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# How can more cars on Pleasant Hill Road actually provide traffic relief?

When we started planning The Terraces of Lafayette, we worried about the congestion on Pleasant Hill Road. So we asked a registered Traffic Engineering firm to weigh in, and learned:

- That the existing congestion along Pleasant Hill Road is a product of public policy. The City of Lafayette's Gateway Constraint Policy states that it "maintain(s) capacity constraints at selected gateways". One of those gateways is the southbound direction on Pleasant Hill Road-Taylor Boulevard.
- That The Terraces could actually RELIEVE existing traffic congestion at Acalanes High School with two road improvements:
  1. Construct a northbound turn lane on Pleasant Hill Road, enabling vehicles to turn left into the main project entrance, and
  2. Add a southbound through-lane on Pleasant Hill Road at the project frontage from north of Deer Hill Road to the Hwy 24 onramp.
- The Traffic Engineer concluded that the proposed northbound turn lane virtually eliminates the addition of traffic from The Terraces turning left at Deer Hill Road AND
- The proposed southbound through-lane on Pleasant Hill Road would significantly reduce delays and improve safety, especially during school hours.

The developer of The Terraces has proposed to fund both of these roadway improvements. Lafayette would gain a LEED silver apartment community and lessen its existing traffic congestion.

Isn't that a win for everyone?



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## Letters to the Editor

... continued

### MORAGA ELECTIONS

Editor:

In a recent article covering the highly attended "Candidates Forum" held at the Serbian Church, my position on new development of open space and ridge-lines was misunderstood and incorrectly reported. This note is intended to clarify my use of the words "conservative interpretation" of the Moraga General Plan and MOSO results in severely restricting any development that proposes to impact existing open space and ridge lines. This interpretation requires me to vote in favor of preserving existing open space and ridge lines and to argue against and to vote against projects that violate the intention of the General Plan and MOSO to prohibit such projects. My position is not a hollow promise. Residents can expect me not to wobble as Mrs. Mendonca has and to consistently vote to preserve open space and against ridge-line development. Candidate Philip Arth has also failed to articulate this conviction. In addition, I would never propose liquidating Town-owned open space to pay off a mortgage as the incumbents spent \$40,000 investigating this simply dumb idea. I have a published record and have made presentations in four countries in support of the UN Global Compact and the UN Principles of Responsible Investment (UN PRI). I have led an IFC chaired project designed to benchmark and improve environmental, social and governance (ESG) practices by the largest companies in the emerging markets, with my focus on India.

This work has resulted in the Home Minister proposing mandatory disclosure by Indian corporates on their sustainability and socially responsible practices. At the Candidates Forum I did say that there is a fine line between social policy and property rights. As a business man and fiduciary for investors, I confront this issue everyday. My published view is that incorporating ESG principles enhances long term returns and that returns can be quantitatively measured by more than near term dollars and cents. The Town Council with me on board will have a timely opportunity eliminate ambiguities and to incorporate language demonstrating Moraga's thought leadership commitment to sustainability and participation in the Cities Program of the UN Global Compact (UNglobalcompact.org).

Thank you,  
Seth Freeman  
Moraga

Editor:

Spending in Moraga

It finally occurred to me that I should figure out how much Measure K would cost me in dollars and cents. I discovered that this one percent sales tax would have cost me only \$1.18 last month because most of my spending in Moraga is not subject to sales taxes. Food at Safeway and pills at CVS are not taxed. Neither are services like drying cleaning. But the ongoing revenue from this little sales tax would permit us to keep our streets and storm drains from deteriorating to the point where restoring them would be prohibitively expensive. All of the revenue generated by Measure K would stay in Moraga, unlike the other taxes which leave town and come back to us in amounts too small to meet our needs. Please vote yes on K.

Dale Walwark  
Moraga

Editor:

When people hear that I live in Moraga they say, "Oh! Great schools and it is so beautiful there!" The reason Moraga is beautiful is thanks to over 25 years of residents' hard work to preserve its remaining open space. The General Plan, crafted and informed by Moraga residents, specifies that the Town should "Protect ridgelines from development."

Last year, two members of the Moraga Town Council, Karen Mendonca and Howard Harpham, decided that the "protect" clause didn't really mean "protect" and proceeded to cast deciding votes in a 2-1 decision to allow a developer to cut 30 feet off the top of Rheem Ridge to put a road and homes there. Harpham never pretended to be pro-open-space, so his vote was somewhat predictable, and he is not running for re-election this November.

Karen Mendonca is a different story. Four years ago, she ran on a platform that stressed her commitment to ridge line and open space preservation, and was elected thanks largely to her strong stand on these issues and the many residents who campaigned for her on this principle.

Mendonca's about-face on ridgeline protection shows me that this politician does not have the consistency to represent the voters who put her in office and whom now she asks to re-elect her. In the coming years, after the development on Rheem Ridge is built and I look at the sad remains of its beautiful ridge line—reduced by 30 feet and topped with an asphalt road, cars and houses—I'll think of a politician who failed her office and her voters.

We need to elect Council people we can trust to maintain the integrity of their office and who understand what rules and values keep Moraga a beautiful and desirable place to raise our families.

Suzanne D'Arcy  
Moraga

Editor:

I'm writing to ask my fellow Moragans who value our scenic hillsides and ridgelines to vote for Roger Wykle for Moraga Town Council. While every candidate is professing his/her concern about open space, Wykle is the only one with a track record that proves it.

In his years on the Moraga Planning Commission, Wykle has been an unwavering guardian of the Moraga Open Space Ordinance (MOSO). For example, when the Commission reviewed the Hetfield Estates development this year, he was the only Commissioner to vote against it, pointing out that its massive landslide grading was inconsistent with MOSO and the General Plan.

The Town Council incumbents running for re-election say they want to protect ridgelines, but the fact is that the Rancho Laguna II development was approved on their watch. That development will cut off part of Rheem Ridge and build 27 houses in the Rheem Blvd. scenic corridor.

A few months later this same Council tried to sell Town-owned open-space to developers to get money for a building remodel. Wykle was the first Planning Commissioner to object, insisting it was out of line with the General Plan's policy to "preserve open space to the maximum extent possible." His leadership on the Planning Commission helped eventually cause the Council to back down, for now at least.

With big development decisions coming in the next several years, we urgently need Wykle—the only candidate with a proven track record on protecting open space—on the Moraga Town Council.

Carol Haag  
Moraga

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