

COMMENT LETTER # IND24

Alexis Mena

From: Jim Tuthill <tuthill@pacbell.net>
Sent: Sunday, June 24, 2012 3:30 PM
To: Merideth, Ann
Subject: Christmas Tree Lot

Ms. Meredith,

I oppose the residential development on what is known as the "Christmas Tree Lot" in Lafayette. Although we are not within the city limits of Lafayette, we are clearly part of the Lafayette community, (Lafayette address, school districts, and proximity) and the proposed residential apartment complex will adversely affect the quality and safety of our lives.

IND24-1

The intersection of Pleasant Hill Rd. and Deer Hill Rd. is already a crowded and dangerous intersection as we who live in this community know because of the recent tragic fatal accident at the intersection. A 315 unit apartment complex will place too great of a burden on Pleasant Hill Rd. (PHR.) More accidents and delays are inevitable. Additionally, since this would be diagonally across the street from Acalanes High School, students who are crossing the intersection would be placed at increased risks of injuries from autos. We can expect more pedestrian accidents involving both Acalanes students and the residents of the apartment complex who would likely cross PHR to get to the Shell station for food items.

IND24-2

IND24-3

The Christmas Tree Lot is simply not the proper place for an apartment building, and that's why it's never been zoned for such. The City of Lafayette must reject the proposed development.

IND24-4

Thank you,

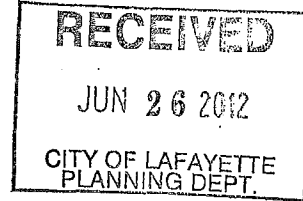
James P. Tuthill
3407 Stagecoach Drive
Lafayette, CA 94549

COMMENT LETTER # IND25

**Beryl and Ivor J. Silver
1 Southampton Place
Lafayette CA 94549**

June 25, 2012

**Planning Commission
City of Lafayette
Mt Diablo Blvd
Lafayette CA 94549**



Gentlemen

Regretfully we will not be in town to personally express our extreme shock that you will be considering a proposal to expand the area between Deer Hill Road and Pleasant Hill Road for hundreds of new apartments. Beside the spoiling of the area, the traffic on Pleasant Hill Road is already very difficult from 7.30AM to 9.00Am and correspondingly from 4.00 PM to 6.00PM every evening. Adding more makes no sense at all.

IND25-1
IND25-2

Removing hillside to make room for these apartments would be incredibly wrong. Much of the charm of Lafayette is its rolling Hills , not concrete Boxes stuck where hills used to be. Approving this permit to build hundreds of apartments will add several thousand more in population- and automobiles . This will only worsen the current mess that exists.

IND25-3
IND25-4

It is my understanding you have already approved a substantial expansion around the former Hungry Hunter restaurant . This in itself will add a tremendous amount of new traffic to the immediate area.

IND25-5

WE DO NOT NEED ANY MORE.

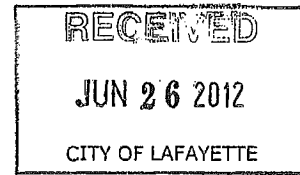
I strongly urge you to vote NO on this proposal.

Respectfully

Beryl & Ivor Silver
Beryl and Ivor Silver

40 Year Residents Lafayette.

June 25, 2012



TO: LAFAYETTE CITY COUNCIL

FROM: THOMAS THIE
1325 SUMMIT ROAD

94849

RE: REZONING OF DEER HILL AT PLEASANT HILL ROAD
TERRACES OF LAFAYETTE PARCEL

**DO NOT ALLOW THIS PARCEL TO
BE ZONED FOR APARTMENTS.**

THE SHORT RANGE IMPACT OF ONE APARTMENT COMPLEX WOULD BE TO NULLIFY THE WORK OVER DECADES OF CITY OFFICIALS AND RESIDENTS TO CREATE AND MAINTAIN A SUCCESSFUL RURAL-TYPE GROWTH PLAN.

THE LONG RANGE IMPACT WOULD BE TO DESTROY LAFAYETTE AS WE KNOW IT BY OPENING THE DOOR FOR A LONG LINE OF SIMILAR DEVELOPMENTS.

IND26-1

Questions that should be answered for Lafayette residents:

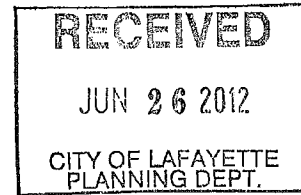
- 1) Has the Lafayette General Plan suddenly changed for building projects? If so, why?
- 2) What are Lafayette city officials doing to insure that our longstanding General Plan is kept intact and not spoil ridgelines or exacerbate traffic congestion?
- 3) Has there been undo influence from the Metropolitan Planning Organization (MPO) to force the MPO's SCS (sustainable communities strategy) upon the city of Lafayette?
- 4) Is the threat of withheld funding for certain transportation projects being used to influence Lafayette's General Plan?

E MAIL: tomthie1126@yahoo.com

A handwritten signature in cursive script that reads "Thomas Thie".

COMMENT LETTER # IND27

To: Ann Merideth
3675 Mt.Diablo Blvd.,Ste 210
Lafayette, CA 94549



From: Mrs. Nancy Whyte
Mr. Charles Whyte
6722 Corte Segunda
Martinez, CA 94553
Phone: 925 370-1670

Lafayette City Planners:

There is a proposal before Lafayette City to allow 183 unit housing development at the intersection of Deer Hill Rd. and Pleasant Hill Rd. We strongly oppose this development For the following reasons:

IND27-1

- 1. This housing development would increase traffic by 500 cars on an already busy street.
- 2. Pleasant Hill Rd. is the only access to Freeway Highway 24 on the east side of Lafayette. There is no other choice for most of us who travel that route to work every day.
- 3 High school students at Acalanes High School are not always the most careful drivers. This housing development would increase "fender benders" and accidents at this intersection.

IND27-2

IND27-3

IND27-4

My husband and myself have lived on Reliez Valley Rd. for over 25 years. Both of us have taught at Acalanes High School. We are very aware of the increasing traffic in this area. We hope you will not allow this housing development.

Yours truly,

Nancy Whyte
6/25/2012

Nancy Whyte

IND27-5

P.S. Please don't play the "bait and switch" game! You say NO to 183 condo development, but then turn and confirm a 100 unit development.

COMMENT LETTER # IND28

Alexis Mena

From: Michael Baker <bakersurgeon@gmail.com>
Sent: Tuesday, June 26, 2012 9:39 PM
To: Merideth, Ann

The Terraces is a 315 unit housing unit that will have an terrible negative impact on my neighborhood and the schools my children attend.

IND28-1

Traffic Impacts of the completed development are labeled as "Significant and Unavoidable". It is likely to lead to almost complete gridlock at that intersection during the rush hours and this intersection is already slow and heavily trafficked.

IND28-2

We are going to have great difficulty getting our children to school or getting to work if heading in the direction of Deer Hill Road and Pleasant Hill road

All of our emergency vehicles are on the other side of Lafayette and have to get through that intersection.

IND28-3

Please do not approve this massive project that will hurt our neighborhood

IND28-4

--
Michael S. Baker, M.D., F.A.C.S.
Rear Admiral, Medical Corps, US Navy (ret)

3382 Hermosa Way Lafayette

COMMENT LETTER # IND29

Alexis Mena

From: Carol Davis <carol.davis@mac.com>
Sent: Tuesday, June 26, 2012 4:38 PM
To: Merideth, Ann
Subject: The Terraces Project

This project is absolutely crazy and unfair to thrust upon the inhabitants of our city. We do not have the infrastructure to handle that kind of traffic at that intersection so close to the high school. We do not want the landscape changed so drastically. This is a rural area/setting - please don't ruin it.

IND29-1
IND29-2

In addition, I hear that the builders will be allowed exceptions that no one else has been allowed. Please be firm and don't allow these exceptions. Do what it takes to kill this project.

IND29-3
IND29-4

Carol Davis
Concerned resident of Lafayette
Sent from my iPad

COMMENT LETTER # IND30

Alexis Mena

From: msfrazer@comcast.net
Sent: Tuesday, June 26, 2012 5:00 PM
To: Merideth, Ann
Subject: Terraces Project

Hi Ann,

I understand that you are the person to write to concerning the Terraces Project that is being considered on the corner of Deer Hill Road and Pleasant Hill Rd.

I have been a resident of Lafayette for 13 years and live back behind Springhill Elementary School.

When I first heard about this project, I thought there is no way that Lafayette would grant such a request. I myself took on a remodel 10 years ago and remember the scrutiny I went through to get it passed(I live on a hillside.)

I really can't believe that Lafayette would consider a proposal that does the following:

1. Dramatically alter a hillside in Lafayette by moving 400,000 yards of dirt. Forget about putting a house on a hillside, this proposal eliminates the hillside!
2. Further congest one of the busiest intersections in Lafayette. I'm told it's in fact the busiest but I have not verified that....Imagine 300 trucks a day during the construction process right across from the high school....it boggles the mind. The EIR even states the impact will be significant.
3. Remove one of our oldest Valley Oak trees and fill in a stream. Now if you and I tried to do that at our house, I would say we would be denied.
4. Finally, to me the biggest shame would be the ruining of such a nice hillside. I would understand if they wanted to build 5 houses on several acres per house. That would still have a somewhat pastoral feel and not turn the hill into a condo project. One of the nice things about Lafayette as you drive down 24 are the hillsides. Yes, there are houses sprinkled on them but they are sparce. The green(or brown in summer) hills are what you see and think of when you think of Lafayette.

