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## Need Electronic Device Help?

Look no further than the thoughtful, smart students who are volunteering at the new Teen Tech Help at the Lafayette Library and Learning Center every Saturday from noon to 2 p.m. in the Homework Center.

Smart phones, laptops, e-readers, MP3 players, you name it, these teenagers can answer almost any question and solve technology challenges, all for a price that can't be beat: free.

Talented teens like brothers Alexander and John Chen, who are going to be a freshman and junior respectively at Miramonte High School, along with the other teen helpers offer

friendly one-on-one instruction and assistance, according to Patrick Brogan, teen services library assistant. He adds that the program is modeled after the one at the Concord library, which has seen a lot of success.

Alexander says customers are generally older, not surprising since Brogan spread news of the complimentary service to local retirement homes, but the program is open to anyone who needs technology help. From the front entrance on Mt. Diablo Boulevard, the Homework Center is on the right hand side of the building. Just drop in with your device, no appointment needed. *C. Tyson.*

## Deer Hill

... continued from page A2



Aerial view of existing The Homes At Deer Hill site

Council members sympathized with parents who had been diligently working on fundraising for improvements at Leigh, but explained that the Parks, Trails and Recreation Commission did an exhaustive study, concluding the biggest city-wide need was an additional sports field, and that opportunities for a flat site are few and far between.

"I don't see that we could find an alternative project with adequate parking," said Council Member Don Tatzin, suggesting that if someone knows a way to acquire and develop a park for the same price that they are sharing with the developer, he'd be happy to consider it.

Parks, Trails and Recreation Commissioner Carol Singer explained that it's important to consider serving the greatest number of residents. "It's a value judgement of where we should spend that money," she said.

"Suddenly we've been given an opportunity that we really can't pass up," said Council Member Mike Anderson. "Right now we need to jump on what's in front of us."

A group of young people representing the San Francisco Bay Area Renters Federation voiced opposition to the smaller project, supporting the prior 315-unit apartment complex that would add more affordable housing stock to the area. Various speakers from the group complained of spiraling rent costs in the Bay Area, calling the need for moderately priced housing "acute."

The amount of paperwork associated with a project of this magnitude is astounding: Resolution 2015 - 50 adopts environmental reports and the Mitigations Monitoring and Reporting Plan, Resolution 2015 - 51, approves a General Plan amendment. Ordinance 641 approves a zoning amendment and includes a land use permit, hillside development permit and conditions of approval, along with a development agreement between the city, the developer, and the landowner.

Specific conditions of approval spell out 80 items that the developer must agree to in order to build the project, from underground utilities to gravity flow sewers to solar panels, which will offset a minimum of 80 percent of each home's projected electrical needs.

Two of the most surprising conditions respond to citizens' concerns and Bay Area Air Quality Management District threshold levels to reduce cancer risk and to mitigate the impact to sensitive receptors to a level that is "less than significant," because the project is not far from Highway 24 and Pleasant Hill Road. The developer will be providing Minimum Efficiency Reporting Value filters with a rating of 10 or higher for homeowner's ventilation systems approximately once every two to three months, per manufacturers requirement, in perpetuity. MERV is a measurement of how well the filter removes small particles from the air - the higher the MERV, the smaller the particles that can be trapped.

O'Brien is also required to submit a Dust Control and Air Quality Monitoring Plan which shall have real time monitoring of air quality during the grading operations on the site, as well as a dozen items to reduce particulate matter in the air during construction that are identified in the environmental impact report, to comply with BAAQMD.

One of the more unusual requirements specified that a bat biologist be hired to "avoid possible loss of bats during project construction." This will be accomplished by limiting demolition of existing buildings on the property to two months in the spring and two months in the fall to "minimize the likelihood of removal during the winter roosting period ... and the critical pupping period."

While the bats will presumably be protected, and a new bike lane will be installed to protect cyclists, drivers will likely face some added congestion on already busy Pleasant Hill Road. Only two things fell into the "potentially significant effects that cannot be mitigated below a level of significance": noise from Highway 24 and from the sports field, and more traffic.

It's worth considering which is worse, traffic from 44 homes, or traffic from 315 homes?

All of the relevant documents are included in the staff report and as attachments from the Aug. 10 city council meeting, which are available online at [www.lovelafayette.com](http://www.lovelafayette.com).

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