



Moraga

Public Meetings

City Council

Wednesday, Aug. 24, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Planning Commission

Monday, Aug. 29, 7 p.m. *Special Meeting*
Tuesday, Sept. 6, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Design Review

Monday, Sept. 12, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

School Board Meetings

Moraga School District
Tuesday, Sept. 13, 7 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 Report



Restraining order violated 8/03/16:

Police caught up with a person who had a restraining order to stay away from a residence on Williams Drive – at the home. The subject was then arrested for disobeying a court order and taken to the Martinez jail.

Attempted identity theft 8/3/16:

A Moraga Road resident was advised by her son that someone had changed the address associated with their joint Wells Fargo bank accounts. Someone had attempted to fraudulently create a PayPal account, as well as Nordstrom and Amazon accounts using the reporting person's personal financial information, with a new address. No mention in the police report if the fraudster was arrested, but presumably he or she was able to be tracked using the address given to start up the unauthorized accounts.

Glass door damaged 8/02/16:

The sliding glass door of a Newberry Place home was impaired in some unspecified way. With no glass ceilings in the neighborhood, was the suspected vandal inspired by presidential politics and shattered the glass door? No suspects seen or heard when the mysterious damage occurred.

Traffic accident 8/02/16:

A non-injury collision occurred at 8 a.m. on Rheem Boulevard near Scofield between a motorcycle and a passenger vehicle. The car attempted to make a U-turn and apparently didn't see the biker. Both vehicles were able to be driven away.

Stolen car 8/06/16:

At 2 p.m. the owner of a car parked near the Rheem Theater on Park Street reported that it was stolen approximately four hours earlier. Cops conducted interviews with the reported owner and the vehicle was entered into the police database. The investigation is on-going, although there are no suspects or leads at this time.

Other crimes occurring in Moraga from Aug. 2 through Aug. 9:

Stolen license plate – School Street
False alarm – Del Rio Court,
Larch Avenue, Tharp Drive,
Camino Ricardo
Lost property – undisclosed location

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Gary Bernie & Ken Ryerson

Town Faces Delays in Sinkhole Repair

By Sophie Braccini

Protecting the sinkhole site during winter and waiting for next year to start the repairs is an increasingly likely scenario for Moraga.

As new administrative requirements are imposed upon the town by Caltrans, the deadline to award a repair contract in time to complete the work before the rainy season has become an ever more elusive target. Fortunately, town staff has prepared a winterization plan.

During an additional council meeting on Aug. 10, public works director Edric Kwan recounted that a few days prior Caltrans had added a new administrative requirement. As the town repairs the sinkhole, it has to take into account the infrastructure that utility agencies such as PG&E or EBMUD had running through the hole that formed last March. The town has to "protect in place" this infrastructure as it

repairs the underlying cause for the hole: the 90-foot culvert that failed. Now and for the first time, Caltrans is requiring Moraga to bill the agencies to protect in place and sign with them agreements.

"The Feds are interested in recouping any funds," says Kwan, "especially with the utility."

Caltrans is managing the federal aid that is given to the town. Moraga cannot proceed with repairs until it gets all the approval required if it wants to be reimbursed.

Kwan said that Caltrans had known since the beginning that utility companies were involved in the situation and were going to be protected in place, but that until Tuesday, Aug. 9, had not informed town staff of the requirement to sign utility agreements.

"Unfortunately that will take time," said Kwan, as utilities have to go to their respective boards for

approval of the agreements.

Kwan reminded the council the repair contracts had to be awarded by Aug. 24 in order to have time to repair the culvert before the rainy season. He added that the alternative is for the council to approve a contract to just protect the site for the rainy season at their Sept. 14 meeting.

Kwan does not want the town to suffer financially from the delay and is working with Caltrans to have federal funding cover the entirety of the winterization cost. When federal funds were approved for the town of Moraga, the rule was that the emergency repairs that were conducted at the time of the incident, last March, would be completely reimbursed to the town, while the rehabilitation of the intersection would require the town to come up with matching funds at 11.47 percent. The town has 180

days to do work that can be considered an emergency. Kwan is looking for contractors able to grout the offsets and the cracks of the culvert quickly, before Sept. 8. The estimated cost of the winterization of the hole and culvert is between \$150,000 and \$200,000.

Kwan said he believes that real repairs will not be able to be started before next year, but he reassured the council that the two lanes currently opened would remain accessible to drivers over the winter.

Mayor Mike Metcalf noted that the town needs the cooperation of Caltrans. Kwan confirmed that Caltrans has worked expeditiously with the town and that getting this far within a month (since the town was approved for federal reimbursement) was quite a feat. He added that it is not uncommon for a project such as this one to take two years to be completed.

