



# Moraga Civic News

## Public Meetings

### Town Council

Wednesday, April 24, 7 p.m.  
 Wednesday, May 8, 7 p.m.  
 Joaquin Moraga Intermediate School,  
 1010 Camino Pablo

### Planning Commission

Monday, May 6, 7 p.m.  
 Moraga Library, 1500 Saint Marys Rd.

### Design Review

Monday, May 13, 7 p.m.  
 Moraga Library, 1500 Saint Marys Rd.

### School Board Meeting

**Moraga School District**  
 Tuesday, May 14, 7:30 p.m.  
 Joaquin Moraga Intermediate  
 School Auditorium  
 1010 Camino Pablo, Moraga  
 www.moraga.k12.ca.us  
 See also AUHSD meeting page A2

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

**Alleged fence jumper, 4/15/13**  
 Cops responded to an anonymous report of a suspicious person seen jumping over a back yard fence and entering a residence on Augusta Drive. Police secured the perimeter and waited for a K9 unit to respond. Although there was a thorough search, nobody was inside the home and the homeowner didn't discover any valuables missing.

**Suspicious circumstances, 4/15/13**  
 Perhaps residents are on high alert; someone called in about a car parked on Wandel Drive with a man inside at 7:50 a.m. Cops came and determined the subject was part of a work crew at a nearby residence.

**Attempted theft, 4/14/13**  
 A 17-year-old white male entered Safeway after 1 a.m. and left the store with a bottle of Crown Royal Whiskey. He was confronted by employees in the parking lot, returned the whisky and sped off in a waiting vehicle.

**Driving around late at night, 4/14/13**  
 A Toyota 4Runner was traveling around Campolindo Drive and Moraga Road for several minutes after 3 a.m. Cops saw the car park on Lenelle Court. Turns out, the car was full of teenagers who were out on the mean streets of Moraga without their parents' knowledge. They told the police they were driving around because they thought they were being followed. The kids called their respective parents who came to take them home.

**Pool party, 4/12/13**  
 Cops received a tip on a loud party at the pool area of Miramonte Gardens, allegedly 50 people, possibly not Miramonte Gardens residents, drinking and urinating in the bushes. Cops found approximately 15 St. Mary's students who were cooperative, but alas were attempting to barbecue without a resident in attendance. Officers stated the party's over and hung out until all the student non-residents left.

**Residential burglary, 4/12/13**  
 Unknown suspects broke into a Campolindo Drive home at some point during the day by forcing open a locked rear door. The suspect(s) stole electronic devices, money and jewelry that totaled approximately \$12,000.

## CINCO DE MAYO FIESTA

**Sunday, May 5  
3:00—7:00 PM**

**Hacienda de las Flores  
2100 Donald Drive, Moraga**

**Live Mariachi Band**  
**Gourmet Mexican food**  
**Pinatas~Games**  
**Tortilla-making for children**

**~Admission~  
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# Developing Bollinger Valley

By Sophie Braccini

The field has been primed for a familiar battle. On April 17 the Moraga Planning Commission received and commented on the Draft Environmental Impact Report for the proposed development of 126 homes in Bollinger Valley. This first public step is only the beginning of what promises to be a long series of meetings.

On one side is the land owner—the Bruzzone family, represented by David Bruzzone and planner Dick Loewke—who wants to be granted the right to build enough homes to balance the enormous investment the site will require. On the opposing side are residents of Moraga and Lafayette, diversely impacted by the proposed project, seeking to stop, or at least minimize, the development.

Large numbers of residents came to the presentation of the lengthy DEIR for the 186-acre parcel located to the northeast of Moraga, prepared by consultants Hauge Brueck who proposed five alternatives, ranging from 121 homes to none, and studied the possibilities for mitigating impacts on the environment—from natural resources, to traffic, schools, views and noise.

“Alternative three (37 homes) would be a superior option because some of the existing conditions of the

valley (such as creek banks collapsing and landslides) would be remedied,” said Rob Brueck, who added that all of the other alternatives would have unavoidable impacts. He cited traffic and air pollution as impacts that could not be remedied; and visual impact, wildlife and vegetation disturbance, exposure to geological hazard, depletion of ground water supply, noise levels, impacts on Moraga intersections, as those that could be mitigated.

The landowner had 10 minutes to present the project. Some 40 years ago, the same owner developed the Bluffs, the adjacent property where a similar sized project was built. Loewke explained that developing this new parcel would solve some of the problems of the Bluffs. For example, this neighborhood has only one road to enter or exit toward town; the new project adds an Emergency Vehicle Access (EVA) road that would serve both neighborhoods. The EVA would start as an extension of an interior loop road on the site and follow an existing fire road to a point that terminates at St. Mary's Road in Lafayette.