I sincerely hope the city will fight this proposal from developers. I know it won't be easy but I'm sure the entire Northeast Side of Lafayette would be firmly behind the city if they need us.

thanks for listening

Scott Frazer
55 Leslyn Lane
Lafayette, Ca

IND30-1

IND30-2

IND30-3

IND30-4

IND30-5

IND30-6

COMMENT LETTER # IND31

Merideth, Ann

From: Stephen McLin <stmc@comcast.NET>
Sent: Tuesday, June 26, 2012 3:41 PM
To: Merideth, Ann; McLin, Cathy
Subject: The Terraces
Attachments: Protected Hillside.JPG

Dear Ms. Merideth:

I'm sure things are hopping for you with this project.

Before we built our house at 3214 Quandt Road in Lafayette in 1985, which directly faces the proposed Terraces project to the south about ½ mile away and at about the same altitude(see photo), I asked for and received a written letter from Lafayette as to what constituted "Protected" Hillside including my view of the now-proposed Terraces and Briones hillsides and they assured me in writing that nothing could ever be built there other than the existing small cluster of houses and small offices that existed at the time when it was County and Lafayette wasn't incorporated and have always(at least for 25 years) been completely shrouded by trees.

We can't find the letter just yet, but I'll be other people have similar letters – except many people have moved – but be assured that I will file suit against the City alleging fraudulent misrepresentation.

They can't renege on a protected area represented as unbuildable just because the taxes are too enticing.

If we had ever wanted to buy the flat top of that hillside and build a single family home I would have been laughed out of the Planning Committee's office.

Also, please send someone to Pleasant Hill road between Springhill and the Highway 24 when school is in session to see how it takes 10- 15 minutes to go ½ mile between 7:30 and 9 AM weekdays -- a 60 second trip otherwise. This development will vastly increase the time and wasted gas pumping more Carbon Dioxide.

This proposal is totally not a fit with what Lafayette is all about – our tax base has declined much less than cities east of us and we should be able to make do without destroying the character of our town just to get more tax revenue.

Respectfully yours,

Stephen T. McLin
Catherine A. McLin
925-274-9444

IND31-1

IND31-2

IND31-3

IND31-4



IND31-5

COMMENT LETTER # IND32

Alexis Mena

From: Mark <mark-mitch@comcast.net>
Sent: Tuesday, June 26, 2012 2:05 PM
To: Merideth, Ann
Subject: Terraces of Lafayette: EIR

Ann,

1. So that I can better understand the grading, would you ask the consultant to provide a photo simulation or perspective drawing of the before and after grading without the buildings being shown.

2. The Contra Costa Times, on June 24th published an article "Builders balk at tax plan" in which the City of Walnut Creek proposes a tax on new multifamily developments of \$429 per unit per year for 30 years to cover the costs of services "such as police protection, maintenance of streets, and flood and storm protection." "While single family housing tends to cover the costs of the services their occupants use, high density multifamily housing or apartments traditionally do not, city leaders have said in the past."

What is the situation in Lafayette?

Mark Mitchell

IND32-1

IND32-2

COMMENT LETTER # IND33

Alexis Mena

From: Jonathan Posin <jp@jonathanposin.com>
Sent: Tuesday, June 26, 2012 10:50 PM
To: Merideth, Ann
Subject: Terraces project

Ms. Merideth:

We wanted to add our voices to the many Lafayette residents expressing great concern over the Terraces project. The Draft EIR is an imposing document that needs long and careful study. We do not propound to be experts on many of the items addressed in the EIR, but as physicians we are gravely concerned about the impact of the massive increase in total number of vehicles and traffic flow on life safety. Specifically, the Pleasant Hill/Deer Hill/Highway 24 intersection, already difficult at school and work commute times, will become impassable over ever increasing hours. The ability for emergency responders to navigate their vehicles through traffic on main and side streets will be seriously impaired, even with the use of radio controlled traffic signal controls. Ingress and egress to area neighborhoods will be impacted. Traffic on smaller roads (e.g. Reliez Valley) will worsen as residents will seek alternate routes to avoid the gridlock. Patients will suffer life threatening delays in responder arrival and transport to John Muir Medical Center.

We implore you and your colleagues in the Planning Department to put the brakes on approval of the Draft EIR, to allow more time to carefully digest, analyze and respond to the many issues of major concern and impact to Lafayette.

Thank you in advance for your consideration.

Jonathan Posin MD
jp@jonathanposin.com
Catherine Mills MD
cm@catherinemills.com
3369 Hermosa Way (@ Reliez Valley)
Lafayette 94549
925-933-8598

IND33-1

IND33-2

IND33-3

IND33-4

IND33-5

COMMENT LETTER # IND34

Merideth, Ann

From: Linda Riebel <linda.riebel@earthlink.net>
Sent: Tuesday, June 26, 2012 3:43 PM
To: Merideth, Ann
Subject: Terraces of Lafayette DEIR
Attachments: Terraces of Lafayette medical emergency hazard.doc

Dear Ann Merideth,
Attached please find my public comment on the proposed Terraces of Lafayette development. Linda Riebel

--

Linda Riebel, Ph.D. (925) 945 1785
The Green Foodprint, available at www.thegreenfoodprint.com or Amazon.
Adjunct Faculty, Saybrook University, San Francisco www.saybrook.edu
Board Member, SaveNature.Org www.savenature.org
Board Member, Sustainable Lafayette www.sustainablelafayette.net

IND34-1

amerideth@ci.lafayette.ca.us

Guaranteed Gridlock: A Matter of Life and Death

I strenuously object to the Terraces of Lafayette project, which would add hundreds of drivers and their vehicles to Deer Hill/Pleasant Hill intersection. The project is insanely oversized for an intersection already experiencing traffic congestion. A large high school and an elementary school are very close to this corner. According to the high school website, "Of the 1,316 students currently enrolled at Acalanes, 86% live in Lafayette, with the remaining 14% [185 students] coming mostly from the surrounding communities of Moraga, Orinda, Pleasant Hill and Walnut Creek." Acalanes High School serves students that come from south of 24 and their trip to school would be seriously delayed hundreds of days a year. Faculty and staff members must also be able to reach the school in a timely fashion.

IND34-2

IND34-3

Public transportation in this area is limited, and the proposed development is 1.6 miles from to the BART entrance, so residents of the proposed development are unlikely to walk there. Adding their cars to the congestion would then back up traffic in all directions – north and south on Pleasant Hill Road, west on Deer Hill Road, and into the nearby collector roads.

IND34-4

The ensuing *guaranteed gridlock*, apart from gravely degrading our quality of life, could literally threaten our lives. Apart from air pollution produced by hundreds of cars sitting in traffic, which contributes to respiratory disease and cancer, other health hazards are immediate and severe: the delay of emergency vehicles.

According to Contra Costa County Fire Protection District, there are three fire stations in Lafayette:

- 3338 Mt. Diablo Blvd, Downtown.
- 620 St Mary's Rd, Burton Valley area.
- 4007 Los Arabis Dr, Happy Valley area.

Vehicles from ALL THREE stations would have to go through the PH/DH intersection to reach any locations off the Pleasant Hill exit from 24. Hundreds of Lafayette residents would be put at risk. According to FEMA*, "Every three hours someone is killed in a home fire—that's more than 2,600 people in 2006 alone. Another 13,000 people are injured in home fires in a typical year."

IND34-5

According to the US Fire Administration ** "In the event of a fire, remember - time is the biggest enemy and every second counts! Escape plans help you get out of your home quickly. In less than 30 seconds a small flame can get completely out of control and turn into a major fire. It only takes minutes for a house to fill with thick black smoke and become engulfed in flames." How many houses would burn to the ground because gridlock prevented fire engines from arriving?

In the Draft Environmental Impact Report (DEIR) for this project, section 4.12-5 notes that “The average CCCFPD system-wide response time was approximately six minutes in 2011, page 4.12-5 of DEIR” and on 4.12-7 that “The CCCFPD has no plans to expand existing facilities or construct new ones at this time.” How long would response time become if this project were to be approved and built?

IND34-6

The proposed mitigation (“detection equipment for emergency vehicles”) refers, I believe, to the clickers that fire engines can use to alter traffic signals so they can get through. While such devices might be valuable in dense urban settings with wide roads, it is ludicrous to assert that they would help a fire engine (or other emergency vehicle) get through completely gridlocked intersections and the two-lane roads leading up to them through narrow valleys.

IND34-7

Delay of ambulances would be even worse, since these vehicles must FIRST get to the person’s house and THEN drive back through the intersection to Kaiser or John Muir Hospitals. Citizens with health emergencies (heart attacks, accidents, accidental poisonings, etc.) need immediate care. The delay of even a few minutes can mean the difference between surviving an emergency, and dying of it. Children falling into pools, seniors experiencing heart attack or stroke, teens in car accidents – all need medical care as quickly as possible. Reliez Valley Road and Springhill are two-lane roads on hills and around curves. In many places it is not safe to speed or pass, and there are no shoulders onto which passenger vehicles could move to let emergency vehicles pass. Thus, in addition to the *guaranteed gridlock* at the intersection, if traffic on Pleasant Hill Road or at the intersection is backed up, even longer and more dangerous delays are inevitable.

IND34-8

There are no mitigations possible. Reliez Valley Road and Springhill are local arterials that pass through narrow valleys. They cannot be widened, and even if they could, who would pay for such a project?

