

Lamorinda Community, Calendar, Agendas, Notes, News

Moraga

Calendar	
City Council 7:30pm	Joaquin Moraga Intermediate School 1010 Camino Pablo Wednesday, Mar 28 Wednesday, Apr 11
Planning Comm. 7:30pm	Hacienda, La Sala Room 2100 Donald Drive Monday, Mar 19
<i>3/19 will be held at: Joaquin Moraga Intermediate School; 1010 Camino Pablo</i>	
Design Review 7:30pm	Hacienda, La Sala Room 2100 Donald Drive Monday, Mar 26 Monday, Apr 9
Park & Rec. 7:30pm	Hacienda, Mosaic Room 2100 Donald Drive Tuesday, Mar 20 Tuesday, Apr 17
Youth Involvement 7:30pm	Community Center, Manzanita Room 500 St Mary's Road Thursday, Mar 15 Thursday, Apr 12
Liaison 8:00am	Fire Station 1280 Moraga Way Friday, Apr 13

check online:
Town of Moraga:
<http://www.ci.moraga.ca.us>
for:
• all meeting notes
• calendar updates

Pulse of Moraga

From the Liaison Meeting, Fri. March 9

Town Manager Phil Vince

Although Moraga has a balanced budget, "we have a revenue problem in this town." There are currently 35 Town employees for 20,000 residents. The Town needs to look longer term, 5 to 10 years out. With incoming new residents, they are looking for urban amenities, and sometimes that conflicts with the idea of limited government, so we're in a state of transition. At the Town Council meeting scheduled for March 28th, he is making a presentation looking at solutions at how we can meet the Council's goals for 2007 given the resources and staff constraints that we have.

Police Chief Mark Ruppenthal

The recent earthquake is another reminder about the importance of preparedness. The next big one is not a matter of if, but when. With regard to staffing, one officer is out on injury, one officer was recently promoted to Lieutenant. There were a number of applicants for the open Records Clerk position. Finally he is looking at other ways to do police work in a more efficient manner. A Traffic Safety Awareness Committee was recently approved. It will consist of 2 Town Council Members, Town Engineer, a Police representative and 2 citizens. They will review complaints and collision reports, in an effort to make the Town safer.

Parks and Public Works Director

and Town Engineer Jill Mercurio Crack sealing throughout the town is almost complete. Street sweeping will be redirected to those streets that were sealed on the 26th and 30th of this month, a Monday and Friday respectively so as to avoid garbage collection days. There has been a bit of an increase in vandalism and graffiti, crews are working on it. Designers are working on pavement rehabilitation of Camino Pablo. They want to be very specific about repairs in order to get the most cost effective solution.

Agendas: City Council, and Commissions	
TOWN COUNCIL REGULAR MEETING AGENDA (Partial) Wednesday, March 14, 2007; 7:30 p.m. Joaquin Moraga Intermediate School Auditorium 1010 Camino Pablo, Moraga, California 94556	
A. Consider approving two statue donations from Joan Bruzzone. One statue is proposed to be at the Moraga Commons Park and the second is a statue proposed at the Moraga Library.	
IX. NEW BUSINESS	
A. Following advertisement for and interviews of interested residents, appoint two public members to the Traffic Safety Advisory Committee (TSAC).	
B. Review AB 1654 and decide either to endorse or not take a position on the bill that will go before the policy committee of the Assembly in April. AB 1654 is legislation that will provide the governing body of a city, district or county to conduct any election by mail.	
C. Authorize and appropriate additional funds in the amount of \$50,000 in the FY 06/07 operating budget to hire a temporary associate planner and increase the personnel contract services budget for a classification study and salary survey for upcoming negotiations with three bargaining units whose contracts expire on June 30, 2007.	
D. 2007 General Plan Review. Prior to initiating the Town budget process, General Plan Implementation Program A4 requires that the Town conduct an annual review of the General Plan and this review satisfies that requirement.	
E. Review and discuss potential changes in the existing hillside development permit requirements for the Town of Moraga. A hillside development permit is currently required to alter, clear, grade, or construct upon any slope in excess of 20% (5 horizontal to 1 vertical). Changes in these requirements could affect all hillside land. Council direction is requested by staff.	
X. ORDINANCES AND RESOLUTIONS	
A. Resolution to tax defer CalPERS member paid contributions. Moraga Police Officer's Association Memorandum of Understanding dated September 28, 2005, Article VIII—Compensation, Item C—Transition to CalPERS Retirement, pre-tax employee contributions.	
B. The Hacienda Foundation is a newly formed 501(c)3 dedicated to raising funds specifically for improvements and renovations to the Hacienda de las Flores. The Hacienda Foundation is seeking the support of the Town Council through the adoption of a resolution.	

