



Moraga Civic News

Public Meetings

Town Council

Wednesday, April 9, 7 p.m.
Wednesday, April 23, 7 p.m.
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, April 21, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

Design Review

Monday, April 14, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

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

School Board Meeting

Moraga School District

Tuesday, May 13, 7:30 p.m.
Joaquin Moraga Intermediate School Auditorium
1010 Camino Pablo, Moraga
www.moraga.k12.ca.us
See also AUHSD meeting page A2

please...



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Council Members Appeal Planning Decision

Revisiting emergency access to Sanders Ranch

By Sophie Braccini

Moraga Town Council members Michael Metcalf and Dave Trotter appealed a March 3 Planning Commission decision to approve the Hetfield Estates General Development Plan and Conditional Use Permit. They acted separately, but for similar reasons – both want the question of an Emergency Vehicle Access to the Sanders Ranch development, which the Planning Commission replaced with a simple walking path, to be studied de novo and for residents to be given the opportunity to express their views on this safety issue.

Metcalf would also like to see the number of parking spots reviewed. The Town Council is tentatively scheduled to discuss the appeal at its April 23 meeting.

Developer John Wyro initially proposed an Emergency Vehicle Access in his plan for the Hetfield Estates, as a public benefit, but the Planning Commission removed it when it appeared to commissioners that its construction might be challenging and that the Sanders Ranch Homeowners Association was not interested in an EVA. Opting instead for a trail connecting Hetfield Estates to

the Old Moraga Ranch Trail, the commission decided that an easement should be maintained in case the Moraga-Orinda Fire District ever required an EVA.

"When Sanders Ranch was built in the late '70s and early '80s, the Moraga Fire Protection District determined that the response time to the new development would be unacceptable and imposed as one of the conditions of approval the construction of an EVA connecting the development to Sanders Drive," recalled Dick Olsen, who served on the fire district's board at the time. As construction continued, Olsen noticed that no EVA was being built. He remembers being told that the property owner of the land the EVA would go through would not give a free right of way. "The compromise was then to have every home equipped with inside fire sprinklers and to post guards 24/7 at the entrance of the property who would be trained in emergency medical response," added Olsen. "From

my perspective, the compromise solution was much less effective than an EVA," he said.

According to Stan Ross, a Sanders Ranch Homeowners Association board member, when Wyro contacted them about the project there was as much interest in the EVA as there were questions. "How will the roadway impact neighborhood security and prevent unauthorized access into the development? How will the roadway be constructed? What would be the cost of the maintenance? Those were some of our questions," said Roth, "and we never got answers from the developer."

Roth himself is passionate about emergency response time. He was one of the leaders of the effort to remove the speed tables on Camino Pablo a few years ago on the grounds that the traffic calming features would increase response time. "I am interested in the concept of an emergency second exit from the development, and I'm interested in the concept of

emergency response vehicles being able to access Sanders Ranch directly from Sanders Drive, but my concern is if the thing would actually work," he said.

Trotter suggested that the issues of funding and the actual construction of the EVA could be discussed separately. "Even if the construction of the EVA is delayed until a complete EVA linkage to Sanders Ranch Road is achieved, the Town can still require the developer to fund the estimated costs of the construction now," he wrote in his appeal.

"I appealed this decision (suppression of the EVA), because I want to give the people in Sanders Ranch an opportunity to have a say," said Metcalf, who also appealed the Planning Commission's decision to suppress three on-street parking spaces. "It is not a good idea to displace the parking from a neighborhood to another street," he said. "I'd like to give the opportunity to find out more about this."

Campolindo Neighbors Stop Cell Tower

By Sophie Braccini

They didn't have to put up too much of a fight; in fact, when Chris Learned, associate principal of the Acalanes Union High School District, heard the neighbors' vehement opposition to the school district's plan to allow AT&T to install a new cell tower on district property in the Campolindo neighborhood, he withheld his signature from the agreement with the service provider. Drivers on Moraga Road may continue to lose their signals, and the district will not pocket an additional \$5,000 per year – the price of valued peace with the neighbors.

The story started a few weeks ago when the AUHSD governing board approved easement modifications that would permit a wireless facility to co-locate on an existing PG&E transmission tower set on a district-owned, undeveloped lot between Calle La Mesa, Campolindo Drive and Moraga Road. "Since there were already high tension

wires from the PG&E installation it did not appear, at first, to be a big issue," said Learned, who prepared the material that secured the board's approval.

