



Moraga

Public Meetings

City Council

Wednesday, Nov. 9, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Planning Commission

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

Design Review

Monday, Nov. 14, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

School Board Meetings

Moraga School District

Thursday, Nov. 8, 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



Sept. 27 - Oct. 4

Sept. 28: Love your neighbor as yourself?

Corte Granada neighbor was unhappy when a neighbor "with issues" walked onto his property to peer into his backyard.

Sept. 30: Stolen Vehicle

Reported on Miramonte Drive. Car was entered into the Stolen Vehicle System registry.

Sept. 30: What the #@!\$%??

A Moraga driver was less than thrilled to find a flyer containing offensive language on his windshield. Police said similar fliers were discovered at Orinda and Lafayette BART parking lots.

Sept. 30: Loud and Unruly

A loud party at an Ascot Drive apartment complex earned the residents a warning and cancelled the party-goers' fun.

Oct. 1: At the Sound of My Voice...

Is Karaoke a civil offense? Depends upon how loud it is. An anonymous call alerted police to a party being hosted for a 16-year-old. His mother received a warning notice, and agreed they should lower the decibel level. At least no one was carted off to Sing-Sing.

Oct 2: Not the Safest Way

A Moraga shopper learned the hard way never to leave her purse unattended in a shopping cart. While she was comparing apples to oranges, someone else checked out...her purse. The thief got away with the whole enchilada - cash, credit cards and checkbook. Police were notified. Victim was advised to cancel her cards and watch for ID theft.

Alarm responses:

Sept 29: Greenfield Drive
Oct 5: Claudia Court
Oct 6: Rheem Blvd.
Date unlisted: Larch Ave.
Oct 9: Whitethorn Dr.
Oct 10: Moraga Rd.

Domestic

Sept 27:

An area doctor notified Moraga police of suspected domestic violence. Police advised the victim to call if the suspect returned.
Oct 5. A woman called police when her husband pushed her during a heated dispute. The husband had left before police arrived; victim declined to file charges, but police forwarded the case to the county District Attorney.

Oct 6: A man reported his former girlfriend after enduring nine months of her cyber harassment.

Planning Commission Takes First Pass at Hillside Regulations

By Sophie Braccini

Hillside and ridgeline protection is the second most important public policy topic for Moraga residents, just after rapid response to 911 calls, according to a recent survey. So reviewing the rules that regulate development on those beloved and pristine features is a process taken with the utmost care by civic leaders and residents alike.

After two years of work that included several public meetings, a steering committee drafted proposed amendments to standardize and sometimes amend the rules across the different regulatory documents that drive the development process. The next phase is now for the planning commission to review the committee's recommendations and transmit the document to the town council with their suggestions.

The steering committee identified 10 key issues and proposed some changes of the rules.

- The first issue is the MOSO open space map. In 1986 Moraga residents approved the Moraga

Open Space Ordinance, MOSO, that protects some of the undeveloped areas of Moraga. The open space map was created without the use of a Geographic Information System (GIS). Over the years, some discrepancies appeared between the original map and the town zoning map. The committee's recommendation was the adoption of a single map that would align with the boundaries of existing private properties, which was not always the case in the original MOSO map.

- The second issue is the MOSO ridgeline map that also presents inconsistencies over different town's regulatory documents. In particular, a portion of Indian Ridge (undeveloped land above the country club toward Canyon) is considered a minor ridge while the rest is designated as major. The committee recommended labeling the entire ridge as a major ridgeline.

- The third issue pertains to the high risk area map that was includ-

ed in the MOSO initiative. The rule is that in open space areas of high risk (history of soil slippage, slope grade, accessibility and drainage) the maximum development density be one unit per 20 acres. The issue is that when applicants have submitted a geological study of their parcel, the result does not match the determination made in MOSO. The committee supported the creation of a new map that was prepared using a GIS and added that when applicants are requesting a final determination of high risk status they should use as the basis for this request the same methodology.

- The fourth issue regards the definition of the term development. The General Plan and the MOSO guidelines (rules developed after the adoption of MOSO to implement it) define development as much more than just the erection of structures. For example it includes the placement, discharge or disposal of any material, or grading. The MOSO ordinance itself does not include a definition of the term

development. The committee recommended using the General Plan definition consistently across all regulations.

- The fifth issue regards the hillside development permit (HDP). This permit is a document that predates the adoption of MOSO and other more detailed regulation. Does the town still need an HDP as a separate document? The committee recommended to maintain but improve the HDP to make sure that all projects on hill-sides are specifically analyzed.

- The sixth issue addresses the non-MOSO ridgelines definition and regulation. MOSO lists and protects a number of ridgelines in town, but there is no standard rule to define if a piece of land not included in MOSO is a significant ridgeline requiring protection from development: should it be based solely on elevation, or on its visibility from the scenic corridors, or on its visibility from roads and trails?

... continued on page A11

After Sinkhole, Town Looks at Storm Drain Repairs

By Sophie Braccini

Yes, Moraga public works director Edric Kwan was right when he said that the rainy season starts on Oct. 15. Actually, it started just a day early, on Oct. 14, but his team had done what needed to be done and the Moraga sinkhole at Rheem Boulevard and Moraga Road was ready to endure the wrath of Mother Nature.

So far, the preparation work has protected the infrastructure from further catastrophe. And the director sees past his current sinkhole problem and wants to find ways to address the deep backlog of storm drain issues, with the crux of the matter finding the \$23 million needed to repair Moraga storm drains before the grounds fail under Moragans' feet.

When Kwan presented a

storm drain study during the summer of 2015 the council adopted it, but noted that they did not have the money to start repairs. The report had identified the area that failed in the form of the infamous sinkhole. Kwan says that the cost of repair prior to failure would have been \$1.7 million, a cost that more than doubled as a result of the hole. It has been a town goal to find a way to fund the repairs and Kwan is bringing to council on Nov. 9 a proposal to conduct a drain funding feasibility study.

The director explains that a consultant will look at available documents, such as the storm drain master plan, the revenue enhancement committee report and interview key players, to understand the town culture and profile. Kwan says that there are

many different ways to fund the needed maintenance. Another sales tax, comparable to Measure K that permitted to repave many neighborhood roads, a parcel tax such as the one on the ballot now for the school district's delayed maintenance bill, or the creation of a storm drain utility district are all funding possibilities.

Kwan adds that whatever the recommendation will be, they should be required to base it on a defined methodology.

In the meantime, the preparation for winter storms planned at the sinkhole has been effective so far. Run-offs are being diverted from the hole, and inside the culvert the repairs are holding. It is a big creek that can go down that drain if rains get intense, but it is not an El Niño year and Kwan says that the town engineer, Glen

Anderson from Schaaf & Wheeler, is making sure that culvert patching is holding.

No permanent repair will be attempted at the sinkhole until next year and drier times.

Rheem Blvd Closed from Nov. 7 to Nov. 10

To accommodate PG&E's work in permanently rerouting a gas line, the intersection at Rheem Boulevard and Moraga Road will be closed to traffic on a few occasions this week, weather dependent, starting on Nov. 3 for three days. Residents and shoppers will be invited to detour through the shopping centers on both sides of Rheem Boulevard and along Moraga Road. — S. Braccini

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