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**Ask Jeff**  
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**Dear Jeff:**  
 I always look for coupons when my car needs an oil change. How do I know my car is getting the correct service my car requires?  
 Signed, Confused in Concord

**Dear Confused:**  
 Not all coupon oil changes meet factory service or warranty re-

**Dear Jeff:**  
 I have a Hybrid vehicle. Are there any special Hybrid service concerns I should know about?  
 Signed, Mr. Green

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**LAMORINDA Community**

**Credit Crisis Impacts Lafayette's Bonds** *How safe are Lafayette's investments?*

**... continued from page 2**  
 However nowadays Robinson notes that the yield curve has remained rather flat so the investments are relatively short-term.  
 What's the actual break down of the investments? Of Lafayette's \$32,916,000., roughly 70% or \$22,982,788. is invested in the Local Agency Investment Pool (LAIF). According to their website, this program offers local agencies the oppor-

tunity to participate in a major portfolio, which invests hundreds of millions of dollars, using the investment expertise of the Treasurer's Office investment staff at no additional cost to the taxpayer.  
 "We tend to keep it there because it has a better yield, and it needs to be liquid," said Robinson. "At this point, LAIF is offering higher yields than other investments, although that

has not always been the case. The City contracts with PFM (Public Financial Management) to advise them on investment strategy."  
 The remainder is split between Federal Agency Bonds, FNMA Disc Notes, and two Money Market Pools that do not have exposure to sub-prime mortgages and are being used to fund library construction.  
 "The City's investments need

to be in accordance with the State Government Code, however, the City's policy is actually more restrictive than the Government Code allows. For example, the City requires higher investment ratings on negotiable Certificates of Deposit, Medium Term notes and California Local Agency obligations than the government code permits," said Robinson.

**Land Use Initiatives Debate Heats Up**

**... continued from page 3**  
 Whether or not those are built is then the decision of the property owner/developer and does not impact the compliance of the town. The Town of Moraga has been working on a "Specific Plan" that would address those needs and high density housing has been proposed on the Bruzzone family property adjacent to the Moraga Center, one of the only place in town that meets all the State's requirements, including easy access to public transportation. This plan has been in the making for years, in partnership with that family.  
 So why is the Bruzzone family and their J campaign saying that K would force low income housing on their land? At first glance, it's irrelevant. K does not address the downtown area and its density. But Dick Loewke, who appeared on behalf of Measure J at the forum and who has been working with the Bruzzone family for many years as their urban planner, said "The Specific plan is being initiated by the Town of Mor-

aga. The number of units, the kind of units, how it interfaces with retail is a key issue with the economic feasibility of this plan, if Measure K passes, the kind of housing downtown will exclusively be low income housing, very low, low and moderate." He added that in the absence of the possibility to build these units elsewhere, they would be concentrated in the downtown area, while Measure J would allow for the building of in-law or secondary units in large homes (these types of units being considered as "affordable" as well.) Later in the forum Loewke went a step further, "If this low income housing cannot be accommodated as second units and would have to be put into the downtown, it can't be built," he said, "it's not economically feasible for a developer to go out and build low income housing all by itself without a subsidy; if that happens the Town will find itself in violation of State law and litigation would come from the General Attorney's office."

If Bollinger Canyon, for example, was to be designated as 20 dwellings per acre, it is unlikely that a developer would invest in a remote property that would require a large infrastructure investment. The number of homes would not allow a sufficient return. Additionally, Loewke said that MOSO 2008 would apply beyond the designated area, "If you read sections 8a3 and 23.b," he said, "you will see that it prohibits development on minor ridgelines outside designated land."  
 Section 8,a/3 in the K text reads: "development will be prohibited on 'minor ridge lines' immediately adjacent to and extending into MOSO 2008 Open Space if slopes exceed 20% and the elevation of said ridges is greater than 800 feet of mean sea level."

On the other hand, J would permit the construction of hundreds of homes (the number is not set in the initiative but could exceed 300) that would generate additional property tax for Moraga and potentially additional sales tax revenue. "Development appears to be an attractive way for a town to raise revenue," warned Sos, "it is only a short term gain. The tax stagnates while the costs associated with supporting the development, police, schools...grow at twice the rate." She believes that K, which limits possible development, will be a more fiscally responsible measure.  
 Part of the financial stability of the town should come from a vibrant business community. A question regarding the impact of their initiative (or lack thereof) on the business climate of Moraga was not addressed in much detail by the presenters.

Could a vote for Measure K put the town at risk of litigation from the General Attorney's office? No - because the Town's obligation is to plan, not to build.

