

Support Lamorinda Weekly by shopping with our advertisers and telling them you saw their ad! Your local free Newspaper for Lamorinda



REDEFINING THE WAY BUSINESS IS DONE

SHERRIE B. PERLSTEIN

WWW.ORINDAHOME.COM

925.766.3030



A Member Of Real Living D.R.E. 00925213

**Moraga Town Council Candidate Forum Tuesday, October 5, 7:30 p.m.**

Holy Trinity Serbian Orthodox Church 1700 School St. Sponsored by the Moraga Citizens Network with support from the Moraga Movers.

**What's Developing in Moraga?**

By Sophie Braccini

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.

Paid Political Advertisement

**Meet Dave Trotter**



A Saturday morning chat with Moraga Town Council Member Dave Trotter

Saturday, September 18th, 9:30 am SiSi's Café, 910 Country Club Drive

Councilmember Trotter will answer your questions about Moraga

For more information call: Caroline Wood 376-4907 or Susan Sperry 376-3053

Paid for by Dave Trotter for Moraga Town Council

**Gael Rail – Stay Out Late and Go Home Safe**

By Sophie Braccini



The Gael Rail waits for customers at the BART station. Photo courtesy County Connection

The Gael Rail is returning to Lamorinda. The shuttle will run from 9:30 p.m. to 12:45 a.m. on Thursday and Friday, and on Saturday and Sunday from 6:30 p.m. to 1:25 a.m. between the Lafayette BART station and the Saint Mary's campus. Students travel free and a new service has been added – the shuttle will stop at Ascot Drive on request.

The route is the standard County Connection line along Moraga Rd and St. Mary's Road. The public fare is \$2. For non-students, the van will stop at any existing County Connection bus stop, but will also

make stops in between – simply wave to the driver and he will pull over at the nearest safe location.

"Additionally, those who do not want to drive the windy roads down to the Lafayette Art and Wine Festival can take the County Connection bus from Orinda, Moraga, and St. Mary's College to the Lafayette BART station where a shuttle will take them to the event," says County Connection's Marie Knutson, "and if they stay in town for dinner they'll be able to get home with the Gael Rail." For more information call 676-7500.

**Are You Ready for the NEW 5?**

Call Michael at 925-998-2150



Michael Heller BMW Concord | 1967 Market ST. | Concord

**Concerned about protecting your wealth in today's uncertain world?**

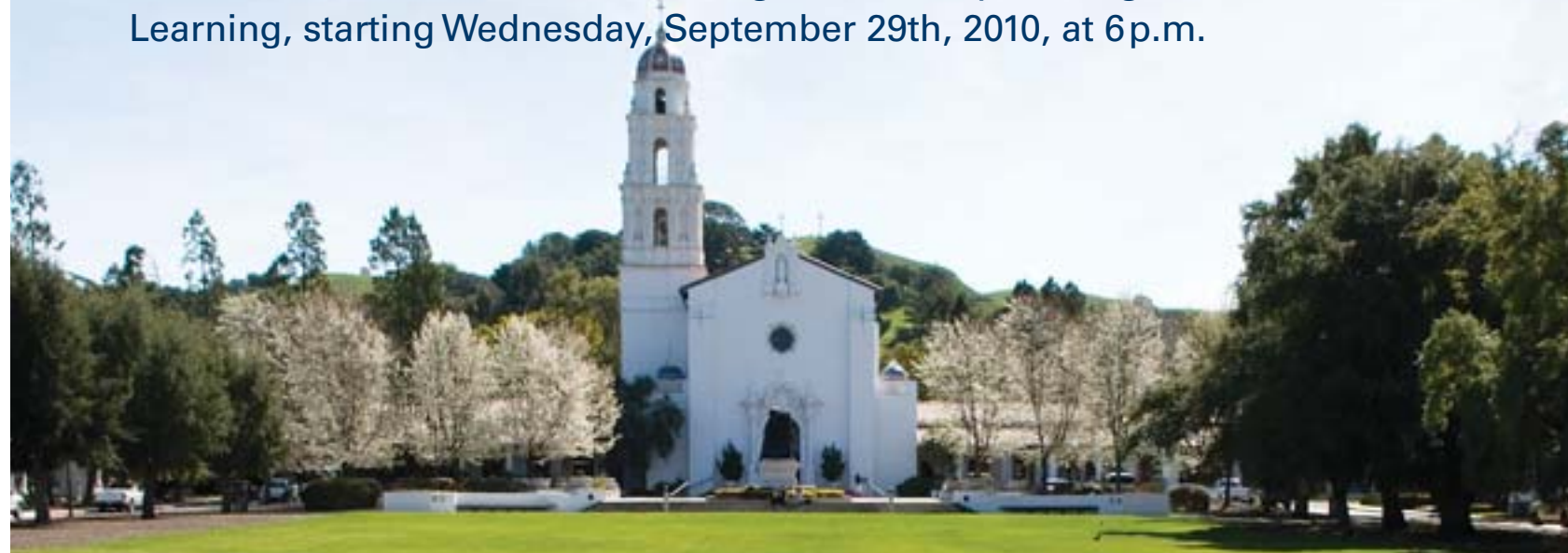
There is no magic solution. Learn how to prudently and intelligently plan for retirement, manage risk, and pass on your estate to your loved ones. Understand key laws and concepts, and avoid common, costly mistakes.



SAINT MARY'S COLLEGE PRESENTS:

**Financial Strategies for Successful Retirement** with Jonathan Elfin, Saint Mary's MBA, and a Certified Retirement Planning Councilor.

This is a 4 week class, offered through Saint Mary's College for Lifetime Learning, starting Wednesday, September 29th, 2010, at 6p.m.



SAINT MARY'S COLLEGE of CALIFORNIA

To sign up for the class, contact Grete Stenersen at 925-631-4162 or email her at gsteners@stmarys-ca.edu.

To learn more, go to www.stmarys-ca.edu/lifelonglearning.