TOWN OF MORAGA PLANNING COMMISSION AGENDA (Partial) Special Meeting Agenda Monday, March 19, 2007 7:30 p.m. Joaquin Moraga Intermediate School Auditorium 1010 Camino Pablo, Moraga, CA 94556	
A. GPCF-01-06 – Mikail Nijar (Applicant and Owner), 1800 Donald Drive Residential Project A public hearing to receive comments and consider a revised environmental initial study and draft mitigated negative declaration for a new 3,699 sq.ft. residence and studio apartment unit on a vacant 13,203 sq.ft. property on the northeast side of Donald Drive on the hillside above the existing duplex at 2092-2094 Donald Drive. If a mitigated negative declaration is adopted for the project, then the Planning Commission will discuss a recommendation to the Town Council regarding compliance with General Plan policies LU1.8 and PS4.10, which prohibit grading on land with an average predevelopment slope of 25% or more unless the Town Council finds that a minimum amount of grading is proposed and the grading is supported by site-specific analysis.	
A. RZ-01-03/GPA -02-03 Bollinger Valley Environmental Impact Report (EIR) Scoping Session Bruzzone Family (applicant and owners) The Bruzzone Family (land owners) and their planning team have submitted an application to establish a permanent General Plan classification and consistent zoning district, and for approval of a Conceptual Development & Conservation Plan and Development Agreement for a proposed residential subdivision of 126 units on a 186.3 acre site located on the east side of Bollinger Valley Road and north side of Valley Hill Road in the Town of Moraga. The Moraga General Plan (2002) designates the project site as Study (S) and includes a policy that calls for preparation of a special study of the Bollinger Valley area. Access to the Bollinger Valley project area is provided by Bollinger Canyon Road and Valley Hill Road. The proposed project clusters a majority of the 126 residential lots along the western and central portions of the site, with some units adjacent to the coast live oak woodland that would be left undeveloped on the southern and northern portions of the site. The 126 lots and accompanying roadways encompass 92 acres (approximately 50%) of the 186.3-acre site. The remainder of the site, approximately 94 acres, will be designated as Open Space and preserved through recorded easements and/or public agency dedication. No portion of the project site is classified as Open Space under the Moraga Open Space Ordinance (MOSO). The purpose of this agenda item is to describe the general plan study and to give the public an opportunity to offer comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues.	



Palos Colorados: A Long Time Coming

by Julie Penfold

After nearly two decades of planning and negotiation, Moraga, Lafayette, Project Lamorinda Open Space, state and federal agencies, and developer Richfield Investment Corp. have agreed on a plan to allow the 123-home Palos Colorados subdivision, located on 460 acres in Moraga, to move forward.

Characterizing it as "an incredibly sophisticated...series of conditions unlike anything the Town has seen before," Moraga Planning Commissioner Renate Sops thanked the public and applicant Richfield for the years of effort that went into producing the new Palos Colorados General Development Plan (GDP). The GDP was approved in a Moraga Planning Commission special meeting on February 5.

A week later, representatives from Moraga and Lafayette met to shake hands and, within weeks, executed a formal agreement that neither town would impede progress on the plan as it now stands. Lafayette officially withdrew its lawsuit against Moraga and Richfield. Richfield withdrew its lawsuit against Lafayette. These overt measures of support give the beleaguered project its best chances of success since its conception in the late 1980s.

The Only Constant is Change
Indeed, as it now stands, the Palos Colorados project looks very different than it did in those early days, although the land has consistently bordered Lafayette and Moraga.

In 1989, the project, then known as the Preston Ranch Proposal, consisted of 263 lots and no golf course, on 210 acres. In 1996, the project, now named Palos Colorados, was drafted to include 146 lots with a golf course on 460 acres. That's the way the project stayed until the now-infamous Settlement Agreement was reached in 1999.

As Lafayette Town Manager Steve Falk explains, "the city of Lafayette and the town of Moraga were at loggerheads from the late-80s." Under the first project proposals, Falk explains that "Lafayette's fundamental concerns were that too many homes would be highly visible on ridge lines from Lafayette and that the project would violate the environmental ethos that permeates Lamorinda."

Furthermore, Falk says that "approximately two-thirds of the trips generated by the development would pass through Lafayette," burdening Lafayette's already overloaded roads and resulting in "a disproportionate impact on Lafayette. It was clearly in Lafayette's interests to reduce the number of homes planned for Palos Colorados."

Moraga and the developer agreed with Lafayette's opinion and reduced the number of homes to 123 units, included an 18-hole golf course, that encompassed 460 acres. To mitigate the impact of the additional traffic, the Settlement Agreement also called for Richfield to allocate \$5 per round of golf to be split between Lafayette and Moraga, and to be spent only on road improvement projects.

The Settlement Agreement also specified that neither Lafayette nor Moraga could impede the development of the project. For the second time, Moraga's Town Council approved the Palos Colorados subdivision.

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