



MORAGA

See public meetings schedule on this pages and 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

44 VIA FLOREADO, ORINDA

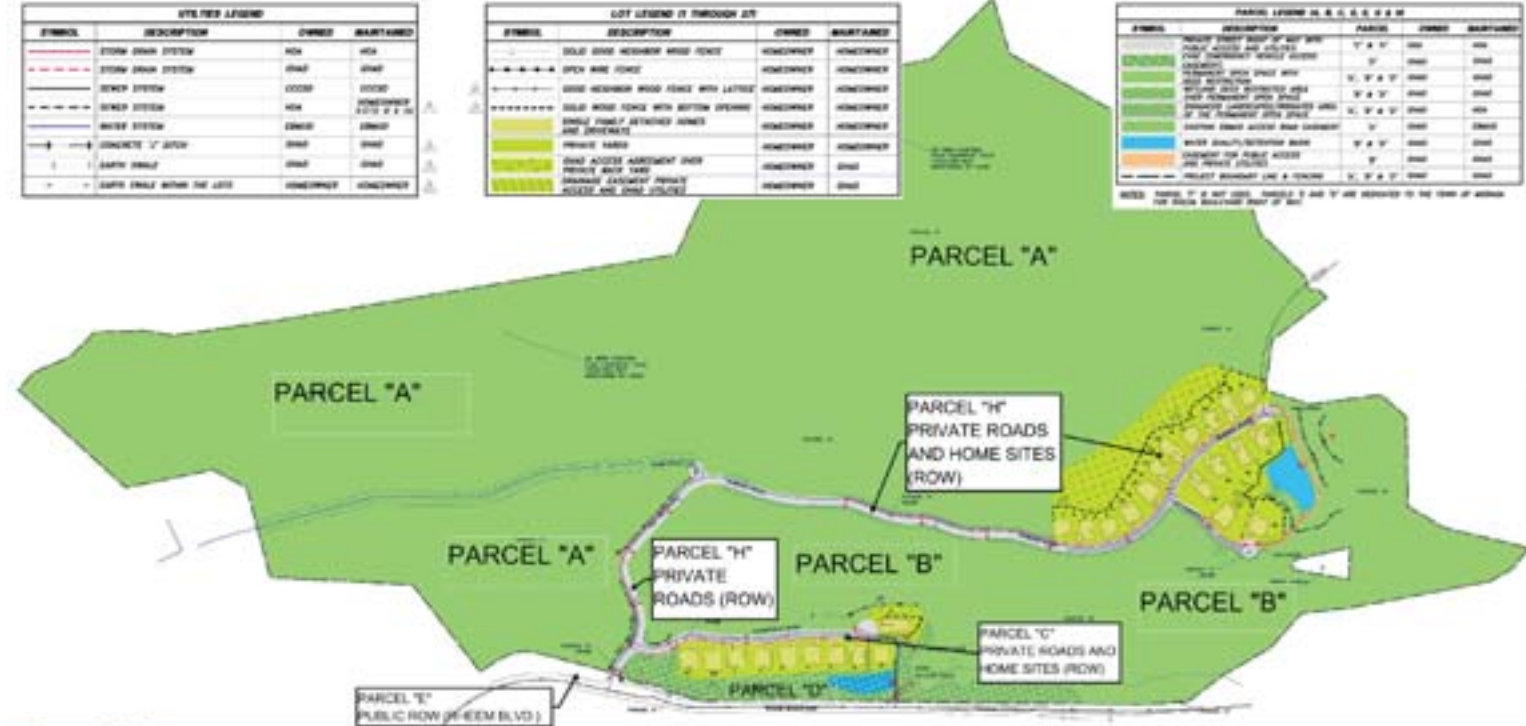


Classic home in Orinda C.C. 2871 SF 3 bedrooms + office / 2.5 baths on private 0.55 acre wooded lot with fabulous views. Remodeled kitchen and bathrooms feature white custom cabinets & quartz counters. Expansive decks overlook putting green and garden/forest play area. Top-rated Orinda schools.
Offered at \$1,750,000 44ViaFloreado.com

JIM COLHOUN
 REALTOR®
 925.200.2795
 jim@jimcolhoun.com
 DRE# 01029160



Bellavista subdivision improvements completed



Map of Bellavista subdivision

Courtesy Moraga Public Works Department

vate) in order for the subdivision to be accepted as complete.

