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First Open Sun. 1-4

Trail Neighborhood Charmer!

974 Janet Lane, Lafayette

3BR/2BA, 1500±sf on .42-acre parcel

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First Open Sun. 1-4

Trail Neighborhood Gem!

3291 Beechwood Drive, Lafayette

2BR/1.5BA, 1589±sf on .78-acre parcel

Offered at \$725,000 | 3291Beechwood.com



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Lafayette Civic News

Public Meetings

City Council

Tuesday, Oct. 15, 7 p.m.
Lafayette Library & Learning Center,
Community Hall, 3491 Mt. Diablo Blvd.

Planning Commission

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

Design Review

Monday, Sept. 30, 7 p.m.
Lafayette Library & Learning Center,
Arts & Science Discovery Center,
3491 Mt. Diablo Blvd.

Check online for agendas, meeting notes and announcements

City of Lafayette:

www.ci.lafayette.ca.us
Phone: (925) 284-1968

Chamber of Commerce:

www.lafayettechamber.org

School Board Meetings

Acalanes Union High School District
Wednesday, Oct. 2, 7:30 p.m.
AUHSD Board Room at 1212
Pleasant Hill Road, Lafayette
www.acalanes.k12.ca.us

Lafayette School District

Wednesday, Oct. 9, 7 p.m.
Regular Board Meeting
Stanley Library
3477 School St., Lafayette
www.lafsd.k12.ca.us



Lafayette Police Department Crime Statistics

Sept 1-8

Alarm Responses (37)

Traffic Stops (88)

Injury Accident

Condit Rd/Pleasant Hill Rd

Burglaries

- Auto Mt Diablo Bl (3)
- Stolen Vehicle Mt Diablo Bl (2)
- Residential Moraga Rd

DUI

Central Lafayette exit/Hwy 24

Forgery Mt Diablo Bl

Hit & Run

Pleasant Hill Rd/Springhill Rd
Ivanhoe Av/Reliez Valley Rd
Mt Diablo Bl
Pleasant Hill Rd/Springhill Rd
Old Tunnel Rd/Pleasant Hill Rd

Marine Moving Citation

address unavailable

Promiscuous Shooting

Green Valley Dr/Pleasant Hill Rd

Reckless Driving

Mt Diablo Bl/Pleasant Hill Rd
Pleasant Hill Rd/Springhill Rd
Hwy 24/Pleasant Hill Rd
La Canada Rd/Reliez Station Rd

Theft

- Petty Mt Diablo Bl (2)
Black Hawk Rd
- Grand Mosswood Dr

Vandalism

Nogales Ct

Surprise, Positive Budget Adjustment

By Cathy Tyson

As any local realtor will attest, prices in Lafayette for homes have been going up, to the tune of 5.8 percent more than was anticipated on property tax rolls. According to the County Assessor's office, cities throughout Contra Costa County showed an increase in assessed value, from a low of 1.85 percent in Hercules to a whopping 14.61 percent in Richmond. Lafayette's portion of that revenue, which trickles down to city coffers, translates to an extra \$150,000 that wasn't anticipated.

"We estimate expenses aggressively and revenues conservatively," explained city manager Steven Falk

at a recent city council meeting. "Property tax revenue came in much higher than anticipated." Staff had some items on the city's wish list for this pleasant surprise, and suggested the City Council take a look at: increasing the rate of sign replacement, slide repair and alternative staffing for the Public Art Committee.

Accelerating the street sign replacement project could potentially garner better pricing from contractors. Discussed during May budget talks in response to new regulations by the Federal Highway Administration that require easier to read, more reflective signage be installed, volun-

teers came together to decide color and type font to be used on improved uniform signs throughout the city. Originally the plan was to replace the signs one zone at a time to spread the cost out.

Staff also suggested funding a landslide repair, with the cost being shared 50/50 with Moraga, that the downhill homeowner would like to complete before the rainy season.

Wear and tear, along with roughly 30 years of rain on the hilly terrain above Moraga Road, have taken a toll on a Lafayette-owned drainage easement across a Moraga Road property created in the 1970s

that connects with a similar easement across the city limit in Moraga. There's been substantial erosion and failure of a drainage channel; in addition, the canal impacts a trail that crosses the easement. Estimates from contractors are being formulated, but the approximate share for each municipality is expected to be less than \$75,000.

Finally, shuffling the staffing of the Public Art Committee liaison was discussed, moving responsibility from a Senior Planner to the manager of the Lamorinda Bus Program. With minimal dialogue, all three recommendations were approved.

First Step of City Review of Terraces Project

By Cathy Tyson



View of main entry on Pleasant Hill Road

Image provided

Confucius allegedly said the journey of a thousand miles begins with a single step. After going through a lengthy, expensive process to produce an environmental impact report, which was recently certified, the Terraces of Lafayette project commenced winding its way through the city's review process that includes the

Circulation Commission, Design Review Commission, Parks, Trails and Recreation Commission and finally the Planning Commission.

Transportation issues surrounding the project and dealing with impacts on the existing bottleneck that is the Pleasant Hill Road and Deer Hill Road intersection is the circulation

commission's task. As the developer O'Brien Land Company's architect and traffic engineer made their case, audible chuckles and murmurs could be heard throughout the auditorium.

It's no secret that the proposed 315 unit multi-family project is not popular with residents. Indeed a parade of citizens came forward at this

first meeting to testify about the negative impacts of the 14 apartment buildings, which if approved would dot the hillside near Acalanes High School.

One of the key concerns is the significant and unavoidable impacts due to increased traffic on Pleasant Hill Road. News to many residents is the Lamorinda Action Plan that assesses regional transportation issues within Lamorinda and has policies and objectives – one crucial aspect, especially with regard to this development, is the gateway constraint policy. Required by Measure J, it identifies and limits the number of vehicle lanes for arterial roads.

Senior Planner Greg Wolff pointed out at the end of the very long meeting that the applicant (O'Brien) has stated that the city is using stop signal timing to implement the gateway constraint policy. He wanted to make it clear that according to the city engineer, "that is not the case."

Developers of the Terraces project have proposed adding a lane to ease congestion on a portion of Pleasant Hill Road.

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