Moraga

Creek Culverts: The Weakest Links of the Moraga Storm Drain System

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Rheem shopping center culvert for Laguna Creek

The creeks that run in daylight have "An alternative to the replaceenough capacity, provided that the ment of existing undersized systems neighbors do their cleanup work, but it is day-lighting," said Schaaf. "This is not the case for creek segments runwill involve replacing buried netning in culverts. Dan Schaaf, who preworks with vegetated earthen chansented the report to the town, said that nels, with cross culverts or bridges out of the 35 culverts analyzed, 17 are at roadway crossings. This alternaundersized. Out of the 17 needing imtive would discourage unwise deprovements, five are a high priority, velopment encroachment, improve including those under St. Andrews access and safety, enhance water Drive, Camino Pablo, Woodford quality, reduce sediment, and in-Drive, and the Hacienda de las Flores crease aesthetics compared to traditional pipe replacement projects."



Images provided

Estate

Real

The cost of improving the undersized culverts represents about half of the high-priority \$8.9 million of work estimated by the consultant.

A large chunk of the needed improvements also includes pipes that collect neighborhood runoff to creeks, and that do have enough capacity to handle a 10-year storm. Located throughout town, they are sometimes quite small, but create difficult bottlenecks, with risks of flooding.

Schaaf touched on the issue of future housing developments that will increase the amount of impervious surfaces, leading to more runoff, which will impact the entire the plan, but there are little funds at drainage system. He recommended the town ask their fair share from developers to finance increases in first order of business will be deterdrainage capacity, and that it include mining ownership of pipes and culguidelines requiring either retention basins or pervious pavement. The

plan also recommended \$240,000 of annual drainage system mainte-

Schaaf noted that over half of the costs of the high and moderate priority projects (\$20 million) are located on parcels at least partially private. He recommended that the town begin investigating property ownership and existing easements to further evaluate rights and responsibilities.

The council members approved this time to address the issues, including the high priority ones. The

property. Lafayette

Franklin Lane Construction

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is being subdivided; the balance of the land will be untouched.

At this point, there is no building application before the city to build homes on the newly formed lots, but according to Dave Bruzzone, some homes will be built on the freshly formed lots eventually. There is one existing home on the first lot at Happy Valley Road.

According to a Feb. 6, 2012 staff report from applicant and owner Milton Bruzzone & Happy Valley, LLC, "The General Plan designation for the subject area is Low Density Single Family Residential, which allows a density of up to two dwelling units per acre."

One of the conditions of approval required by the city engineer to subdivide the land was to improve the drainage system in the area, which

Only the small flat section of Franklin has historically affected homes during the rainy season, said Senior Planner Greg Wolff.

> The drainage system will direct run-off into storm drains. Since existing storm drain pipes are old and not up to current standards, upgrades are being made that tie in with the pipes along Happy Valley Road, according to Wolff. These drainage improvements will be paid for by the developer and will serve the immediate neighborhood.

> Making the proposed subdivision even smaller, for now, is the condition of approval that no building permit for a single-family home shall be issued for Lot D near St. Francis Drive until the identified slide on the remainder parcel is repaired to the satisfaction of the project geotechnical engineer and the city engineer.

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Hacienda Transformation

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other events. The Hacienda would also have small rooms for lodging in the main building, and Gould Evans also looked at adding small one-bedside (the south side of the property), for short-term stay.

started to talk to hotel professionals about what would be needed to make the project profitable for an investor. It appeared that the number of units should be doubled, from the initial 20 to 40. "We looked at making the detached building (the casitas), two stories," said a Gould Evans architect. It might also be necessary to add more construction up the hill, so the project is economically viable while the main building is preserved.

plan. La Sala would be removed, replaced by a large plaza. The proposed plan would expand the existing wine cave that's carved in unlikely that residents would want to the hill, and create a meeting room

there. Moraga Juniors members asked if a teen or pre-teen center had been envisioned. Maass responded that a new pavilion meeting room could serve as a senior meeting place in the morning and teen center in the after-

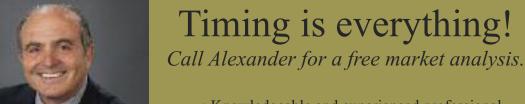
noon. showed a great interest in the project. restaurateurs, Saint Mary's College "There are a lot of us who are grape growers who do not process our grapes at home, and there is no adetake it to Sebastopol," said LWGA and a move to the next level, disthat a central place where people months.

The main Hacienda building would could come to taste wine, see the be completely renovated, fully ADA caves and enjoy the beautiful scenery compliant, with a 150- to 200-person would be very unique, and would capacity structure for weddings or make Moraga the center of the local wine growing production. Council member Mike Metcalf concurred and added that their are countless examples of successful facilities in room casitas along the Devin Drive Napa, the Russian River Valley and Livermore areas that combine hospitality and accommodations with Gould Evans managers have wine making, such as Michel-Schlumberger in Healdsburg.

> "We would need someone professional to handle this wine operation," advised wine grower Joao Magalhaes. "We could form a special purpose company with all the stakeholders together: a construction company, operators, the college, and others who would bring their expertise, all getting benefits for what they bring."

Members of the assembly ques-A restaurant would be part of the tioned the financing of the project, knowing that the town would never have the means to invest or even manage such a project, and that it is pitch in. "We are looking at models such as the Presidio," said Maass, explaining that in such a public-private partnership, the public entity grants usage of the public asset for a number of years in exchange for the renovation of the property they own, but can't update.

In early September Gould Evans The members of the LWGA plans to reach out to hotel operators, and other developers. Operators will be invited to visit the Hacienda and participate in a think-tank. "From it quate crush pad locally. We have to could come requests for proposals president Leslie Ward. She added cussing with the town," added that there also was no local facility Maass. More public meetings are for storing the wine produced and also scheduled in the coming



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