IND34-9

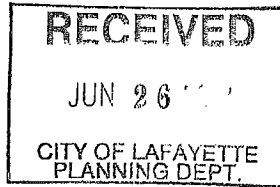
Personally, I do not believe the proponents are serious about 315 units. I suspect this is an attempt to shock the city into accepting a lower number (shall we guess 153?) which would still be outrageously high and completely unacceptable.

IND34-10

Linda Riebel
3350 Hermosa Way, Lafayette CA
(925) 945 1785 linda.riebe1@earthlink.net

* www.usfa.fema.gov/downloads/pdf/publications/fa-130.pdf

** www.usfa.fema.gov/citizens/focus/fpw.shtm



June 26, 2012
Ann Meridith
Project Planner Re: Terraces of Lafayette
Dear Ann,

I am extremely opposed to the proposed Terraces of Lafayette for some of the following reasons:

- 1) Most of the **significant** Environmental impacts **cannot** be mitigated as cited in Draft EIR report.
 - 2) Pleasant Hill Road can be a traffic nightmare when **any** work is being done to the road or meridians, due to various school start and let out times. Add a project of this enormity, and you will have indescribable mess for commuters, especially when they are (often) diverted from the 680 Freeway.
 - 3) We have lived in Lafayette 24 years, and the City officials have **always** made it a point to protect our ridge lines. This project is so out of character for our semi rural guidelines, that I'm stunned you would consider it. For **generations**, a "mandate" of the City of Lafayette has been to protect ridge lines and view sheds for our residents to enjoy our much touted semi rural character.
 - 4) In the space of two years we have had Townhouses (Hungry Hunter) approved that broke mandated "view sheds" and are now looking at two more proposed Apartment Buildings, that together make a mockery of the ridge line and "view shed" limits.
 - 5) This project will negatively impact existing property values as you urbanize and choke Pleasant Hill road with **more** cars, ala Ygnacio Valley Road.
- In addition, there are questions to which Lafayette residents deserve an answer and **transparency**:

IND35-1

IND35-2

IND35-3

IND35-4

IND35-5

IND35-6

IND35-7

IND35-8

IND35-9

IND35-10

IND35-11

1) In light of the recent projects on Dewing Avenue and the Hungry Hunter area adjacent to the freeway and Bart, is the Terraces of Lafayette placement next to 680 part of "Plan Bay Area," which we have all been reading about in our local newspapers?

2) Is Lafayette striving to become a what is commonly known as a "transit city", with pack 'em and stack 'em units ruining our views, ridge lines and our town's semi-rural character, basically in name of "sustainability," a goal of an ICLEI city (which Lafayette is)? I truly believe our residents want to and can live up to all the "sustainable" standards reasonably expected by ICLEI and Plan Bay Area without sacrificing long held values to SB375 urbanization.

3) How much negative public input does it take to make this project go away? Does **any** amount of public pressure count?

4) If # 3 doesn't matter, what does it take to get this project shelved?

Sharon Thie
1325 Summit Rd.
LAFAYETTE

PLEASE CONTACT ME AT TOMMY1126@AOL.COM

995-933-5119

Tuesday, June 26, 2012 AOL: Tommv1126@AOL.COM

COMMENT LETTER # IND36

Alexis Mena

From: Jamie <jwhelehan@aol.com>
Sent: Tuesday, June 26, 2012 5:13 PM
To: Merideth, Ann
Subject: Opposition to The Terraces

I wanted to express my strong opposition to The Terraces development going forward. As a resident of Lafayette for 17 years, and the owner of a home on Vacation Drive, I use Deer Hill Road several times a day, and cannot imagine the traffic & congestion this development would create. We already have a busy intersection which suffers congestion several times a day based on school schedules and rush hour traffic. I also will be subject to construction noise for years during the process of building. My property values are bound to be negatively impacted. Please do not allow this area to be developed in this manner.

Jamie Whelehan
1211 Vacation Drive, Lafayette

Sent from my iPhone

IND36-1
IND36-2
IND36-3
IND36-4

COMMENT LETTER # IND37

Alexis Mena

From: James Bach <jbach@immilaw.com>
Sent: Wednesday, June 27, 2012 10:24 AM
To: Merideth, Ann

Dear Ms. Meredith:

I am writing to give voice to my opposition to the planned apartment development on Pleasant Hill Road. I believe that the development is clearly not in the best interests of the City of Lafayette, nor any of its residents. Although nearby businesses may benefit, that should not determine the course of city development (otherwise we end up like L.A.). Instead, those who are the trustees of Lafayette should do everything they can to defeat this development.

I attended Springhill School, Stanley and Acalanes in the 1960s, and my three children all attended the same schools in the 1990s and 2000s. We continue to live here because it is a wonderful residential suburban community that still reflects its rural history. Lafayette should not try to become an urban center like Walnut Creek: it is different *and better*.

Greater density is not an improvement. It is only by resisting profit-making ambitions of developers that Lafayette can hope to maintain its appeal to existing and future residents. There are plenty of opportunities for development of the downtown that would improve the city, that does not include high-density housing. The development is antithetical to what brought Lafayette residents here in the first place.

Regards,
James A. Bach

*Law Offices of James A. Bach
100 Bush Street, Suite 1980
San Francisco, CA 94104-3902*

IND37-1

COMMENT LETTER # IND38

Alexis Mena

From: franciscarrington@comcast.net
Sent: Wednesday, June 27, 2012 1:41 PM
To: Merideth, Ann
Subject: Terraces project

Concerning the Terraces,

The scope and size of this project is just too big and dense for that corner. We already have terrible traffic at this location. during commute and school drop off and driving times it is terrible. Any new project would make it much worse. They should build 5-10 houses with large lots so as to minimize impact on the surrounding schools and homes.

thank you,

Francis Carrington
3282 Vals Lane
Lafayette, CA 94549

IND38-1

COMMENT LETTER # IND39

Alexis Mena

From: Bill Clark <bill_clark10@yahoo.com>
Sent: Wednesday, June 27, 2012 9:39 AM
To: Merideth, Ann
Cc: barb clark
Subject: Proposed Housing Development

Dear Ann:

I am writing to oppose the size and scope of the proposed housing development at the corner of Pleasant Hill Road and Deer Hill Road. Without going into great detail, the project would worsen an already terrible back-up along Pleasant Hill Rd in the mornings and afternoons. There is also safety issues involved especially with the number of school kids in the area.

Bill Clark
925.932.7500

IND39-1

COMMENT LETTER # IND40

Alexis Mena

From: Carol Escajeda <carol.escajeda@gmail.com>
Sent: Wednesday, June 27, 2012 7:33 PM
To: Merideth, Ann
Subject: The Terraces

The proposed project, "The Terraces", in Lafayette on the corner of Deer Hill Road and Pleasant Hill Road are not a good idea for this already impacted area. I cite traffic congestion that already exists on Pleasant Hill Road and the concern for the safety of Acalanes High School students, employees, parents, and visitors.

Carol Escajeda
859 Santa Maria Way
Lafayette

IND40-1

COMMENT LETTER # IND41

Alexis Mena

From: Madeline Fleischmann <madslaptop@comcast.net>
Sent: Wednesday, June 27, 2012 3:22 PM
To: Merideth, Ann
Subject: Terraces Project

Dear Ann Merideth,

Hi, I am Madeline Fleischmann and a resident of Acalanes Valley.
I assisted in raising money for the Stanley Boulevard Traffic Calming Project, across from the proposed Terraces Project.
I do not agree with this project because of the the traffic it will create.
The traffic on that corner is tremendous. It continues to have constant accidents and we don't need to add more vehicles.
It is a very dangerous corner, as well as the surrounding area.

Look at the statistics.
Right before the sidewalk went in on Stanley Boulevard a fatal accident occurred on that corner.

Please promote the safety of our children in our neighborhood, as well as the student body at Acalanes.

DO NOT SUPPORT THE TERRACES PROJECT ON THE CORNER OF PLEASANT HILL ROAD AND STANLEY BOULEVARD!

Thank you for listening to your community,

Madeline Fleischmann

IND41-1

COMMENT LETTER # IND42

Alexis Mena

From: Charmaine Henderson <crhinlaf@comcast.net>
Sent: Wednesday, June 27, 2012 10:31 PM
To: Merideth, Ann
Subject: Objection to The Terraces Project

Dear Ann,

As a homeowner in Lafayette in Burton Valley, I want to voice my objection to the building of the Terraces as planned. My objections are based on several issues including;

1. Removal of the hillside
2. Removal of the 58 inch oak
3. Removal of trees
4. Additional traffic that will support more than 300 apartments (2 adults per unit with two cars could place 600 more cars on the road, daily)
5. Lack of respect for the community ideals and preservation of our land
6. Lafayette does not need high density apartment complexes, 300+ units are not needed in our town

As an alternative, I like the idea of 3-4 two or three story office buildings as this will generate income in the town.

I also support reducing the number of apartments to 50. Yes, 50!

Located in that same area are the <50 condominium units which did not destroy the topography and all trees removed were replaced. Lafayette does not need huge apartment complexes.

Lafayette needs to vote no, stand up to the owner of the property, arm themselves with facts and push forward alternatives that support Lafayette as a village.

Let's put laws or ordinances or restrictions into action soon so that we must not face this situation again.

Letting the Terraces in Lafayette will destroy our beautiful town!

