



Meeting Date: January 28, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Nate Levine, Interim Public Works Director/Town Engineer

Subject: Accepting Right of Way Dedication and Easement Deed at 1299 School Street (Chase Bank)

RECOMMENDATION

Adopt a Resolution:

1. Accepting a Grant Deed and Reservation of Sewer Easement dedicating certain property for public right-of-way purposes at 1299 School Street (Chase Bank);
2. Accepting a Grant of Public Utility Easement for street lighting infrastructure serving two street lights along Moraga Way;
3. Authorizing the Town Manager, or designee, to execute the Certificates of Acceptance and directing recordation of the documents with the Contra Costa County Recorder; and
4. Finding that the above are exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

BACKGROUND

On March 22, 2017, the Town Council approved a [Conditional Use Permit and Design Review](#) for the development of the Chase Bank site at 1299 School Street, including associated site and frontage improvements. As a condition of approval (COA 29), the applicant was required to dedicate public right-of-way along Moraga Way/School Street for sidewalk, street lighting, and related frontage improvements, including the area encompassing the existing bus stop and bench.

The proposed right-of-way improvements were satisfactorily completed in March 2020, and the project received an occupancy permit shortly thereafter.

DISCUSSION

Government Code Section 7050 authorizes dedications of land for public purposes with the Town's consent, and Government Code Section 27281 requires legislative authorization for acceptance by certificate. The applicant must submit the executed dedication documents from all parties with an interest, supported by a current title report and approved by the Town Engineer and Town Attorney. Following Council authorization, the Town Manager, or designee, executes the Certificates of Acceptance and records the documents with the Contra Costa County Recorder.

To complete the required conveyances and satisfy Condition of Approval No. 29, the property owner has now submitted:

Right-of-Way Dedication

The Grant Deed dedicates approximately 998 square feet of property for public right-of-way purposes along the Moraga Way/School Street frontage at 1299 School Street. Acceptance and recordation will incorporate the sidewalk and related frontage improvements into the public right-of-way and formalize the Town's interest for public access and maintenance coordination.

The right-of-way improvements included two streetlights, a bus stop and enclosure, and frontage sidewalk improvements. The seating area with benches remains on private property and is not part of the dedication. The Town and property owner have agreed that a Sewer Easement shall be reserved from the dedication.

Public Utility Easement for Street Lighting Infrastructure

The Grant of Public Utility Easement provides a non-exclusive public utility easement for street lighting infrastructure, including an electrical meter cabinet and underground electrical facilities serving two streetlights along Moraga Way. The street light infrastructure is already installed and in service.

The Town Engineer has reviewed the Dedication and Easement documents and found them to be accurate and satisfy the project Condition of Approval as intended.

FISCAL IMPACT

There is no direct cost associated with accepting and recording the Grant Deed and the Public Utility Easement.

CEQA COMPLIANCE

The proposed actions are not a "project" under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq., and CEQA Guidelines 14 Cal. Code Regs. 150000 et. Seq. and are exempt under Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the acceptance and recordation of the right-of-way dedication and easement may have a significant effect on the environment.

ALTERNATIVES

1. Adopt the attached Resolution with modifications; or
2. Do not adopt the attached Resolution and provide direction to staff.

NEXT STEPS

Following Council action, the Town Manager, or their designee, will execute the Certificates of Acceptance, and staff will record the Grant Deed and the Public Utility Easement with the Contra Costa County Recorder. Town staff will update internal records and mapping accordingly.

ATTACHMENTS

[Attachment A - Draft Resolution](#)

[Attachment B - Location Map](#)

[Attachment C - Right of Way and Sewer Easement Dedication](#)

[Attachment D - Public Utility Easement](#)

[Attachment E - Photos](#)