"This is an unfortunate attempt to tag Measure K with this issue," responded Renata Sos for Measure K, "when the Bruzzone family has complete control of the negotiation and the future of the condominiums."  
 The second issue that generated a lot of public questions was the impact of the initiatives on the economic development of the town. Measure K would block large development in Moraga's open space.

**Fire Chief Reacts Strongly to Measure J Campaign Tactic**

"Measures J & K are issues that appropriately should be decided by those who live in the Town of Moraga, and the Moraga Orinda Fire District (MOFD) has no vested interest or desire to interfere with the vote of the people. The Fire District has launched a comprehensive investigation and will pursue all appropriate means to engage responsible parties," wrote MOFD Fire Chief Pete Nowicki last week, in response to Measure J campaign material distributed over the weekend of October 17 which presented firefighters affiliated with the MOFD supporting Proposition J and opposing Proposition K. Nowicki stated firmly: "The MOFD neither endorses nor opposes any ballot measure which will be decided on November 4."

"The MOFD did not send these mailers, nor did it have any knowledge that they were being sent. Although the mailers show firefighters in their rescue ensemble and identifies them as District and local firefighters, District policy does not authorize employees to speak on behalf of MOFD nor on behalf of the Board of Directors," wrote Nowicki. The Chief also sent letters to the members of the Moraga Town Council expressing his frustration with the situation, labeling the mailers "irresponsible" and assuring the Council that in addition to a complete investigation the District would take action to inform voters of its neutrality.

This is the second time that local authorities have had cause to renounce any association of their agencies to Measure J. The appearance of the "Go Cougars" statement on the "Yes on J" campaign signs prompted a swift reaction from Acalanes Union High School District Superintendent Jim Negri on September 23, who advised residents that "Campolindo High School and the AUHSD have not taken any position in support of or against Measure J."

**Orinda City Task Forces Plan Public Workshops**

**... continued from page 4**  
 "The residential group tackled some sacred cows to make it easier to remodel and not overly burdensome," notes McCormick. A commercial subcommittee looked at the impediments to improving the downtown environment. "The commercial group has identified ways to create more of a village-like atmosphere to help revitalize the downtown area," he adds. An overview of the recommendations of changes and improvements to the commercial elements of the plan will be presented at the upcoming Chamber of Commerce

luncheon next week.  
 "[In the workshops] the community members will have a chance to weigh in on the plan before it is in a more final format," states Worth. Based on the community workshops, the PPRTF report will be finalized and presented to the Planning Commission and Council for approval. The dates, times and locations for the workshops will be posted at the City's website, <http://www.cityoforinda.org>.  
 The City of Orinda's Revenue Enhancement Task Force (RETF) is

also hosting a public workshop to discuss their preliminary recommendations for generating additional revenues to fund Orinda roads, storm drain, fire flow, and downtown improvements. The workshop will be held on Wednesday, November 12th from 7:00 pm to 9:00 pm at the Del Rey Elementary School Auditorium. Ideas to be discussed at the meeting include property tax reallocation, a sales tax increase, a utility users tax, a parcel tax, a business license tax, and a city reserve drawdown.

**Orinda Candidates Forum—2 Incumbents and the Alternative**

**... continued from page 4**  
 Larsen questioned the appropriateness of the \$93 million bond measure. "Just because students do well on test scores is not a reason to borrow \$93 million," he stated.  
 Things got stickier when the discussion turned to the Moraga Orinda Fire District (MOFD) and campaign financing. Larsen noted that the MOFD receives three times

more money from the State than the City of Orinda does. "We need to start talking turkey to these people, but it's hard to do when you get their endorsement," stated Larsen. "I think the Fire District does a great job, and I appreciate their efforts," stated Glazer. "[The City] gets seven cents on the dollar [from real estate taxes], and we are trying to do our best with

that," he added. Smith also complemented MOFD's service and cited the importance of being able to work well with others as a key factor to success in city government.  
 Regarding campaign contributions, Larsen stated emphatically that he had and would not take money from special interest groups and that he differed distinctly from his two opponents in this respect.

Glazer questioned Larsen's accusations regarding his current campaign contributions and the link to his previous campaign four years prior. Glazer stated that the majority of his campaign contributions had come from Orinda residents, and that smear campaigns reflected more negatively on the individual making the accusations. Smith admitted to having received a small contribution from PG&E and pointed out that this was just one of the many contributions that she had received including hundreds from Orinda residents.  
 Smith and Glazer closed their remarks noting their experience on the City Council, their successes in implementing positive programs for the City, and their desires to continue the work in progress. Larsen noted the difference between himself and his two opponents and encouraged voters seeking change to cast just one vote for him.

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