*Charmaine Henderson
Consultant, Regulatory and Clinical Affairs
925.212.5264 Mobile*

IND42-1

COMMENT LETTER # IND43

Alexis Mena

From: Theresa Kaviani <Theresa@Kaviani.com>
Sent: Wednesday, June 27, 2012 3:29 PM
To: Merideth, Ann
Subject: Terraces Housing Project

Distinguished Members of the Planning Commission,

In reviewing the Terraces Housing Project proposal, I am moved to ask one question...

What will commencement of building and completing this project, do to enhance, in any way, the lives of the current residents of Lafayette?

I am seeing the answer as NOTHING.

- Please do not approve anything that will bring more traffic and congestion to the Acalanes High School area
- Please do not allow us to be bullied by anyone
- Please think of the children that attend school in the area
- Please don't allow destruction of streams or oak trees

If you build it, they will come...with only two lanes in each direction, there isn't room for them to come. With no proper, regular or reliable public transportation within walking distance, it just can't happen. It is bad now...are we reaching for unbearable?

Please consider some other use for this area that will not significantly increase traffic, unless there is some outrageously fantastic upside for the current residents that use Pleasant Hill Road to commute in to, out of and around Lafayette.

Thank you,

Theresa and Michael Kaviani
1232 Woodborough Road
Lafayette, CA 94549

925-944-0444

IND43-1

COMMENT LETTER # IND44

June 27, 2012

Ann Meredith
City of Lafayette

Dear Ms. Meredith:

This letter is in regard to the proposed plan of 315 units, known as "Terraces of Lafayette." We are 40 year residents of Lafayette and have raised two children here and now our children are raising our four grandchildren in Lafayette. We have major concerns about this development.

Environment Impact: The beautiful hills, countryside, animals and wildlife would be replaced with traffic congestion, pollution, noise and ruin the semi-rural surroundings that make Lafayette a special place to live. Additional 315 apartments and residences will also impact the already crowded downtown shopping areas. Infrastructure in Lafayette is already overwhelmed with traffic, roads needing repair, the sewer system and limited parking.

Schools: The addition of 300+ living units on Pleasant Hill Road will have a negative impact on our school district. The teacher to student ratio will increase and test scores will decrease. Springhill elementary currently has 475 students and is full with no extra classrooms. Lafayette elementary, Happy Valley and Burton Valley will also be impacted. Stanley Middle School will also be affected. Acalanes High School has over 1400 students without sufficient parking or extra classrooms.

Taxes: Currently, Lafayette homeowners pay approximately \$1,200 a year in parcel taxes to support the Lafayette and Acalanes schools, Contra Costa County sewer district, mosquito abatement, East Bay trails and emergency medical. The developer wants to build apartments in Lafayette, so his tenants can take advantage of the top-rated schools, close knit community atmosphere and easy commute. Existing apartment dwellers do not pay the parcel taxes that support our excellent schools and to keep Lafayette a Beautiful City.

We suggest if the developer is allowed to build apartments, he should be required to pay a fee of \$1,000 a year per unit for 30 years to show his support for the City of Lafayette.

Very truly yours,



Deanne and Nick Kosturos

IND44-1

COMMENT LETTER # IND45

Alexis Mena

From: Kathleen Krentz <kathleen.krentz@krentz.biz>
Sent: Wednesday, June 27, 2012 8:40 PM
To: Merideth, Ann
Subject: Please stop The Terraces

Importance: High

Dear Ms. Meredith:

As a resident on Woodborough Road for 25 years, I'm horrified at the prospect of such a large development on the corner of Deer Hill Road and Pleasant Hill Road. Only people who don't traverse the area during commute hours could possibly maintain that such a huge number of residential units would not have a devastating effect on the area.

I'm not one who believes that I have my hillside view and no one else should have one. Rather, it's the scale of this project that is completely unacceptable. Further, I don't understand how the effort to protect the rural western entrance to the city could have been successfully defended, for the Planning Commission to do an about-face on the east end.

I urge the Planning Commission to turn down this development as it's currently designed.

Sincerely,

Kathleen Krentz
KM Training and Consulting Services LLC
925.935.5595 Office
925.899.6549 Mobile
www.KMTrainingServices.com

IND45-1

COMMENT LETTER # IND46

Merideth, Ann

From: scott@constructionplusoflafayette.com
Sent: Wednesday, June 27, 2012 11:09 PM
To: Merideth, Ann
Subject: Terraces
Attachments: Letter from Scott Loughran-Smith.pdf

Many thanks for posting my comments in strong opposition to the Terrace project.

I IND46-1

Scott Loughran-Smith
Construction Plus
925.283.3491 Office & Fax
925.708.5583 Cell Phone
scott@constructionplusoflafayette.com
www.constructionplusoflafayette.com

June 21, 2012

Good day Ms. Meredith,

Many thanks to you for considering my comments and for reviewing the plethora of feedback you have received regarding "The Terraces."

What an unenviable position that Ms. Federighi, Mr. Anderson, Mr. Andersson, Mr. Anduri, and Mr. Tatzin have put you in. I realize the council was essentially duped by the property owner and the developer as it relates to the timing of the application to develop this area. It is beyond regretful that this issue has gone this far. A simple zoning oversight might forever deface the town that I was born and raised in. The same town that I have raised my family and still reside in today.

Make no mistake about it, there will be no turning back if this ill-conceived attempt at development is allowed to move forward as designed. This project will forever affect our city's traffic patterns, deteriorate road quality, increase light pollution, and destroy protected trees; not to mention, devastate our ridgelines, mar the landscape enjoyed from our scenic highway 24, and forever block our views of the hillsides we call home.

The drastic increase in volume of vehicles and pedestrians on our major thoroughfare, after this development has blighted our hillside, will be undeniably unavoidable. This topic has been discussed ad nauseam and will affect our way of life as property owners and residents in Lafayette. What I am unable to fathom, is the complete standstill this community will face during the construction process of this development. Recall what a nightmare EBMUD created with the lane closures on Pleasant Hill Road two summers ago. Recently, a private moving van broke down on Pleasant Hill Road and brought the commute to its knees. The impact of the construction process, followed by a permanent increase in traffic in and out of the development, will be devastating to the flow of traffic along our thoroughfare.

The removal/movement of over 400,000 cubic yards of materials will create air quality and dust issues that cannot be mitigated by the proposed two waterings per day. The dust and noise will most definitely create learning hardships on the Springhill Elementary and Acalanes High School populations as a whole. Please, keep in mind that 400,000 cubic yards equates to 727,272,720 pounds of material that will be transported along Deer Hill Road and Pleasant Hill Road. This figure does not include the curb weight of the vehicles moving this material. The ensuing additional travel and weight transported along the road will inevitably result in the need for earlier road repairs/repaving paid for out of the city's pocket.

The introduction of new interior and exterior light sources to the site, which currently has no artificial lighting, will be horrific. The expensive "Dark Skies" fixtures that the City of Lafayette

IND46-1
cont.

IND46-2

touts are exterior fixtures that reduce glare from neighboring properties. The interior lighting of the proposed rental units is simply not accounted for at all in the overall light pollution. That lush hillside would forever be a source of glare and reflection at night. The proposed solar panels' daytime glare from the unspecified materials and yet-to-be determined location will be an eyesore with the additional likelihood of creating a dangerous driving glare to the surrounding roads and highway.

Finally, there is the issue of the trees. I applaud the City's Tree Protection Ordinance and understand that The City's General Plan calls for the preservation of healthy trees and vegetation to the "maximum extent feasible." Examining these ordinances and the General Plan, it is clear that a great deal of time, effort, care, and money have been invested over the past decade(s) to preserve Lafayette's trees and vegetation. That said, there is already a proposal being considered to remove protected trees at the Merrill Gardens site at 3454 Mt. Diablo Blvd. The latest tally calls for 34 protected trees to be removed from the site. 34 trees being removed after the city dedicated themselves and enacted plans and ordinances to protect them? I guess anything can be done with a permit and a checkbook.

Currently, the Terrace Project is calling for 91 of Lafayette's protected trees to be removed to complete this grossly out of charter development. The crowning jewel to this tree removal is the destruction of the largest Valley Oak that resides in our city. This is a 58" specimen whose removal has been classified as having a significant impact in the EIR, yet can be removed with a category 2 permit and an additional fee paid to the city of Lafayette (in-lieu fee). Again...permit plus checkbook equals chainsaw. Is this what our "Tree Protection Plan" amounts to?

Enough is enough.

Concerned citizen and property owner,
Scott Loughran-Smith

**IND46-2
cont.**

COMMENT LETTER # IND47

Alexis Mena

From: Frank Masi <frank.masi@yahoo.com>
Sent: Wednesday, June 27, 2012 2:55 PM
To: Merideth, Ann

Ann Merideth,

I understand the City of Lafayette is taking comments up to June 28th on the proposed 400 plus apartment complex on the corner of Pleasant Hill Rd. and Deer Hill Rd.

Please accept the follow comments from us to be reviewed and included.

As a residents of Lafayette for over 18 years, We have experienced the continued increase in traffic on both Pleasant Hill and Deer Hill roads which is exacerbated during work commute times in evenings and mornings. In addition, it is compounded during school hours of both Acalanes and Springhill, it already is unbearable, exceeding over 30 minutes.

My concerns are that the added traffic will inevitably add to the existing congested traffic. This is a direct result of the paucity in road capacity. It will add to the possibility of increased personal safety issues and delays in emergency service response services. While Lafayette has been know for its many positive attributes, one of which is our quality of life, this project clearly will deteriorate that for many.