Loewke said that the project, now in its 12th year of behind the scenes preparation with experts and Moraga staff, would require an investment of \$34 million, a cost that could not be

supported if the number of homes is too small—that cost includes the reconstruction and widening of Valley Hill drive, the EVA, public utility connections, grading, and the construction of water detention basins. He presented the 126-home proposal under which structures would be massed toward the western and northern part of the property, close to ridge lines, leaving the wooded southwestern area undisturbed.

“From St. Mary's Road, you can see the lower hills that separate the site from the surrounding landscape, but you can't see any of the interior of the site, and you can see the ridge line of Las Trampas in the background,” said Loewke to demonstrate the minimal visual impact of the development.

Twenty-five residents of Moraga and Lafayette lined up to list issues they felt the DEIR did not adequately address. First was the impact of the new development on Bollinger Canyon Road, an aspect that was not included in the present version of the DEIR. “No one mentioned fixing Bollinger Canyon Road,” said Bluffs resident Judy Howard. “That road is a disaster; I can't imagine more cars on that road. And I was almost hit many times turning right from Joseph Drive onto Bollinger Canyon.” Plan-

ning commission chair, and Bluffs resident, Frank Comprelli added that this intersection is located just after a blind curve and that traffic impacts there should be studied in the EIR.

Lafayette residents added concerns about the impacts on St. Mary's Road and added that Lafayette could deny the owner the creation of an EVA that would exit within its city limits.

The project would require major grading—the removal of 1.5 million cubic yards of soil to create a plateau where the homes will be built. Resident Suzanne Jones said that if you were to expand that amount of soil across a football field it would be 700 feet deep. Jones also pointed out that the General Plan requires that development conform to the natural topography of a site.

Some asked that the EIR consider not only the impact of this development, but of developments that are already approved on key elements like traffic impacts for Lafayette and Orinda, and the Moraga school system. “There are about 1,000 new dwelling units approved for development in Moraga, and none of those have been built yet,” said resident Lynda Deschambault. “That's about 10,000 additional trips a day.”

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## Road Repairs Coming this Summer

By Sophie Braccini

Public Works Director and Town Engineer Edric Kwan is ready to start spending the proceeds from Moraga's new 1 percent sales tax, which went into effect April 1, to repair roads. At the April 10 meeting of the town council he presented a contract with Harris & Associates to manage the summer road repair campaign. The program will start July 1 and is likely to impact many neighborhood streets.

Harris & Associates will also take charge of an extensive public outreach campaign aimed at minimizing daily commute pain. The total budget for this 2013 campaign is \$650,000, with \$250,000 coming from the Measure K sales tax. A detailed list of affected roads will be available

next month.

Kwan took advantage of the Rubberized Pavement Grant Program and got the town of Moraga a CalRecycle Grant for \$126,000. This money has to be used for two project types – Rubberized Asphalt Concrete (RAC) and Rubberized Chip Seal. The rubberized cape seal treatment is a layer of liquid asphalt binder blended with recycled tire rubber embedded with small aggregates or chips (rubberized chip seal) and coated with a microsurfacing seal. “The microsurfacing seal provides for a smoother finish and riding surface with no loose aggregates,” indicated Kwan in his presentation to the council.

Some members of the council remembered when the town used this

technique on Moraga Road two years ago—the result was disastrous and the treatment had to be completely redone. “Harris & Associates have extensive experience in this technique,” answered Kwan, acknowledging that impeccable timing and adequate temperatures are required to successfully apply the seal.

The other funding for the summer road repairs come from Measure J (\$100,000) and the gas tax refund (\$200,000). The \$250,000 coming from Measure K is the non-leverage part of the sales tax's revenue stream. The council agreed at the beginning of the year to leverage about half of the revenue from the sales tax and borrow \$7 million that would be repaid over a 20-year period.

“We are finalizing the list of roads,” commented Kwan. “First we are checking with the utility companies to see what their plans are for work so we don't repair roads that will be excavated shortly thereafter.” With the list of roads to be repaired will come the outreach plan that will include a dedicated web page where residents will be able to find detailed work schedules, road segment by road segment. “We also chose Harris & Associates because they have a lot of experience with communication in similar communities.”

When the sales tax revenue is leveraged, a more structural repair campaign will start in 2014 with a preliminary budget of \$2 million for that year.

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Bill with Comerford Solar <sup>2</sup>	\$23	\$58	\$115	\$174	\$234	\$293	\$353	\$412	\$472

  

Average Electric Usage (kWh) in 20 years	250	500	750	1,000	1,250	1,500	1,750	2,000	2,250
Average Electric Bill in 20 years	\$119	\$306	\$599	\$910	\$1,221	\$1,532	\$1,843	\$2,154	\$2,465
Bill with Comerford Solar <sup>2</sup>	\$83	\$214	\$420	\$637	\$855	\$1,073	\$1,290	\$1,508	\$1,726

<sup>1</sup>Based on 6.7% inflation from the utility company.
<sup>2</sup>Includes all necessary expenses
<sup>3</sup>Combination of Utility Company and PPA