



## Moraga Civic News

### Public Meetings

#### Town Council

Wednesday, June 27, 7:00 pm  
Joaquin Moraga Intermediate School,  
1010 Camino Pablo

#### Planning Commission

Monday, July 2, 7:00 pm  
Moraga Library, 1500 Saint Marys Rd

#### Design Review

Monday, June 25, 7:00 pm  
Moraga Library, 1500 Saint Marys Rd

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



### Police Report

**Residential burglary, 6/11/12** A Wickham Drive resident came home mid-afternoon to find her garage door open and a television in the driveway. Cops checked the interior of the home and found it completely ransacked. It looks like burglars gained access via a dog door in the back yard. The homeowners estimate the loss to be between \$20,000 and \$30,000, but weren't able to provide a specific list of stolen property at the moment. Unfortunately no leads at this time.

**D.U.I. trifecta, 6/09/12** Three for three—speeding—going 55 in a 35 m.p.h. zone, bumt out license plate lamp, and “displaying objective signs of intoxication,” according to the police report. The driver flunked field sobriety tests. But wait, there's more—this particular driver was on probation for a prior D.U.I. He was arrested and taken to jail.

**Flags stolen, 6/09/12** Two expensive, large flags were stolen from a business on Rheem Boulevard. The reporting party told cops that they must have been taken after 9 p.m. Estimated loss \$360—and just a handful of days before Flag Day on June 14.

**Driving on suspended license, 6/08/12** A Toyota 4Runner made an illegal U-turn on Moraga Road close to midnight. Turns out the 31-year-old driver had his license suspended for a prior D.U.I. He received two for the price of one—ticket for the u-turn and driving with a suspended license. Not much of a bargain.

**Runaway teenager, 6/08/12** A Moraga father last saw his son at 6:30 in the morning, before he left for school—the pair had a disagreement prior to his departure. The young man has a history of running away. Police put out a county wide Be on the Look Out (BOLO) notice and entered relevant information into the missing person system.

**Pool accident, 6/06/12** The Moraga-Orinda Fire Department responded to a house on Del Monte Way to check on a 9-year-old girl who had struck her head while swimming in the backyard pool. About two dozen kids were gathered for an end of the year pool party. The little girl struck her head and started to sink to the bottom—nearby adults were alerted and quickly removed her from the water. She was conscious and talking when firefighters arrived, but was taken to a hospital to be examined further.

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## Proposed New Development off Camino Ricardo

By Sophie Braccini



Assistant Planner Kelly Suronen points to the property to be developed.  
Photo Sophie Braccini

Developer Summerhill Homes recently applied for the review of a plan to build 28 homes on a 14.26-acre property located off Camino Ricardo, south of Danefield Place. The long, relatively narrow

parcel stretches from Camino Ricardo on the west to near Moraga Road on the east. The proposed three- and four-bedroom homes, of between 2,400 and 2,965 square feet, would be clustered on the south-west border of the property on lots ranging from well over 5,000 to 20,000 square feet.

The property has a narrow border along Camino Ricardo. It is currently undeveloped and contains an old walnut orchard. The developer proposes to build a private road, running east-west, along which the houses will be built. The strategy of clustering the homes to the south of the property was chosen, according to the application, to limit grading and impact on the Laguna Creek that borders the property to the east—the developer indicates that clustering to the west will leave the riparian area intact.

The plan proposes three different

styles for the homes: Spanish, contemporary Californian and Craftsman. The development will be built to rate at 70 points on the Build It Green scale (www.builditgreen.org/). The landscape will be mostly drought tolerant and solar electricity will be offered as an option.

Under the proposal the homes will occupy only 5.6 acres of the property; the remaining acreage would be left as open space. A pedestrian bridge and trail will link Moraga Road to Camino Ricardo.

The parcel is included in the Moraga Specific Plan delimitation. It is rated for three dwelling- units per acre. “We anticipate that we will conduct a joint meeting with the Planning Commission and the Design Review Board in the coming months,” said Planning Director Shawna Brekke-Read.

## Moraga Updates Fees to Recoup Costs

By Sophie Braccini

Moraga Administrative Services Director Stephanie Hom presented to the Town Council June 13 a proposal to update the fees that the Town collects from residents and developers for the 2012-2013 fiscal year. These modifications, mostly increases—some of them sharp—were presented as an ongoing effort by Town staff to recoup its own costs.

An average increase of three percent will be applied to many services, such as the rental of Town facilities, to reflect an increase in the cost of living; all the hourly rates have been modified to reflect salary changes; and many planning service fees have been increased to reflect the exact number of hours staff spends.

“We have observed the number of hours staff spends on these tasks over the last seven to eight months, and these new figures reflect the reality of the work,” said Hom.

The town is expected to derive about \$1 million in revenue next year from the fees; about as much as the sales tax revenue.

With the new fee schedule, a resident who wants to appeal a planning decision will now have to pay a fee of \$1,000 and a developer will pay \$3,000. Previously, the cost was 50 percent of the initial deposit with a maximum of \$500. Hom's justification for these costs includes staff time spent preparing the appeal and attending the meeting.

Hom also proposed that a

\$3,000 deposit be asked of residents needing a Design Review or Planning Commission session for their project. “We used to charge a flat fee of \$500,” said Hom. “Instead we are proposing this deposit. Staff will draw from it at the hourly rate listed, and will eventually return the remainder to the owner.”

Council Member Dave Trotter said he thought that this was too much to ask from residents doing a limited remodel and asked that the flat fee be maintained for small projects. Mayor Mike Metcalf recused himself from the discussion since he has (or soon will have) a project that will need planning review. The Council wrestled for some time with the notion of ‘small project’ and ral-

lied with Hom's suggestion to ask a \$1,500 deposit for remodels and \$3,000 for new construction.

The rest of the fees were unanimously approved by Council. The only fee reduction was the removal of a 3.5 percent convenience fee that the Town used to add to credit card purchases. In lieu, a \$3.00 flat administrative fee will be added across the board to all recreation classes, instead of the former \$2.00 fee.

The Council also approved waiving the fees for the Moraga Park Foundation and Hacienda Foundation. Specifically, facility fees will be waived for Board of Director meetings and community events hosted at the Hacienda facility or Moraga Commons Park.

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