The city of Lafayette must require and provide a viable solution in the way of added road capacity to the logistic and safety nightmare the proposed apartment complex will cause.

Based on the above concerns we are **opposed** to the approval of the apartment complex development. We will attend any meeting to also voice our position and protect our community requirements.

Sincerely,

Frank and Ann Masi
3361 Stage Coach Dr.
Lafayette Ca. 94549
925-938-9156

IND47-1

COMMENT LETTER # IND48

Alexis Mena

From: COLIN C. MCKENNA <colinmckenna@me.com>
Sent: Wednesday, June 27, 2012 3:52 PM
To: Merideth, Ann
Subject: Terraces Project

Ms. Merideth,

I am writing to express my extreme displeasure at the proposed Terraces project at Stanley and Pleasant Hill here in Lafayette.

To begin, the project will generate spectacular commute problems. Are they going to stop everything when I take my kids to school? I go to work? Pick them up from school? Take them to their various clubs and teams? When I go grocery shopping?

I live on Reliez Valley Road and have to go through that intersection several times a day. I also have Stage 4 neuroendocrine carcinoid carcinoma. What happens when I have an emergency and I can't even get within a quarter mile of that intersection, let alone to the hospital? What about my kids? My 10y/o daughter recently had an appendectomy -- what if we had had to try and get past the construction to get her to the emergency room?

One of the reasons I purchased land and then built a house here was because of the small town nature, and beautiful hillsides offered. This project will completely alter that and obliterate a local hillside and the whole ambience of our community.

Finally, when I built my house, I had to pay very close attention to ridgeline ordinances and other zoning codes -- even though I was not actually within the city limits at the time my house was built. Now someone can come along and completely ignore all the ordinances I had to observe?

IND48-1

COLIN C. MCKENNA
3340 Hillside Terrace
Lafayette, CA94549
colinmckenna@me.com
925-937-1432

COMMENT LETTER # IND49

Alexis Mena

From: mohleyer@comcast.net
Sent: Wednesday, June 27, 2012 2:38 PM
To: Merideth, Ann
Subject: The Terraces

Dear Ms. Meredith;

I am one of many homeowners in the Springhill area of Lafayette who are very concerned about the proposed project on the corner of Deer Hill and Pleasant Hill Roads. This project will impact the daily lives of residents here for the foreseeable future. So many of the attributes of this project go against current rules and regulations for building in Lafayette. If this proposal is allowed to be pushed through it sets the stage for other groups to push through their own projects and then our beautiful town will be unrecognizable. As it is, traffic on Pleasant Hill Road in the mornings and afternoons is bad. With the possible addition of even 300 more cars we will have gridlock twice a day while trying to get our children to school and go to work. There are few ways in and out of this part of Lafayette and there is no other way to get to the freeway and downtown Lafayette without passing this intersection. This doesn't even begin to address the visual impact this project will have on our neighborhood. We are primarily single family homes with a few larger buildings (high school, gas station, district offices). The size and scope of this project will be a huge eyesore that all residents will have to see everyday.

IND49-1

I sincerely hope you will take into consideration my opinions and those of the other residents to Lafayette.

Sincerely,
Gabrielle Ohleyer
3414 Goyak Dr.
Lafayette, CA 94549

COMMENT LETTER # IND50

Alexis Mena

From: JOAN SEET <jseetdds@me.com>
Sent: Wednesday, June 27, 2012 2:44 PM
To: Merideth, Ann
Subject: The Terraces Project

To Whom it may concern,

I am a resident in the immediate area impacted by the proposed Hillside Project, and am adamantly opposed to the project.

It is inconceivable that a project of this proportion can be seriously considered; the traffic congestion during commute hours is already horrendous-- this is a serious quality of life issue.

Beyond the (significant) gridlock, the impact on the environment is bad on so many levels, one doesn't know where to begin. The visual impact is just the start, & hardly needs supporting details.

Every resident I have discussed this project with can hardly believe this project has gotten this far.

I strongly urge Lafayette's trusted decision makers to do the right thing and table this project before it changes the entire character of the city.

Sincerely,
Joan Seet
3282 Val's Lane,
Lafayette CA 94549

IND50-1

COMMENT LETTER # IND51

Alexis Mena

From: fvance5@comcast.net
Sent: Wednesday, June 27, 2012 2:38 PM
To: Merideth, Ann
Subject: Terraces housing project

To whom it may concern,

I am writing to express my strong objections to the plans under review for the corner of Pleasant Hill Rd and Deer Hill Road called the Terraces Housing Project. The Terraces plan includes 14 residential two- and three-story apartment buildings, 567 parking spaces and landscaping. It also calls for three new driveways to give residents access to Pleasant Hill Road and Deer Hill Road, and extensive grading of the area. This project is too extensive and will change the hillside forever more. The project will increase congestion in that intersection as well as all of Pleasant Hill Rd during commuting hours. There are already too many traffic accidents in that intersection as it is. If you add 567 parking spaces that adds that many more drivers coming and going and creating more congestion and accidents.

I moved to Lafayette from Berkeley 20 years ago. I came kicking and screaming. I didn't want to leave the city and move to the suburbs. It was too quiet. There was no hustle and bustle, no sirens, restaurants closed too early and it was full of families. I used to joke with my friends that I really had moved to a rural area not the suburbs as the cows mooed in the background. 20 years later all those reasons why I didn't want to move here are the reason I love it here. This is a city with a small town feel. We love our hills and our ridge lines. The view from the top of Deer hill road is one of the best around town. I even look forward to see the twinkling lights of the Christmas Tree lot ever December. And of course of the feeling of living in a town filled with all the families.

I know this land is going to be developed but do we have to make such a drastic choice. The owners clearly only care about how they can make the most money not taking into account the long term effects their plan will have on our neighborhoods, environment and city. The last time I wrote a letter like this is when there was plan to put a recycling station on that corner.

I live on Stanley Blvd. I love my little neighborhood. I even enjoy having the high school in it. The high school is part of our community where our children work and play. The intersection, however, is dreadful and extremely dangerous. Why would we put our children into more danger by making any already terrible intersection into a worse one. I was home the day the poor man died in that intersection a few years back. I had to run up to the accident and take a child out of a car that was struck while waiting at the stop light so his mother could go to the hospital. I don't want to see anything like that again in my neighborhood

Please take into consideration the dangers of such a large project, the effect it will have on the environment and to all the people that already live here. Choose something that will become part of the fabric of our small town of Lafayette. If we give into projects like this we will no longer be living in a beautiful, quiet suburb but in a big city.

Please don't let the owners push Lafayette into making such a drastic choice that will change a part of Lafayette forever while they just walk away with money in their pockets.

IND51-1

Please DO NOT APPROVE the Terraces housing project.

Thank you for your time.

Farrel Vance
3190 Stanley Blvd.

IND51-1
cont.

COMMENT LETTER # IND52

Alexis Mena

From: Vance, Robert (US) <Robert.Vance@am.jll.com>
Sent: Wednesday, June 27, 2012 2:48 PM
To: Merideth, Ann
Subject: The Terraces Project

Hello Anne-

I am a life long Lafayette resident, 50 years, and live on Stanley Boulevard just past the High School. This proposed project will impact an already congested intersection that can take up to 4 or 5 light s just to cross the intersection at some times. Also the amount of kids that get dropped off at all four corners of the intersection creates confusion and traffic as well.

This project does not need to be developed at this site as it is too tight and too close to the heaviest traffic in Lafayette, Pleasant Hill Road. This project is not for Lafayette it is for a community that is more densely populated and is not located near such a high already existing traffic problem. This will compound the traffic issue and ultimately someone will get hurt and I am sure the City does not want that hanging over them.

Please do not grant the development rights to this or any project at this site.

Thank you for your consideration.

Robert L. Vance
Vice President
Jones Lang LaSalle Americas, Inc.
1331 N California Blvd #170
Walnut Creek, CA 94596
Main tel: +1 925 944 2140 Fax: +1 312 821 4908
Direct: +1 925 944 2152 Mobile: +1 925 899 2055
robert.vance@am.jll.com
www.us.joneslanglasalle.com

License # 00971934

IND52-1

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

COMMENT LETTER # IND53

June 27, 2012

Dear Ms. Meredith,

This letter is in regards to the proposed 315 residences (Terraces of Lafayette) that the land owners would like to build on the 22 acre lot (Christmas tree lot) off Pleasant Hill Road in Lafayette. I grew up in Lafayette and have worked very hard to move back to this town with my children. If this proposal passes it will poorly affect our town in several ways such as:

Environment

The amount of people moving in will cause more pollution, traffic congestion throughout the whole town, plus take away the beautiful rolling hills, a home for the farm animals at Sienna Ranch, and view. Briones will also be greatly affected.

Traffic

I live off Stanley Blvd. and there is always a backup of traffic in the mornings and evenings at the Pleasant Hill Road/Stanley Blvd. intersection. I can't imagine adding 600 plus people to that area. It will be a nightmare just trying to get to the freeway or even to downtown. The Safeway, Trader Joes/CVS, and La Fiesta Square parking lots are always crowded and difficult to park. Can you imagine adding 600 or more residents to this town??

Schools

I find it odd that the impact of schools hasn't been mentioned in any of the newspaper articles written. Where are the new students going to go? The elementary schools will not be able to accommodate all of the new students moving in. Class sizes will need to increase and test scores are also likely to go down. Acalanes is already impacted. How does the school district feel about this proposal? The families are expected to donate \$1000 per child at the beginning of the school year to support LPIE and the school PFC. That amount is likely to increase if we need to build new classrooms to the schools and increase enrollment.