Residents Want More Quality Restaurants at Rheem Center

By Sophie Braccini



Jay Kerner, owner of the Rheem Center. Photo A. Scheck

Moragans like to eat out, and they want more options close to home.

That was one of the main findings in a communitywide survey held in the wake of the Moraga economic symposium held at the beginning of the year. The Moraga Chamber of Commerce proposed the survey, including Saint Mary's students, to support the new owner of the Rheem Shopping center's research to revitalize the centrally located mall.

The survey received many responses and the results will be discussed at the city council meeting Aug. 24, with property owner Jay Kerner of U.S. Realty Partners divulging his plans. He said he was enthusiastic to see that residents are very much interested in revitalization and have definite preferences.

"The chamber approached us with the idea (of a survey) and we thought it was fantastic," Kerner said, adding that he had been very impressed at how the chamber of commerce put together the ideas and resources to build the survey, including his team's inputs.

Over 1,000 people responded to the survey, another fact that impressed Kerner, especially since it took 20 minutes to complete. He noted that it shows how important the topic is to residents.

The survey results indicate, "By far – the most comments (write-in) and selections for businesses were

for restaurants. It is clear that most all respondents want more and (better) quality restaurants. Services ranked less important among current businesses or future businesses." The general population wants sit-down, better quality restaurants, adding that there are enough fast foods in town.

Almost 80 percent of all Moragans eat out over four times per month, with 23 percent eating out more than 10 times per month.

The Saint Mary's students responded to a separate survey. They too indicated that eating out was their favorite thing to do at the Rheem Center and asked for more diversity. They listed quality before price as the most important feature for a restaurant. Although many selected fast food among their most frequented eateries, many preferred adult, sit-down, healthy and gourmet, or cafés as their preferences.

According to the survey, both the general public and students wanted more healthy local food (86 percent), a Mexican restaurant (89 percent on question of ethnic types of restaurants), a brewery, pub or sports bar-type restaurant (79 percent), and a bakery (82 percent).

Kerner said that the results validate his team's thinking, and will keep them focused on what is important to the community.

"What made us happy is that what we felt would be good ideas seem to ring true to the community and that we are on the right track," he said. He said he will give more details at the council meeting where he hopes to see a good community turn out. He feels confident that his company will attract the right businesses to the center.

In the survey, residents were also asked questions about the aesthetics and other functions of the Rheem. Many respondents see it as a possible community gathering place and wanted aesthetic im-

provements.

Kerner is working on this aspect as well. U.S. Realty Partners hired Precision Property Measurement and within two to three months measured all of the buildings, and executed a CAD drawing of the property. Kerner owns the lion's share of the center, from CVS all the way around to Amoroma, and the Starbucks and Taco Bell

stand-alone buildings. U.S. Realty Partners has been working with an architect, proposing design ideas and potential upgrades, as well as landscaping and site design.

"We will want to get feedback from the community," adds Kerner, who promises additional community outreach when the plans are in final form.

GOLF OR TENNIS ANYONE?



5th Annual

MORAGA CHAMBER
Moraga, Home of Saint Mary's College

GOLF & TENNIS TOURNAMENT

Monday, September 19

Registration Deadline 9/16

Sign Up Now!

HELD AT THE MORAGA COUNTRY CLUB

- No need to be Chamber or MCC member
- All are Welcome!
- **Golf:** \$175 per player. Sign up as a Single Player or Team includes Dinner, Refreshments & Prizes.
- Check-In: 10:30-11:45am, Shotgun Start 12pm
- **Tennis:** \$25 per player. Women's, Men's and Mixed Doubles, matches based on STA rating and/or individual skill level.
- 11:00 am (time may change)
- All levels of play are Welcome.

Not a Golfer or Tennis Player? Come to the dinner & auction only.

Antiquities of California Auction Starts at 3pm

(2nd floor Clubhouse)

Authentic, autographed framed and unframed items, one of a kind collectibles, Guarantee Certificate of Authenticity

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Registration at www.moragachamber.com
or contact: **Kathe Nelson: 925.323.6524** or
kathe@moragachamber.org

Clarification

In our last issue an article on businesses in Moraga stated, "The Burger King at the Rheem Center is being replaced by Starbucks, which owners hope will include a drive-through. The project requires a use permit amendment and design review for exterior changes." Jay Kerner, who owns the building, told the Lamorinda Weekly later that his company was exploring relocating the Starbucks, but was just in preliminary planning. Nothing is set in stone and his desire is to find the right ideas that would work well with the community.