



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

**Your Moraga Neighbor,
Your Expert Advisor.**

**** Happy to have the lights back on
and grateful to our firefighters! ****



12 Corte La Rado, Moraga
 In the desirable Campolindo neighborhood
 4++ Bed | 3 Bath | 2,954 Sq Ft | 0.48 Acres
 \$1,649,000



7 Lisa Lane, Moraga
 A pre-market opportunity in Sanders Ranch
 5 Bed | 3 Bath | 2,973 Sq Ft | 1.21 Acres
 \$1,699,000



Tara Rochlin
 925.586.3442
 tararochlin@gmail.com
 tararochlin.com
 DRE 01330630

COMPASS

Hacienda could finally see a restaurant in its future



Photo Vera Kochan

From left: Jasmine Bateson (seated), Breyana Brandt and Cynthia Battenberg discuss restaurant options at an Oct. 3 community meeting.

By Vera Kochan

Before presenting a request to the town council regarding the possibility of locating a restaurant at the Hacienda de las Flores, Moraga Town Manager Cynthia Battenberg, Parks and Recreation Director Breyana Brandt and Recreation Supervisor Jasmine Bateson held an Oct. 3 community meeting to discuss

ideas and receive feedback. Built in 1916, with the intent of becoming an orphanage, the Hacienda later became the home of the Donald Rheem family and the Christian Brothers of Saint Mary's College. In 1973, it was purchased by the Moraga Park and Rec Authority. Looking forward to a new incarnation for the nine-acre property, officials hope that a restaurant would increase

public access and reduce town costs associated with its day-to-day operation. Brandt informed the community attendees that "we've had interested folks reach out to us already." Parks and Rec would continue to have its offices at the Hacienda for the time being. The most common community thread of thought was for a unique experience in dining to hold the town's in-

terest and not detract from long-standing businesses already established within the Lamorinda area.

According to Battenberg, "It's going to take someone who can think outside the box. Moraga is underserved. It's got to be someone who sees the possibilities."

A week later, Brandt presented a request to discuss the release of a Restaurant Operator Request for Proposals at the town council's Oct. 10 meeting. The desire is to locate a casual fine dining restaurant at the Hacienda with or without a full bar. The town would continue to book special events on the property, and the restaurant could act as an on-site caterer.

With the October request for proposals, the town hopes it can have a restaurant lease in place by November 2020.

The actual restaurant space contains approximately 2,250 square feet of inside area and 2,758 square feet of outside patio area. The lease agreement starts at a five-year term with two options to extend and an additional five years each.

The tenant would renovate the kitchen as necessary to comply with Contra Costa Health Department and Moraga-Orinda Fire District

regulations. They would also be responsible for installing a bar and other improvements on the Space Plan.

The minimum hours of operation would be five days a week between 5 and 9 p.m. Lunch would be served three times a week with hours as yet undetermined.

Minimum base rent would be \$6,750 per month (increased annually due to the Consumer Price Index) plus 5% of net restaurant, on-site catering and event alcohol sales (gross receipts less taxes and gratuity) above \$100,000 in any calendar month. A security deposit would be \$50,000 (\$25,000 upon lease execution and \$25,000 on commencement date).

The town currently pays \$246,000 in annual net operating costs for the Hacienda property. The restaurant plan is expected to reduce those costs by an estimated \$75,000 or more.

During the meeting the council directed staff to release an RFP for a restaurant operator at the Hacienda de las Flores. They also agreed to allocate \$10,000 from the Town Manager's contingency fund for professional support in RFP marketing and operation selection assistance.

CCTA requests additional half-cent sales tax

By Vera Kochan

In 2004, voters approved Measure J which provided funding to cities and towns for the maintenance of local streets and roads within the county. The Contra Costa Transportation Authority was also able to utilize those funds toward major infrastructure projects

including Bay Area Rapid Transit and the Caldecott Tunnel's fourth bore. Planning Director Derek Farmer and Senior Planner Steve Kowalski's staff report was reviewed during the Oct. 10 town council meeting. It explained the reasoning behind CCTA's request for a sales tax increase of one-half of one

percent to be used for transportation purposes for a period of 35 years beginning July 1, 2020 through June 30, 2055. According to CCTA the population is expected to double by 2035, allotting for more people using highways, roads and transit systems. As such, CCTA will need to step up its goals to reduce congestion,

manage growth impacts and expand alternatives to the single-occupant vehicle. The proposed Transportation Expenditure Plan has gained support from Lafayette, Walnut Creek, Clayton, Brentwood and Hercules with the proposed sales tax measure expecting to generate \$3.6 billion (in current dollars) annually of the sales tax revenues over that period.

The plan, if enacted, could provide smoother flowing traffic; better road/pavement conditions; reduced vehicle emissions; more bicycle lanes and free or reduced transit fares for students.

Additional improvements could provide increased bus

services; accessible transportation for seniors, veterans and people with disabilities; and cleaner and safer BART stations.

The Planning Department's recommendation to the town council was to support the countywide imposition of a one-half of one percent sales tax to fund transportation improvements in Contra Costa County and adopt the proposed TEP. Before the sales tax can be imposed, the County Board of Supervisors would have to place the measure on the March ballot for voter approval.

The town council made it clear that while it does not take a specific stand on the tax issue, it agreed that voters should have their choice.



**Local Knowledge
Extraordinary Results**

**Are You Considering
Selling Your Home?**

If so, please give us a call for assistance. We would be happy to provide you with a complimentary market analysis of your home's value, as well as a comprehensive marketing plan detailing how to get you the highest sale price in today's market!

Gary Bernie & Ken Ryerson



Gary Bernie
 925.200.2222
 gary.bernie@compass.com
 DRE 00686144



Ken Ryerson
 925.878.9685
 ken.ryerson@compass.com
 DRE 01418309

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.



**Lamorinda Spirit Van Program
- HELP WANTED!!!**

Class B driver to take older adults to appointments, errands, and lunch at the Walnut Creek Senior Center. This is a paid, temporary, part-time position, Monday through Friday. 3 to 4 hours a day from approximately 9 a.m. to 2 p.m.

Dispatcher - Need basic computer and phone skills and the ability to figure out a ride schedule using any map program. This is a paid, temporary, part-time position. 4 to 5 hours a day from 12:30/1:00 p.m.; one to two afternoons a week.

Volunteer drivers are needed for a morning or afternoon 4-hour shift - once a week or every other week - to take older adults to appointments, errands, and grocery shopping.

Call Mary at 925-284-5546 for more information.