Taxes

The residents are currently paying about \$1000 a year in parcel taxes and bond measures. However, the people living in apartments are not required to pay property taxes. If the apartment building proposal is passed they will not contribute to fix the roads, schools, etc. which is not okay. Therefore, each apartment unit should be required to pay property taxes. If the residents are asked to pay another increase in our property taxes after the apartments are possibly built, I will definitely NOT support it!

IND53-1

Home Values

People move into Lafayette because of the small town "feel", beautiful view, and top-rated schools. If this proposal is passed, every aspect of the town will decline. The home values will definitely decrease, it will be way too crowded, and the schools are going to suffer. It will not be one of the best places to raise a family and we will be forced to move.

Please DO NOT let this proposal pass!! It will be a huge mistake! I seem to remember a couple of years ago when this issue came up, that an agreement was made to build 6 residential homes on 1 acre lots. What happened to that? Why is this issue coming up again??

Thank-you for your time and please consider the negative impact the apartment building will have on our lovely town of Lafayette.

Sincerely,


Joseph and Angela White

and Family

IND53-1
cont.

COMMENT LETTER # IND54

Alexis Mena

From: daskwilliamson@comcast.net
Sent: Wednesday, June 27, 2012 10:59 PM
To: Merideth, Ann
Subject: The Terraces of Lafayette

Ann Merideth, Specific Projects Manager

We have read the DEIR for the above project. Our memo addresses concerns regarding the proposed project "The Terraces of Lafayette".

1. Increases in traffic to the following streets were indicated: Deer Hill Road, Stanley Blvd., Quandt Road, Springhill Road, Relize Valley Road, Green Valley Drive and Rancho View Drive. One of the mitigations noted was to review school start times with a possible change. This may present difficulties for working parents to accommodate their schedules and may only serve to extend peak traffic hours.
2. There will be a loss of parking and drop off lanes on Pleasant Hill Road currently used for Acalanes students. These will be replaced by the main entrance to "The Terraces" on Pleasant Hill Road. In addition to traffic the entrance will incur, what safety provisions will be made for the drop off of these students. This is already a risky affair.
3. The Circulation sections 4bii and 4biii, discuss the left turn lane on Pleasant Hill Road and left turns on Deer Hill Road. The plan for the left turn on Pleasant Hill Road provides a short left turn lane. When taking the Hwy 24 off ramp to Pleasant Hill Road, there is a very limited distance to make the potentially dangerous lane change to the left turn lane. Also there is the second left turn lane within 250 feet for the left turn onto Deer Hill Road. These two left turn lanes, within this distance, may potentially increase lane backup and congestion which raises the possibility of more accidents. Also the left turn lanes into the development on Deer Hill Road may potentially increase backups.
4. Per the DEIR, during site prep and construction (page 3-28), it will be necessary to remove 300,000 cubic yards of soil. This will require a minimum of 25,000 trips of 10-12 yards per vehicle. In section 4a, page 4.10-25 there is an estimate of 300 trips per day. With consideration to construction noise restrictions, there would be at least 30 trips per hour for a 10 hour day. This equates to approximately one trip every two minutes. It is difficult to imagine any traffic movement during this time. The DEIR speaks to not moving soil during peak hours.
5. An estimate has been given to the impact of added students at Springhill, Stanley, and Acalanes schools. When either of these schools exceed their capacity, interdistrict transfers will be used to accommodate the overflow. How will it be determined which children will need to be transferred to other district schools? Also, after the initial educational cost to the builder, how will the taxes be levied for schools in the future? What is the rate for 315 units on one parcel as compared to individual home owners?
6. The projected five year visuals of the project appear to be in conflict with goal LU-5 (pg 4.1-3) that stresses preservation of open space, scenic viewsheds and semi-rural qualities. Also goals OS-1 and OS-3 (pg 4.1-4) require preservation of areas with visual prominence as Open Space that

IND54-1

IND54-2

IND54-3

will maintain the semi-rural character of the city. I agree that the current project does not meet the goals of the city.

We have lived on Toyon Road, Lafayette for 43 years and make almost daily trips to downtown Lafayette for shopping, dining and recreation. We avoid peak hours now and are concerned with the development of this project. We feel we will need to change where we continue to engage in these activities should this project be approved as currently proposed.

Thank you,

Sheila and David Williamson
1750 Toyon Road
Lafayette, CA 94549
(925) 933-5872
daskwilliamson@comcast.net

**IND54-3
cont.**

COMMENT LETTER # IND55

Alexis Mena

From: Will Workman <wbworkman@sbcglobal.net>
Sent: Wednesday, June 27, 2012 12:58 PM
To: Merideth, Ann
Subject: Proposed "Terraces" housing project on Deer Hill Road

Dear Ms. Meredith,
I have read through the Terraces proposal and it frightens me. This is an ill-advised venture that will turn this fairly busy corner of Lafayette into an suburban nightmare. I live in this area and I can tell you that at the rush hour/ school times of day there is already bottle neck gridlock traffic. A construction project of the magnitude proposed by the Terraces will create a nightmare scenario of industrial congestion that will continue even after completion with the hundreds of cars accessing the road in the area. I can't imagine that our fair town with bucolic views and unassuming buildings would even consider a project that would disrupt the landscape and create so much crowding and congestion.
Please deny this project!!

IND55-1

Thanks,
Will Workman, MD
1248 Quandt Road
Lafayette

COMMENT LETTER # IND56

Alexis Mena

From: Amy Zawadski <goose@rtzassociates.com>
Sent: Wednesday, June 27, 2012 8:24 PM
To: Merideth, Ann
Subject: No on Proposed Development

Dear Ms. Merideth:

I am very concerned about the possible development of a extremely large complex being built on the corner of Pleasant Hill Road and strongly oppose its construction. I drive my two children to preschool and elementary school each weekday morning and am constantly shocked by the traffic congestion. To add so many new units to such an already overcrowded traffic route is alarming. Further, the safety implications of such a huge undertaking are worrisome, to say the least. My husband and I have been long-time Lafayette residents - before we even had children - and chose the location in part for its' schools and safe atmosphere. Adding so many new residents, especially in an already-overcrowded area, would threaten school quality and our children's safety. Please don't allow this complex to destroy our town.

IND56-1

Most sincerely,
Amy Zawadski
3386 Stagecoach Dr.

COMMENT LETTER # IND57

Alexis Mena

From: Mike Zawadski <mike@rtzassociates.com>
Sent: Wednesday, June 27, 2012 3:35 PM
To: Merideth, Ann
Subject: STOP THE TERRIBLE TERRACES!

Ms. Meredith,

I am writing as I am sure many Lafayette residents are; to express my extreme opposition to the proposed Terraces project. I have lived in Lafayette for some time and I am very worried about the destruction this poorly planned greedy developer led project will cause. My wife and I are active members of the community and are very worried about this.

After reviewing this from every angle, I cannot see any benefit for any party, other than the rich trust fund out-of-towner who inherited the property and doesn't care about Lafayette, or the self-serving greedy developer and their slick PR team. Every fact about this project makes it clear this is a BAD IDEA for all who live, work and try to drive in Lafayette.

The proposed population increase is cause for alarm alone--315 new families (a 1000 more people!) in Lafayette will be biggest single development in Lafayette in over 30 years! In fact, it may be more new units than in the last 20 years combined!

Traffic backups on Pleasant Hill road are already horrible. Any developer of such a HUGE project should have to cover the cost of expanding the road to three full lanes to the Pleasant Hill border. Traffic will become so bad Pleasant Hill road will become unusable. The developer's extra driveway plan is laughable which is probably why they hired; a PR team, Lawyers and other experts with opinions that can be readily bought to try to sell this bad plan.

There are many supplemental taxes that each household is responsible for. Before such a MEGA project can be entertained all the school and other local taxes must be redone so that they are per unit not per parcel. The landowner and developers are clearly just freeloaders - skipping out on taxes all of us have paid for quite some time. Walnut Creek has wisely started work on how to capture the true the cost of multifamily projects the wannabe tax cheats behind "The Terraces of Lafayette" are trying to sneak by our small city. Without a huge road project and rework of taxes and fees this project will: ruin our schools, our commutes and our tiny (already overburdened) police force. Giving any consideration to such a flawed and destructive project simply wastes Lafayette's government money, energy and time.

We have to stop the Grinches who wish to steal not just the Christmas tree lot - but the quality of life of Lafayette's residents.

Sincerely,

Michael Zawadski, JD
Lafayette Resident

IND57-1

COMMENT LETTER # IND58

Alexis Mena

From: Colin Anderson <Colin.Anderson@safeway.com>
Sent: Thursday, June 28, 2012 9:16 AM
To: Merideth, Ann
Subject: proposed apartment complex on the corner of Pleasant Hill rd and Deer Hill Rd

Ann,

I am writing to you as a concerned citizen of Lafayette and a 20 year resident of Contra Costa County. The proposed development across from Acalanes High School is troubling for me on several levels. Aside from the significant traffic impact it would create for residents of Lafayette, Pleasant Hill, and Walnut Creek who use Pleasant Hill Road to commute to work via HWY 24; I also worry about the added traffic and safety risk for the students of Acalanes, Spring Hill Elementary, and the Montessori Preschool on Deer Hill Road. I would be strongly opposed to any proposal that would add to the traffic and safety risk in an area of Lafayette that is already quite congested. Lafayette is a wonderful city that is a desirable location for families all over the Bay Area. Please help preserve the Lafayette we have all come to love and help keep it a great place for families. Major housing developments such as a large apartment complex should be located in areas that do not impact the safety of our children and lives of the many long term residents of this great area.

