

Letters to the Editor

Take An Honest Look At Measure L

Time to counter False Information! First-ever public tours of Deer Hill were held Sunday. YES and undecided folks came, NO on L leadership did not. Tour addressed widespread misinformation:

1. FACT: Proposed 44 (2,000-3,000sf) homes sit below, not above, ridgeline and, after excavation, are not visible from Deer Hill. Dirt-hauling trucks will not impact traffic as soil stays on site as in-fill. All trees remain, 800 more will be planted. Mt. Diablo views from Deer Hill stay unobstructed, and 11 of 22 acres are open space/trails/parklands.

2. FACT: Current zoning has not changed, it remains Professional/Administration allowing 35 units/acre (770 units!). If YES fails, developer could proceed with 315 affordable apartments ... 15 2-3 story buildings, parking for 569 cars!! State-mandated housing requirements make denying affordable housing extraordinarily difficult.

3. FACT: Bentley Lafayette (opened 1997) sports fields sit almost on Hwy 24, as do Diablo Valley Montessori on Deer Hill (est. 1965), Wilder fields alongside Caldecott, and Orinda Exit sports fields. None has reported health crises for children over decades.

4. FACT: Partial a.m. traffic mitigation is 78-car parking lot across from Acalanes HS for student dropoff with entrance on Deer Hill... avoids current backup on Pleasant Hill Road where dropoff is on edge of road; also accommodates AHS event overflow. First-ever sidewalks to Springhill will enhance student safety.

5. FACT: NO on L flyer stating Springhill is full and children must be driven to Burton Valley isn't factual. Superintendent Zinn confirms Springhill is not full, students would not necessarily be re-directed to Burton, could be any district school.

6. FACT: City staff and Park & Rec have looked at alternative sports field sites proposed by NO folks. Mayor Tatzin says no evidence has been provided that demonstrate alternative field sites meet criteria.

Time for truth-telling! Don't be swayed by angry voices on NextDoor floating false information or promoting endless lawsuits costly to Lafayette. Please join community leaders like Anne Grodin, Don Jenkins, Teresa Geringer, Steve Cortese, Kathy Merchant, Rick and Janet Cronk, Ron Nahas, Tyler and Cory Higgins, four Councilmembers (Tatzin, Anderson, Burks, Mitchell) and others, vote YES on L!

Carol T. Singer
Lafayette

Prospect for Future Development

While I am Mayor of Lafayette, I am writing as an individual.

I am asked: "If Measure L passes, what would prohibit the spread of higher density development along Deer Hill Road close to the proposed Homes at Deer Hill project?"

The General Plan designation and the zoning distinguish the site of the Measure L project from other vacant land along Deer Hill Road. When the Apartment Project was proposed, the General Plan and zoning designations were both APO which allow up to 35 housing units per acre. In contrast, the General Plan designations for the land north of Deer Hill and East of Brown Avenue is for single family residential of up to 0.1, 2 and 6 units per acre. The zoning is ¼, ½ and 10 acre lots, which is consistent with the General Plan designations. One small parcel located at the intersection of Pleasant Hill and Deer Hill Roads has General Plan and zoning designations of APO and that is being changed.

The Housing Accountability Act gives the City a strong basis for denial if an application like the apartments is submitted for the parcels north of Deer Hill. The Act says a jurisdiction can deny project if:

"The housing development project ... is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article..."

A project like the Apartment project would be inconsistent with both Lafayette's zoning and General Plan land use designations. Furthermore, Lafayette has a state approved Housing Element. Denial could be straightforward.

If one is worried about the prospect of the Apartment project being revived and possibly built, the safest thing to do is to vote Yes on Measure L as that will commit the land to the Homes project and change the zoning to ½ acre lots.

Don Tatzin
Lafayette

Reject Regional Measure 3

Lamorindans should vote No on Regional Measure 3.

Stop the \$3 toll bridge hike.

RM3 is unfair to the East Bay, which would subsidize Silicon Valley and the Peninsula. Santa Clara County pays a mere two percent of bridge tolls, yet San Jose alone would receive 14 percent of capital improvement funds. San Mateo County pays just eight percent of bridge tolls, yet \$325 million is devoted to a Caltrain tunnel.

RM3 gives an obscure government agency, Bay Area Toll Authority/Metropolitan Transportation Commission (MTC), the power to increase tolls without another vote of the people.

Bridge tolls once were used exclusively for reasonable bridge capital and maintenance expenses. But MTC has wasted billions of our toll dollars.

First, MTC insisted on an impractical, unproven design for the new Bay Bridge eastern span, a project that bloated 400 percent over budget, opened many years behind schedule and has safety flaws. We pay higher tolls to bail out their \$13 billion boondoggle.