But neighbors disagreed. "My husband and I are very concerned and upset about the proposal to put an AT&T cell phone tower near our home on Calle La Mesa in Moraga," said resident Deidre Murphy. At a Moraga Planning Commission meeting March 17, resident Roy Wright spoke during the public comment period to share data he had gathered. "As of 2012, sellers are required to disclose cell tower locations to buyers even if the cell tower is not visible," he explained, "This adverse impact on real estate marketability directly contributes to home devaluation. Real estate groups estimate new cell towers similar to the one proposed devalue surrounding properties by 20 to 30 percent."

Wright also introduced Lafayette resident Ellen Marks, of the California Brain Tumor Association, who has done research on the potential health risks associated with cell towers and was part of the team that fought such installations in Lafayette. "It is an enormous problem and yes, increased use is creating a need for more towers," said Marks. "I do not advocate against this technology but I do strive to educate people to reduce their use."

Learned also received emails from concerned residents.

"The data about the negative effects of living near cell towers is still controversial," acknowledged Learned, "but if there is a risk, we do not want to impose it on people living near our property." Campolindo residents who attended the district's board meeting on March 19 were delighted to hear that the cell tower agreement would not be signed.



Moraga Police Department

Ransacked home, 3/30/14 Residents of a Calle La Mesa home were out of town for a week; upon their return, they found their house had been completely ransacked and reported jewelry, electronics and a vehicle stolen. A horrible welcome home from spring break.

Loud party, 3/30/14 A recurrent theme in the police blotter, yes – it's true, college-age kids drinking, loud music and yelling on Ascot Drive. Officers contacted the resident of the apartment and saw approximately 40 people inside with alcohol present. "The partygoers were dispersed without incident and the resident was issued a Municipal Code Warning Notice," said the no-nonsense police report.

Car accident, 3/29/14 A teenaged driver of a VW Passat was chatting on her cell phone and didn't notice a car in front of her had stopped at a posted stop sign on Camino Pablo, so she rear-ended him causing minor damage to his Nissan Pathfinder, but major damage to the VW, which was towed from the scene. Minor head bump on the steering wheel of the young lady, but she was examined by MOFD and released. Looks like someone will be losing her phone privileges.

Another loud party, 3/28/14 This time on Buckingham Drive, about 50 college-age subjects with alcoholic beverages. Cops came and encouraged the party people to go home. Resident received a Warning Notice.

D.U.I. 3/28/14 Just shy of 1 a.m. cops pulled over a Honda Pilot on Woodford Drive, after observing the car brake unnecessarily multiple times and drive on the wrong side of the road. The officer could smell alcohol on the driver and what appeared to be vomit on the driver and the inside of the car – a subtle red flag. She flunked the breathalyzer test and was arrested for DUI, later she was released to her husband on her signed Promise to Appear.

Commercial Burglary, 3/27/2014 A suspect was seen on video surveillance loading merchandise by the emergency exit of a major retailer on Canyon Road. Then the suspect left the store and re-entered in different clothing, eventually leaving with \$1,440 worth of stuff and fleeing in a waiting minivan. Lafayette police stopped the van in their jurisdiction, and arrested the suspect for commercial burglary and probation violation. All of the stolen items were returned.

In addition, the following crimes were reported between March 25 and April 1:

Suspicious Circumstances – Moraga Rd, Camino Ricardo
False Alarm – Joseph Dr, Rimer Dr, Park St, Claudia Ct, Via Granada, Coutes Ct, Del Rio Wy, Moraga Wy
Lost Property – Corliss Dr, Rheem Bl, St. Mary's Rd
Traffic Incident – Ascot at Moraga Rd
Danger to Self – Hodges Dr
Petty Theft – St. Mary's Rd
Domestic Dispute – Hetfield Pl
Vandalism – Moraga Wy
Loud Party – Donald Dr



Community Workshop: Moraga Hillside and Ridgeline Regulations Project

Wednesday, April 16, 2014, 7:00 to 9:00 PM

Hagarty Lounge at De La Salle Hall, Saint Mary's College
1928 St Mary's Road, Moraga

At this workshop you will:

- Learn about the project
- Share your thoughts and concerns
- Hear the opinions of others
- Ensure the project addresses issues you care about

Learn more at: <http://www.moraga.ca.us/hillsides> or contact

Ellen Clark, Senior Planner, at 925-888-7041 eclark@moraga.ca.us