The Public Improvements included items such as roadway pavement, storm drain systems, utilities, concrete curb, gutter, sidewalks, signage and striping within Parcels E and G. The improvements have been completed and are recommended for acceptance.

The Private Improvements also include roadway pavement, storm drain systems, utilities, concrete curb, gutter, sidewalks, signage and striping, but will be maintained by the Homeowner's Association for Parcels C and H; and by the Geologic Hazard Abatement District for Parcels A, B, and D. These private improvements have also been completed and are recommended for acceptance.

The Landscape Improvements (private) include trees, plants, shrubs, irrigation systems, drainage systems, lighting, and fencing on Parcels A, B, C, D, and H. They will be maintained by either the HOA or the GHAD depending on established responsibilities. These landscape improvements have been completed and are also recommended for acceptance.

In early 2018, town staff was contacted by residents living on Birchwood Drive who were concerned about the project's impact to them. After frequent meetings with staff, SummerHill and Birchwood residents, an understanding was met. SummerHill agreed to relocate certain traffic signs and trees along Sonora Road ridgeline that were viewable from Birchwood Drive.

Inspections were conducted in January by Moraga's Public Works Department regarding the three subdivision improvements identified in the SIA and were determined to be complete and satisfactory.

On Feb. 10, the town council voted 3-1 (Council Member Teresa Onoda was the no vote) and 1 recuse (Council Member Renata Sos) in favor of accepting as complete the Bellavista Subdivision improvements; and accepting Parcels E and G for roadway right-of-way purposes. The Notices of Completion will be recorded, at which point the one-year warranty period will begin for the associated improvements.

Following the one-year period, town staff will once again inspect the improvements and will require the developer to make any necessary repairs. Staff will then return to the town council with a recommendation to adopt a resolution accepting the warranty period completion and authorize the release of the developer's cash deposit and warranty bonds.

By Vera Kochan

After years of negotiations and public input, the Moraga town council Feb. 10 voted to accept the Bellavista subdivision as complete. An initial planning application by Summerhill Homes, LLC was originally submitted in February 2005 for the project – a 35-lot single-family residential project meant to include associated open space and additional public amenities, entitled Rancho Laguna II. Following six years of submittal reviews, public input and hearings, revisions and appeals, Moraga's town council approved a 27-lot single-family residential subdivision in January 2011, for the approximately 179-acre property.

Bellavista is subdivided into Parcels A through H comprising of 27 private lots, common areas, open space, private roadways, public right-of-way and trails. The development offers many important town benefits such as: maintaining open views of the valley, hillside and crest as seen from Rheem Boulevard with no significant impact on other public views; preservation in perpetuity of approximately 162-acres of open space with public trails at no cost to the town; stabilization and repair of Rheem Boulevard along the entire project frontage; creation of a sustainable green community that achieves at least 90 Green Points under the Green Building Program; improved access for Moraga-Orinda Fire District to open space on the project site and adjoining properties; and decreased storm water flows downstream in the intermittent drainage behind homes along Rheem Boulevard.

In June 2015, the town council authorized the town manager to execute three Subdivision Improvement Agreements for: 1) Public Improvements; 2) Private Improvements; and 3) Landscape Improvements (pri-

it's April in Lamorinda for Real Estate

The Real Estate Market is Hotter Than Ever!
 *Low Interest Rates *Low Inventory *Abundant Buyers

Now
 is the Best Time to Prepare and Sell

Call me for my
 *23+ years of Experience and Market Expertise
 *Winning Strategies and Guidance
 *No Obligation Estimate of Value

LUXURY Village ASSOCIATES

April Matthews 925.200.0773 1.april.matthews@gmail.com DRE# 01221153

50 YEAR ANNIVERSARY

THIS FEBRUARY ONLY!

GET A "COUPLE" OF STORAGE SPACES FOR THE PRICE OF ONE

"CALL FOR DETAILS"
OFFER VALID 2/1/2021 - 2/28/2021

Hours of operation
 Mon-Sat 9am -6pm
 Office and Yard.
 Or call for an appointment.

455 Moraga Rd. Ste. F
 (925) 643-2026
 www.5Aspace.com

RHEEM SHOPPING CENTER
 RHEEM BLVD.

Town Council Wednesday, Feb. 24, 7 p.m.
Planning Commission: TBA
Park and Recreation Commission: Tuesday, March 16, 7 p.m.,
Moraga School District Board Meetings : Special Board Meeting Tuesday, March 9, 6 p.m.
www.moraga.k12.ca.us See also AUHSD meeting page A2