Second, MTC diverted \$179 million of bridge tolls to move their headquarters from Oakland to a Taj Mahal in downtown San Francisco. Our tolls bought plush digs for wily bureaucrats.

Third, MTC diverted \$146 million of bridge tolls to build the ridiculous BART Oakland Airport Connector, which chugs at 28 mph and costs \$12 round trip, yet still operates at a deficit.

Fourth, MTC diverts \$100s of millions of toll dollars to lavish ferry boat subsidies. One route subsidizes \$100 for each passenger ticket. If MTC handed commuters \$80 taxi vouchers, we'd save money.


A powerful lobby, dominated by construction contractors and labor unions, controls MTC. They profit from our squandered toll dollars. These forces have spent nearly \$2 million so far to persuade voters to support RM3 because it significantly expands their slush fund. Their propaganda omits the key fact that RM3 is a toll increase, bilking the East Bay to aid Silicon Valley. It's telling that the photo on the RM3 campaign homepage is of an empty Silicon Valley freeway, with the bay and its toll bridges not in sight.
Vote No on RM3.

Jason A. Bezis
Lafayette

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Enough Traffic Already!

- ▶ The Deer Hill Project adds even more traffic to the most gridlocked intersection in an already congested city.
- ▶ The three roadways surrounding the project generate 240,000 car trips a workday, with 4% annual traffic growth.
- ▶ Sports Field/amenities produce estimated 60% of the project's traffic.
- ▶ The Homes at Deer Hill children **WILL HAVE TO BE DRIVEN** to Burton Valley Elementary; Springhill Elementary is full.
- ▶ **282 NEW HOUSING UNITS RECENTLY APPROVED, NOT YET BUILT** in the congested Mt. Diablo corridor.

Measure L Will Set New Precedents, thus Lowering the Bar for Future Developments *

- ▶ The City has **DISREGARDED** the General Plan requirements, Hillside & Ridgeline ordinances and Traffic Impacts.
- ▶ Approved a **FLAWED, INCOMPLETE EIR** to justify a poorly conceived project.
- ▶ Deer Hill project sets **A BAD PRECEDENT** for major hillside and ridgeline development and severe traffic congestion impacts.
- ▶ Project makes it much easier for additional dense developments to be approved **CITYWIDE – IS YOUR NEIGHBORHOOD NEXT?**

“The idea that you would put a field for children to play in an area where the adjacent residences are required to have filters for the air inside the house, and warnings to residents of exposure to particulate matter if the windows are opened, is one of the most unwise and imprudent instances of urban planning I have ever encountered.” *

– Dr. Devra Davis, PhD MPH, Fellow American College of Epidemiology, Visiting Professor of Medicine, The Hebrew University - Letter to Lafayette City Council, May 19, 2018

TAKE BACK OUR CITY FROM DEVELOPERS!

Citizens Come First!

“This referendum is being rushed through without sufficient time to thoroughly and thoughtfully consider major issues” *

– Ivor Samson, City Council Member

Badly Flawed Air Pollution Analysis *

- ▶ Ignored **Ultrafine Particulate Matter** which “penetrate deeply into lungs, bloodstream, and organs” per BAAQMD, and significantly increase risk of **respiratory/cardio diseases, various cancers etc..**
- ▶ Never performed any actual onsite monitoring.
- ▶ **Did not use particulate matter data from comparable sites** monitored by air districts in Bay Area or Southern California.
- ▶ **Assumption that high intensity children's activity is safe in an area of polluted air is contradicted by multiple medical studies.**
- ▶ **Assessment's calculation of Particulate Matter (PM 2.5) is theoretical and its results are unreliable,** very low for a location surrounded by 240,000 vehicle trips per day.

The Facts About the 315 Terraces Apartments *

- ▶ The Application **WAS NEVER APPROVED.**
- ▶ General Plan changed to single family, low density residential 2 unites/acre – **THIS DOES NOT ALLOW APARTMENTS.**
- ▶ If resubmitted, application **WOULD BE SUBJECT TO VOTE BY THE RESIDENTS.**
- ▶ City council is planning to amend old APO zoning to single family, low density residential, if Measure L is rejected by the voters.

No on L Gives Us More Time to Select an Alternative Field for a Safer, Healthier Play Environment! *

We Can Do Better Lafayette!

NO to this Bad Deer Hill Development!

VOTE NO on L!

* Read the REAL FACTS from environmental attorneys, public health experts, and civic leaders at www.savelafayette.org. Paid for by SaveLafayette.org - An organization of concerned volunteer citizens to preserve Lafayette's quality of life. Tax ID#: C3814447