Bollinger Valley Project goes before the Town Council

... continued from page A1



in the EIR for the 126-lot project could be reused and/or updated." She added, "The council also provided direction to staff to return within 120 days with a schedule and funding recommendations for a General Plan Amendment and Rezone."

Holiday Tree Lighting Thursday 12/6 6:30pm Moraga Commons

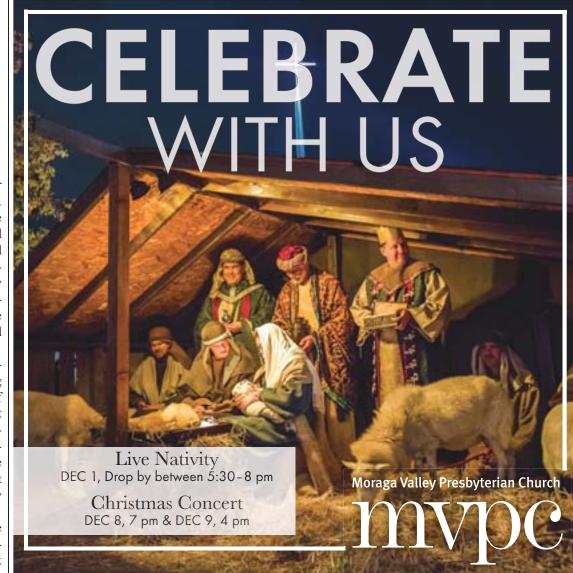
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Map of existing landslides - a concern identified in the Bollinger Valley Project Environmental Impact Report.

tor Derek Farmer reiterated his presentation from the Planning Commission meeting held last month to the town council. He stressed that the original Bollinger Valley Project (126 single family homes), as it stands, does not conform to the Moraga Genvegetation, slopes, air quality emissions, onsite drainage, taxes. ridgelines and open space were Report recap.

response driving time of three arise. minutes, and/or a travel distance of not more than 1.5 miles from a vote, Council Member Kymthe closest fire station," he said, berleigh Korpus said, "I think adding, "Lafayette will not grant there's a lot of room for negotiaan Emergency Vehicle Access tion to figure what exactly can be

Moraga Planning Direc- for the 85 (Alt 6) home RSA."

After a brief recess, the floor was opened to public comment. Moraga Chamber of Commerce representatives, Bob Fritzky and Kathe Nelson, stressed the need for some type of housing development on the Bollinger Valley site, saying it would have a posieral Plan. Issues with landslides, tive impact on Moraga's revenue through extra retail dollars and

Others overwhelmingly dispart of the Environmental Impact approved of the project during the public comment portion of Public safety was also a con- the meeting, with the greatest cern to Farmer. "This project is concern for EVA, given the relocated in an area prone to geo- sent firestorm climate. One "outlogic hazards such as known of-towner" from Lafayette, came landslides and it doesn't pro- to express her worries about vide a maximum emergency evacuation should an emergency

In a final summation before

that goes through their jurisdiction, which will require multiple permits from them, on a project that's not even in Lafayette."

Moraga-Orinda Fire District Chief Dave Winnacker stated that Station 42 on Moraga Road in Rheem is located 3.2 miles from the project and would have a response time of seven minutes to arrive at the top of Valley Hill Road. Station 41, on Moraga Plan." Way near Canyon Road, is 3.3 time using St. Mary's Road, if the college has an event.

about the reduced visibility on the General Plan." the current road to the project if there is a residential evacuation. "As it stands, MOFD does not support the project because its requirements haven't been met," he said.

The applicant, the Bruzzone family, requested that the town "work with the applicants' technical experts to correct the critical mistakes and omissions in the current Draft Final EIR. Work with us under the existing application to find an acceptable yet Cynthia Battenburg, "The Bruzfeasible housing plan and pro- zones can submit a new applicavide feedback on changes you tion for one of the alternatives.

put in the right location on the property. There's room for small development."

Council Member Renata Sos agreed, "We're not here to decide whether there will be development of the Bollinger Valley area, but about how much development may occur given the requirements, constraints and policies behind the town's General

Council Member Roger miles away from the project and Wykle stated, "I too agree with could have a longer response the staff and Planning Commission and find that the project as presented, whether it's 85 or 126 Winnacker is concerned homes, has inconsistencies with

Vice Mayor Teresa Onoda and the possibility of high traffic concluded, "Our Constitution is our General Plan. That's how we decide about development. I see there are possibilities for some type of housing there, but when the fire chief says, 'No,' I say, 'Yes, sir."

> The town council moved to adopt the resolution denying the appeal of the original (126 Single Family Home) Bollinger Valley Project.

According to Town Manager feel may be needed to make find- A new EIR would be developed, ings of General Plan consistency however much of the information

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