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What's Developing in Moraga?

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As the candidates for Town Council begin to share their various visions of development in Moraga, we recently checked up on the status of some of the projects we've been hearing about (in some cases for years). Some have been approved by the Town, some are still in process; and some could be, but haven't been, proposed.

Approved developments - projects that have been approved by the Town, but not built

Moraga Country Club: A new club house will break ground soon.

Palos Colorados: After 20 years of negotiation the Town approved the building of 123 homes on a lot located east of Moraga Road, close to the Lafayette border. Richfield Investment Corporation, the developer, is in the process of applying for state permits with agencies such as the California Department of Fish and Game and the State Water Resources Control Board. Breaking ground will depend not only on obtaining the necessary permits, but also on the developer's perception of the housing market.

Augusta Drive: 68 homes have been approved on lots running northwest from the Country Club. One home is currently under construction.

The Town Housing Element: Incorporating a six-acre area near the Moraga Center (across from the Moraga Commons Park and along Country Club Drive, by Aegis of Moraga) with a density of 20 units per acre (up to 30 units for senior housing), this development could, in theory, break ground in 2011. It represents up to 180 housing units that do not require a public process to be approved.

In process - developments currently navigating the Town's approval process

Rancho Laguna II: The Planning Commission's approval of the development of 27 homes on the north-west side of Rheem Boulevard between St Mary's Road and Moraga Road was appealed to the Town Council. The Council required modifications to the plan and the next hearing should take place on October 27th.

Hetfield: Six homes were proposed on the hill facing upper Sanders Drive, in the continuation of the portion of Hetfield Drive that ends at the creek. The Planning Commission approved the project; it has been appealed by a group of residents.

Bollinger Valley: 126 homes are proposed on a 186-acre property located 1/2 mile east of Saint Mary's Road, past the Bluffs. A proposal has been submitted to the Planning Department; Town staff is preparing a draft Environmental Impact Report (EIR).

Rheem Valley Estate: Located at the corner of Moraga Road and Rheem Boulevard (home to 'The Rock'), this 17-home project was submitted to the Planning Department which determined that the project requires an EIR; the property owner has not yet funded the EIR.

Could be - development that is potentially possible

Moraga Center Specific Plan: The area located roughly between Camino Ricardo, Country Club Drive and Moraga Way is zoned to allow the development of homes, condominiums, offices and retail space. No plans have been submitted to the Town. The potential for new housing units is about 600.

There are other properties in Moraga that have not been developed. Some fall under 'MOSO' (the Moraga Open Space Ordinance) which restricts their development to one dwelling per 5, 10 or 20 acres, such as the Moraga Tennis and Swim Club property located along Larch Avenue.

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