IND58-1

Thank you.

Colin Anderson

3479 Stage Coach Drive

Lafayette, CA 94549

"Email Firewall" made the following annotations.

Warning: All e-mail sent to this address will be received by the corporate e-mail system, and is subject to archival and review by someone other than the recipient. This e-mail may contain proprietary information and is intended only for the use of the intended recipient(s). If the reader of this message is not the intended recipient(s), you are notified that you have received this message in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately.
=====

COMMENT LETTER # IND59

Merideth, Ann

From: Guy Atwood <guyatw@prometium.com>
Sent: Thursday, June 28, 2012 3:56 PM
To: Merideth, Ann
Cc: Srivatsa, Niroop; Karen Zemelman
Subject: The Terraces EIR
Attachments: TerracesEIR062612.doc

Ann,

Please find attached my comments on the Draft EIR for The Terraces project. Also, include my comments with those submitted earlier by Karen Zemelman and the other members of the group.

Thank you,

Guy

IND59-1

THE TERRACES EIR

PROJECT HISTORY AND LAND USE

Pages 3-7 and 4.4-6 - I lived next to this property at 3384 Deer Hill Road from 1968 through 1971. As of 1968, Deer Hill Road was paved only to Elizabeth Street, and the remainder of Deer Hill Road heading east was a dirt road. This dirt road was used as an access/exit road by the owner and was connected to their residence, and several other residences to the north. This dirt road was also in a different location than the existing Deer Hill Road. From West to East, it ran almost parallel to State Highway 24 and then veered northerly to the Lagiss residence, and then parallel to Pleasant Hill Road until connecting near Stanley Boulevard. Deer Hill Road was not paved to Pleasant Hill Road until 1969-70. At that time, the location of the dirt road was moved further to the north by a substantial distance. So, historically, the road now named Deer Hill Road was very near State Highway 24 and Pleasant Hill Road. When the road was paved, it was moved further north so not to interfere with the privacy of the private residence of the owners of this 22-acre parcel, at their request.

In the period 1968-71, as is the situation today, **all** the properties north of State Highway 24 were and are single family residences except for two gas stations (one has now been removed) and Acalanes High School. Historically, schools are located near the residences that serve them. They are part of the residential character and neighborhood. During this time, children still rode their horses to school. This entire area has always been rural or semi-rural, and remains so today. There are single-family residences and open space directly north of this parcel. There are single-family residences directly east and southeast of this parcel. There are single-family residences directly east of this parcel. And, more importantly, there is a single-family residence on the property and has been since the 1940's. This entire area is single-family residential, and either rural or semi rural in character.

The 2002 Lafayette General Plan states (I-21): *"The development allowed under current zoning along the Deer Hill Road corridor must be consistent with Lafayette's semi rural community identity."* The introduction to the Deer Hill Road Corridor of the General Plan states (I-22): *"For these reasons, any development that occurs should be consistent with the semi-rural character of the community."* In the Land Use Chapter of the General Plan under *"guidelines to help Lafayette preserve and strengthen its distinctive community identity and small town character by:* the General Plan states (I-1) that *"shaping development such that it is harmonious with the immediate natural and built environment", and by maintaining the quality of the residential neighborhoods"*. These goals, policies and themes are repeated throughout the General Plan.

Therefore, the impacts from this project are inconsistent with the General Plan and are ***Significant and Unavoidable*** and cannot be mitigated.

PROJECT HISTORY AND LAND USE (con't):

In addition to providing an accurate history on this property since 1968, it should be noted that the current hillside and ridgeline extending through the property was in a

IND59-1
cont.

IND59-2

natural state in 1968. In other words it had not been quarried, or leveled, as late as 1968; it was, in fact an untouched natural hillside extending down almost to State Highway 24. The only area that appeared to have been quarried was lower on the property. In 1969-70, Deer Hill Road was put through, which was the first time this upper portion of the hillside was disturbed. I continue to live in the area and have driven by the parcel continuously for 44 years and did not notice the leveling at the top until many years later.

It should be abundantly clear that a significant portion of this natural hillside has been artificially disturbed, or graded, subsequent to 1970. Not only would such grading be in violation of the 2002 General Plan, it is also in violation on the 1974 General Plan.

The only mitigation for such grading of the natural hillside and ridgeline would be to replace those portions that were impacted. Therefore, such replacement would have a **Potentially Significant Impact** on the Project. If the natural hillside cannot be restored, the impact is **Significant and Unavoidable**.

POPULATION AND HOUSING

Goals and Policies LU-13, LU-13.2, LU-14, LU-14.1, LU-19, H-2.1, H-2.4 (H-2.4.1): As Chair of the General Plan Advisory Committee (GPAC), which group studied the City over a nine-year period, and voted unanimously to rezone this parcel to Low Density Residential, I can state unequivocally all of the above goals and policies are inconsistent with the General Plan and the related impacts are **Significant and Unavoidable** for the following reasons:

- LU-13: See discussion above under Project History and Land Use.
- LU-13.2: The City considered options for development of this parcel utilizing a formal "Opportunities and Constraints Analysis" and concluded that a maximum of 14 housing units would be allowed. Obviously, this project does not meet that Analysis. Further under Program LU-13.2.2, and (b), (c) and (d) of this section, this project does not meet these requirements, as explained above.
- LU-14: See discussion above under Project History and Housing. Also, it is obvious that this project does not "Protect the single-family residential neighborhoods north of Hwy 24 from commercial and multi-family development."
- LU-14.1: Again, it should be obvious that this project does not "Continue to maintain the freeway as the dividing line separating the Downtown from the semi-rural, single-family residential areas to the north."
- LU-19: Pursuant to the Traffic Analysis, this project will create an unsafe situation endangering the public healthy and safety.
- H-2.4: This Policy, as shown in Program H-2.4.1, was designed for the Downtown Area of Lafayette, and not for this parcel. Therefore, this parcel does not comply with this Goal, and cannot be mitigated.

In summary, this project is inconsistent with General Plan for all the above Goals and Policies and this inconsistency and related adverse impacts cannot be mitigated.

IND59-2
cont.

IND59-3

TRAFFIC AND TRANSPORTATION

PARKING: An impact that has been not been fully considered in the Draft EIR is the elimination of on street and off-street parking for the community in the immediate area and adjacent to the project. Although the project includes parking on-site, it eliminates valuable parking along Pleasant Hill Road. This current parking is used by the community for a variety of reasons including events at Acalanes High School. Further, the Draft EIR has not notified the numerous groups that utilize this site and adjacent parcels for parking for their many events at the High School. These groups will be significantly impacted by the loss in parking and may have to cancel events for the children of the community, as well as those children in the regional area. This loss in parking is not consistent with the Community Identity and the adverse impact is *Significant and Unavoidable*.

IND59-4

TRAF-2: A traffic signal at the intersection of Brown Avenue /Deer Hill Road intersection will result in increased backup of vehicles on Deer Hill Road further congesting the ingress/access of the adjacent Montessori School and creating a serious health and safety condition during periods when the school is in operation. Further, given the uneven topography in the area, vehicles will not be able to see this backup and congestion when traversing at 45mph; significantly increasing the danger of residents and school children. Also, this traffic back up will result in an insufficient left turn radius for vehicles entering the school property heading east. This condition will significantly increase the danger of accidents for vehicles in both directions and those turning in and out of the School property. This situation cannot be mitigated, therefore it should be considered *Significant and Unavoidable*.

IND59-5

TRAF-4: The requirement to eliminate landscaping and signs to resolve the traffic hazards of the two driveways along Deer Hill Road are minimal and will not resolve the problem. The grade of the roadway increases the speed of vehicles heading east. The glare of the sun creates vision problems for vehicles heading east. The topography blinds the drivers of vehicles at the crest of the hillside heading east and west. There is also a grade difference between the project and the roadway, which could cause additional problems. The driveway of the property across Deer Hill Road will further exacerbate any traffic problems at these driveways. Further, given the number of vehicle trips in and out of the property have been underestimated (as addressed elsewhere in the community comments), the traffic hazards caused by the driveways are *Significant and Unavoidable*.

IND59-6

TRAF-5: The mitigation recommended for this traffic hazard is a good solution. The problem with preventing left hand turns into the property is the overall traffic circulation problem created for the residents of the project. With this mitigation, the residents now only have one way into the property and basically one way out of the property, particularly for those residents wanting to head north on Pleasant Hill Road. This solution creates a major ingress/egress problem for the project residents. There will be

IND59-7

only one option for the residents to go to downtown Lafayette, unless they want to cross several lanes of traffic in a short distance exiting onto Pleasant Hill Road heading south, or unless they want to exit onto the freeway and exit at the downtown off-ramp, which creates further congestion at that off-ramp. Frankly, this good solution for the driveway problem, results in a horrible solution for the residents of the project. It also creates problems for fire vehicles, police vehicles, emergency vehicles and guests. Therefore, this solution causes other impacts that are *Significant and Unavoidable*.

IND59-7
cont.

