



See public meetings schedule on this pages and check online for agendas, meeting notes and announcements  
**City of Lafayette:**  
 www.ci.lafayette.ca.us  
 Phone: (925) 284-1968  
**Chamber of Commerce:**  
 www.lafayettechamber.org

## Lafayette #1 Realtor for 11 Straight Years!

952 Stow Lane, Lafayette



**952StowLane.com | \$2,495,000**  
 5 Beds | 3.5 Baths | 3441± Sq. Ft. | .62± Acre Lot

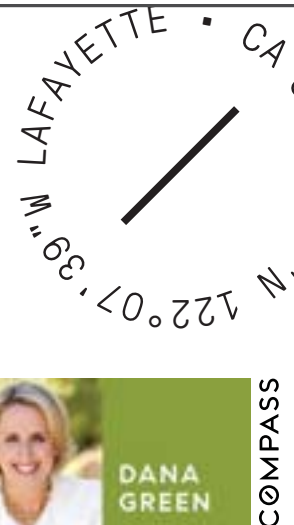
8 Warwick Court, Lafayette



**8WarwickCourt.com | \$1,850,000**  
 5 Beds | 3.5 Baths | 2837± Sq. Ft. | .30± Acre Lot



925.339.1918  
**DanaGreenTeam.com**  
 DRE 01482454



# The Terraces – next step: environmental review



Michael Griffiths gives Save Lafayette's view on the Terraces while members of the public hold signs in support.

Photo Jeff Heyman/City of Lafayette

By Pippa Fisher

The Don Tatzin Community Hall was packed for a special meeting of the Lafayette City Council and the Planning Commission April 29 as city staff gave an update on the Terraces, a 315-unit apartment project on Deer Hill Road, specifically discussing how to proceed with the environmental review.

After close to 20 members of the public weighed in on the controversial issue, the Planning Commission unanimously agreed to refer the project to the Transportation and Circulation Committee, and the council minus Vice Mayor Susan Candell who, following legal advice recused herself from all discussion around the Terraces, unanimously voted to hire consultant Impact Sciences to do further analysis and prepare an addendum to the environmental impact report.

The Terraces project, which would sit on a 22-acre parcel on Deer Hill Road, was first proposed in March 2011 but its application was suspended in 2014 in favor of alternative plans for a scaled back development of 44 single-family homes, a dog park, a playing field, a playground and tot lot. Local preservationist group Save Lafayette sued the city, resulting in a referendum last June on the future of the revised project. With the defeat of Measure L, the developer O'Brien Homes resumed the original application for the apartments.

The application was deemed complete in 2011 and the city retained Placeworks at the time to prepare an EIR, which was certified in August 2013. Since five years have passed, further review under the California Environmental Quality Act is required. But should that be in the form of

an addendum or a supplemental EIR?

The audience heard from attorney Robert Hodil of Coblenz, Patch, Duffy and Bass – the outside counsel hired by the city – that, in his opinion and that of Impact Sciences, an addendum rather than an SEIR is called for to examine the identified areas of transportation, air quality and noise, as well as (potentially) greenhouse gas impacts.

Members of the public present, and the many letters sent to council on the subject, overwhelmingly demanded the council call for an SEIR and the guaranteed full public hearings that it would entail rather than the addendum for which public hearings are not required. Residents spoke of traffic implications, potentially worsened

by such a large development, and several spoke of the potential for delayed response times for emergency vehicles unable to get through traffic.

Mayor Mike Anderson repeatedly had to ask for people not to applaud to avoid the possibility of intimidating those who might hold another opinion and, in fact, only one got up to speak in favor of the apartments.

Save Lafayette co-founder Michael Griffiths points out that under CEQA guidelines, unlike supplemental and subsequent EIRs, an addendum need not be circulated for public review.

“The notes under guideline 15164 say it (an addendum) is only for minor corrections in EIRs,” says Griffiths.

... continued on Page A3

## Lafayette's old library – final days



Demolition is planned for the end of May

Photo Pippa Fisher

By Pippa Fisher

The old library's days are numbered. The building is slated for demolition at the end of the month.

As sharp-eyed residents will already have noticed, there is an ongoing flurry of activity behind the newly erected fences around the old library, which sits next to Lafayette Elementary School on Moraga Road. More activity, in fact, than the old library has seen since the opening of the “new” Lafayette Library and Learning Center 10 years ago. Since then ownership has passed from the county to the city and then on to the Lafayette School District.

The building is uninhabitable and will be demolished to make space for five new classrooms as well as a new extended dropoff area which is intended to help bring traffic off Moraga Road and allow more cars on campus for

drop off and pickup.

However, before demolition can begin, contractors will be removing asbestos and, since termiticide was detected, they will also have to supervise the removal of soil. LAFSD Superintendent Richard Whitmore said that although the termiticide was not particularly severe, it was present enough to call for the state oversight of the soil removal.

Once the Department of Toxic Substance Control gives the district the all clear, the contractor for the project, McGuire and Hester, will move in for the demolition, tentatively planned to start May 28.

The work is expected to be substantially complete by the end of the year. Total cost of the new classrooms on the school site and incorporating the old library space into the school is \$8,320,417 and is funded by the Measure C bond of 2016.



**NOBODY PLANS TO FAIL,  
 BUT MANY FAIL TO PLAN.**

Planning for retirement is essential to ensure a comfortable financial future for you and your family.

Call or Email for a Free Consultation



Financial Planning • Investment Management

Managing Wealth for Over 35 Years  
 100% Fee-Only | Putting Our Clients' Interests First

info@capitaladvantage.com • 925.299.1500 • Lafayette, CA

Please see important disclosure information at www.capitaladvantage.com/disclosure



**Lafayette  
 Public Meetings**

**City Council**

Monday, May 28, 7 p.m.  
 Lafayette Library & Learning Center,  
 Community Hall, 3491 Mt. Diablo Blvd.

**School Board Meetings**

**Acalanes Union High School District**  
 Wednesday, May 15, 7 p.m.  
 AUHSD Board Room  
 1212 Pleasant Hill Road, Lafayette  
 www.acalanes.k12.ca.us

**Planning Commission**

Monday, May 20, 7 p.m.  
 Lafayette Library & Learning Center,  
 Community Hall, 3491 Mt. Diablo Blvd.

**Design Review**

Monday, May 28, 7 p.m.  
 Lafayette Library & Learning Center,  
 Arts & Science Discovery Center,  
 3491 Mt. Diablo Blvd.

**Lafayette School District**

Wednesday, May 22, 7 p.m.  
 Regular Board Meeting  
 District Office Board Room  
 3477 School St., Lafayette  
 www.lafsd.k12.ca.us