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Franklin Lane Construction Mystery Solved

By Cathy Tyson



Heavy equipment and pipes that are part of storm drain upgrades on newly formed minor subdivision on Franklin Lane. Photo C. Tyson

subject area is Low Density Single Family Residential, which allows a density of up to two dwelling units per acre."

One of the conditions of approval required by the city engineer to subdivide the land was to improve the drainage system in the area, which has historically affected homes during the rainy season, said Senior Planner Greg Wolff.

The drainage system will direct run-off into storm drains. Since existing storm drain pipes are old and not up to current standards, upgrades are being made that tie in with the pipes along Happy Valley Road, according to Wolff. These drainage improvements will be paid for by the developer and will serve the immediate neighborhood.

Making the proposed subdivision even smaller, for now, is the condition of approval that no building permit for a single-family home shall be issued for Lot D near St. Francis Drive until the identified slide on the remainder parcel is repaired to the satisfaction of the project geotechnical engineer and the city engineer.

Contrary to some rumors that may be swirling about, the heavy equipment on Franklin Lane in Happy Valley is for work on a drainage project that was a condition of approval to divide just that 3.7-acre portion of a larger parcel into four lots, of approximately 40,000 square feet each. The entire 62-acre flag-shaped parcel continues eastward from Happy Valley Road, encompassing a valley and up a large hill ending at the border of Briones Regional Park. Only the small flat section of Franklin is being subdivided; the balance of the land will be untouched.

At this point, there is no building application before the city to build homes on the newly formed lots, but according to Dave Bruzzone, some homes will be built on the freshly formed lots eventually. There is one existing home on the first lot at Happy Valley Road.

According to a Feb. 6, 2012 staff report from applicant and owner Milton Bruzzone & Happy Valley, LLC, "The General Plan designation for the

Reach the reporter at: cathy@lamorindaweekly.com

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