TRAF-6: The utilization of an Opticom system will not mitigate the traffic congestion problems heading north on Pleasant Hill Road for vehicles or for Emergency Vehicles. The congestion that currently exists, and will only be exacerbated by this project, is a solid back up of vehicles to the freeway on and off-ramps. Emergency Vehicles (EVs) will not be able to get through under any conditions. There simply is nowhere for the Evs to go. Even if they were able to eventually get to the northbound bike lanes (which often are backed up with vehicles), they would have to wind around further traffic congestion at the intersections causing further significant delays. This traffic hazard cannot be mitigated and is *Significant and Unavoidable*.

IND59-8

TRAF-8: The conclusion that this traffic hazard is that it is a temporary *significant* impact. The problem with this conclusion is that the grading for this project may take 6-12 months, or longer. During this period the community will be significantly impacted and such an impact is unacceptable to the community. The recommended mitigations will not reduce the impacts below a significant level. Therefore, this impact is *Significant and Unavoidable*.

IND59-9

TRAF-9 and 10: These traffic hazards have been addressed above in TRAF 4 and 5, and cannot be mitigated. Therefore the impacts are *Significant and Unavoidable*.

IND59-10

For all the remaining Traffic Hazards that are LTS, it should be noted that anytime the project proposes to create conflicts with bicycles and/or vehicles for egress/access situations, the resulting health and safety issues cannot be mitigated. The combination of existing traffic, additional new traffic from the project, the “temporary” 30,000 truckloads of soil, the addition “temporary” construction and other workers (over a 2-3 year period), future increased traffic from the north, the haphazard traffic behavior of young students, the weather conditions (which cause mudslides on Deer Hill and Pleasant Hill Roads), topography and steep grade problems, sun glare, blind intersections, and limited ability to increase lanes and provide traffic signals cannot be mitigated. Narrowing the lanes on Pleasant Hill Road will only increase the health and safety problems, not increase traffic flow. Further, it should be noted this area is a “pinch point” for all the traffic going to and from the freeway, to and from BART, to and from Acalanes High School, to and from the other schools in the area, to and from the swim club areas and numerous events held at the High School, plus the normal traffic of local residents. None of the mitigations proposed by the project will reduce the additional traffic created by this project. **And, most importantly, there is no other way to avoid this intersection for most of those people living to the north and northeast.** Any significant increase in traffic will result in accidents and death to those traversing through

IND59-11

the intersection (and those residents living in the project), to say nothing about the significant increase in congestion. These traffic impact cannot be mitigated and they impact the character of the community and feeling that residents have for the area. Ultimately, these impacts will effect the quality of the schools, the way of life for residents and even property values. This project will urbanize an existing rural and semi rural community. All these impacts are *Significant and Unavoidable*.

IND59-11
cont.

Finally, even if this project were not in the Hillside Protection Ordinance, which it clearly is, there are numerous other General Plan Goals and Policies that would protect the natural setting of this parcel, the hillsides and ridgelines, the views, the entryway to the City, the single-family character and compatibility with the adjacent single family residential neighborhoods, and the need for a low density project.

IND59-12

Guy Atwood
3345 Springhill Road
Lafayette CA 94549

COMMENT LETTER # IND60

Alexis Mena

From: Guy Atwood <guyatw@promeetium.com>
Sent: Thursday, June 28, 2012 7:28 PM
To: Merideth, Ann
Cc: Srivatsa, Niroop; Karen Zemelman
Subject: Re: The Terreaces EIR

Ann, there is one correction in the attachment. On the first page, second paragraph, fourth sentence from the bottom of the paragraph, I said "There are single-family residences directly east of this parcel", when I meant to say "There are single-family residences directly west of this parcel". I cover the residences directly east in the prior sentence.

IND60-1

If you would please forward this correction to the Consultant.

Thank you,

Guy Atwood

----- Original Message -----

From: Guy Atwood
To: Merideth, Ann
Cc: Srivatsa, Niroop ; Karen Zemelman
Sent: Thursday, June 28, 2012 3:56 PM
Subject: The Terreaces EIR

Ann,

Please find attached my comments on the Draft EIR for The Terraces project. Also, include my comments with those submitted earlier by Karen Zemelman and the other members of the group.

Thank you,

Guy

COMMENT LETTER # IND61

Alexis Mena

From: Joni Avery <averyfive@yahoo.com>
Sent: Thursday, June 28, 2012 2:52 PM
To: Merideth, Ann
Subject: Terraces of Lafayette

Hello Ann:

I am a 14 year resident of Lafayette and live in the Springhill Valley. I am writing you to express my strong opposition to the proposed Terrace project.

- Views/Ridgeline - this project will devastate the views on Deer Hill and from Briones. It is unfair to take those views away from the thousands of citizens for the benefit of apartment dwellers
- Negative impact on the current neighborhood - this area of Lafayette is very sleepy, semi-rural area with a high school. This project would completely change the feel, look and flow of this part of town. Multi housing should be built closer to downtown and BART. No one is going to walk from these apartments to anywhere.
- Traffic - UGH!!!!!! Having endured several summers with work done on Pleasant Hill Road, this project would be a nightmare for this side of town. Gridlock doesn't begin to describe it.

These are just of few of the objections my family has. I disagree with many of the conclusions of the EIR and I urge you to reject this out of place, McMansion-ish project.

*Joni Avery
1406 Black Hawk Ct, Lafayette*

IND61-1

COMMENT LETTER # IND62

Alexis Mena

From: Lisa Bishop <lcbishop@yahoo.com>
Sent: Thursday, June 28, 2012 2:58 PM
To: Merideth, Ann
Subject: Terraces of Lafayette

Ms. Merideth,

I wanted to inform you of my grave concerns regarding the Terraces of Lafayette and join other concerned citizens in defeating this project in it's current form.

IND62-1

Regards,
Lisa Bishop
3347 Springhill Road
284-4204

COMMENT LETTER # IND63

Alexis Mena

From: Kerry <kerrybolen@att.net>
Sent: Thursday, June 28, 2012 3:45 PM
To: Merideth, Ann
Cc: Kerry Bolen
Subject: The Terraces EIR comments

Dear Ann Merideth,
My name is Kerry Bolen. I live in the City of Lafayette. Below, please find my comments on The Terraces of Lafayette EIR. Please let me know when you receive this, so I will be certain you have.
Thank you.

IND63-1

Aesthetic and Visual:

The EIR should examine alternative placement of buildings away from the visible edges of the land. Hillside ordinance demands that visual impact be lowered. Reduce heights of buildings and move them back from site lines. Place parking screened with vegetation near prominent edges.

IND63-2

The EIR should examine more landscape mitigation to offset the poorly designed buildings that look like shipping containers stacked on a hillside.

Air Quality:

Since the EIR states so many Significant and Unavoidable impacts, it would be appropriate to condition that the Project construction be allowed only on non Spare The Air days and days when the AQI is not elevated in the Eastern District. The EIR should discuss if this Project exposes sensitive receptors to increased pollution.

IND63-3

There are 3 schools, full of school-aged children, very close to the project. Outdoor physical education takes place all day and well into the evening hours.

The EIR should examine the impact to the farm animals living adjacent to the Project. I own a young horse that lives at Sienna Ranch across the street from the Project. A Veterinary analysis should be done as to the Air and Noise impacts of the Project on all farm animals living there.

Biological:

The EIR must examine an alternative Project, where no more than 25% of the trees are removed, as well as keeping the old 58" Valley Oak.

IND63-4

Land Use and Planning:

EIR should examine what the highest and best use of this land could be. Examine other alternatives in addition to the Office Complex and fewer apartments. The EIR should examine the LR-5 zoning that the citizens desire.

IND63-5

The EIR must address the potential of the Project to "divide the community." Even though the Project does not physically include a wall that will divide Lafayette, the Project will bring such traffic gridlock, that the Project has the effect of dividing away the North-East side of our town. CEQA and case law have even addressed the mere widening of an existing roadway adversely affecting a community or neighborhood by effectively dividing it. In this case, the lay of the land dictates the traffic at the intersection of Deer Hill and Pleasant Hill. This intersection roughly marks the Springhill School Border, or 25% of the town. (North-East Lafayette) Just doing the math, 25% of Lafayette middle school aged children need to get through that intersection to get to Stanley Middle School, Monday - Friday. And 75% of Lafayette high school aged children need to get through that intersection to get to Acalanes High School.

IND63-6

This Project effectively divides our City, and reduces and eliminates our access to our Public Schools. Due Process gives us the right of a free and fair education. This is not fair.

Dividing off the NorthEast quadrant of our City from our own Downtown merchants, services, BART and Library is not good for anyone.

**IND63-6
cont.**

Transportation and Traffic:

The traffic studies conducted did not sample or measure the important intersections at the most congested times. This must be remeasured. Wednesday AM school schedules are modified. This was not addressed. This time differential on Wednesday morning creates an amazing amount of extra traffic. Only one minor intersection was measured on a Wednesday morning. The traffic is completely different on a RAINY school morning. This weather differential must be factored in and measured.

IND63-7

The EIR does not adequately address the increased safety risks caused by the traffic impact. We need serious mitigation and further examination of the noted habit of students exiting cars at red lights and crossing oncoming traffic lanes, in order to get to school.

IND63-8

The EIR uses the ITE Code to calculate the car trips in and out of the Project. The ITE Code uses smaller apartment sizes, not family sized 2 and 3 bedroom apartments. Also, it uses general averages of apartments that are built smartly near downtowns and public transportation. This Project will actually be apartments stranded in the middle of suburbia. Similar data must be used or it is not valid.

IND63-9

Thank you for including my comments.