Attorney for review.

Other crimes that occurred in Moraga between Sept. 8-15:
Family Argument – Camino Ricardo

Deceased Person – Brookfield Drive

Package Swiped – Shuey Drive front porch

False Alarm – Calle la Montana

Golf Clubs Swiped – Moraga Road

False Alarm – Inverleith Terrace, Calle La Montana

Traffic Incident – undisclosed location

Elderly Female Drunk in Public – Rheem Shopping Center

Damaged Gas Pump – Driver failed to remove hose before driving away.

Attempted Bike Theft – Donald Drive

Loud Party – Ascot Drive

Identity Theft – Brookfield Drive



For a more walkable and bikeable Moraga

Community Workshop

Tuesday, Sept. 29, 2015 | 7:00 – 8:30 pm
Hacienda de las Flores | 2100 Donald Dr.

The Moraga Walk | Bike Plan will recommend projects to make walking and biking safer and easier. But before that, we need to hear from the community:

- As a pedestrian or cyclist in Moraga, what are your biggest needs and concerns?
- What are the main obstacles to, and challenging locations for, walking and biking?
- What are **your** ideas and suggestions for improving conditions?

Join us at this workshop to find out more about the Walk | Bike Plan and to make your voice heard. Your input will be used to develop the recommendations in the plan.

Lern more at moraga.ca.us/WB or contact Coleman Frick, Assistant Planner, at (925) 888-7039 or at cfrick@moraga.ca.us