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presents:

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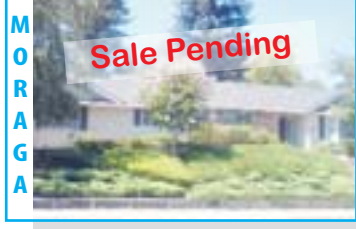
\$ 2,695,000
40 North Hill Court

Sweeping Bay views from this exquisitely re-done home of over 5400 s.f. Completely re-modeled inside with the finest and rarest of materials. Five Bdr, expansive decks, second catering kitchen for entertaining, complete make-over! Call Jim Colhoun 925 200-2795



\$1,750,000
3600 Powell Drive

Coveted Lafayette Woodlands Home! Amazing 4 Bdr, 3.5 Bath 3,513 s.f. home on .87 acres of land with sport-court, level yard, and swimming pool with hot tub and cabana! Great property and near downtown! Call James Collins or Jim Colhoun 925-640-8818.



Sale Pending

\$869,900
203 Corliss Drive

3 Bdr, 2 Bath Ranch Home. This home has a distinguished address, awesome schools, pool nestled by private terraced garden leading further up beyond fence on .45 acre lot. New Roof. Bay window & spacious living room. Formal Dining, eat-in kitchen, new appliances. Call Hollie Howell (925) 457-7073.



\$ 525,000
917 Hough

Downtown Lafayette-2bd, 1 1/2 ba Newly remodeled and gorgeous! Walk to BART and downtown shopping. Low HOA's, small and quiet complex. Call Lisa or Barbara 925 698-5752.



\$ 419,000
1177 Leisure Lane #3

2 Br, 2 full baths. Totally remodeled with top of the line appliances, travertine flooring, slate patio, crown molding and much more. Now is the time to enjoy life! Call Lisa for more information (925) 698-5752



\$380,000
2627 Oak Road #A

Updated 2 bedroom, 2 bath single level unit with convenient inside laundry and cozy wood burning fireplace. Approx 1,208sf of living space. A must see! Call Lisa at 925-698-5752 or Frith at 925-698-6030.



Meet Ginnie
Realtor

Ginnie has been a top producing agent since 1979 and has lived in Lafayette since 1955. She knows the area and the market. Ginnie is known for her preparation of homes before they are placed on the Multiple Listing Service. Her listings are well priced and show to their best advantage.

Ginnie has taken over 1,000 hours of course work on real estate and continually updates her knowledge on legal issues and contracts. Almost 30 years of experience in the up' and down cycles of real estate has honed her negotiating skills.

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Lamorinda Home Sales continued



Area	Last reported:	Lowest Amount	Highest Amount
LAFAYETTE	5	\$560,000	\$3,200,000
MORAGA	6	\$295,000	\$1,115,000
ORINDA	5	\$775,000	\$1,480,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

- LAFAYETTE**
- 3301 Betty Lane, \$801,000, 4 Bdrms, 1515 SqFt, 1952 YrBl, 8-22-08
 - 15 Charles Court, \$3,200,000, 8-18-08
 - 618 Huntleigh Drive, \$1,085,000, 3 Bdrms, 1748 SqFt, 1960 YrBl, 8-21-08
 - 1136 Orchard Road, \$560,000, 5 Bdrms, 2021 SqFt, 1952 YrBl, 8-26-08
 - 3177 Stanley Boulevard, \$679,000, 3 Bdrms, 1448 SqFt, 1950 YrBl, 8-22-08
- MORAGA**
- 108 Brookline Street, \$775,000, 3 Bdrms, 1819 SqFt, 1983 YrBl, 8-20-08
 - 786 Camino Ricardo, \$1,115,000, 4 Bdrms, 1981 SqFt, 1964 YrBl, 8-19-08
 - 2133 Donald Drive #6, \$295,000, 2 Bdrms, 1224 SqFt, 1963 YrBl, 8-27-08
 - 28 Hanson Court, \$765,000, 3 Bdrms, 2095 SqFt, 1984 YrBl, 8-21-08
 - 458 Millfield Place, \$1,050,000, 4 Bdrms, 2198 SqFt, 1965 YrBl, 8-19-08
 - 31 Miramonte Drive, \$405,000, 2 Bdrms, 1152 SqFt, 1964 YrBl, 8-26-08
- ORINDA**
- 165 Canon Drive, \$1,190,000, 3 Bdrms, 2277 SqFt, 1962 YrBl, 8-21-08
 - 30 Daryl Drive, \$1,480,000, 4 Bdrms, 2973 SqFt, 1952 YrBl, 8-19-08
 - 26 Don Gabriel Way, \$850,000, 4 Bdrms, 1604 SqFt, 1955 YrBl, 8-22-08
 - 66 Muth Drive, \$1,005,000, 4 Bdrms, 2364 SqFt, 1978 YrBl, 8-19-08
 - 110 Ravenhill Road, \$775,000, 2 Bdrms, 1180 SqFt, 1974 YrBl, 8-20-08

Rancho Laguna II Subject of Moratorium Debate

By Sophie Braccini



Rancho Laguna II subdivision project site

Rheem Blvd.

View of Rancho Laguna II

Photo Andy Schreck

In 1986, when the first Moraga Open Space Ordinance (MOSO) was placed on the ballot, the Town Council put a moratorium on all development projects until the election was held and the Town had adopted proper regulations regarding the implementation of MOSO. Now Rancho Laguna II, a 35 lot subdivision project, is on its way to have its conceptual Development Plan and Conditional Use Permit approved. And some residents who attended a recent meeting of the Planning Commission are wondering if it is not time to put the brakes on until voters decide how they want to see open space managed in Moraga.

The project is located on a 180-acre property on the East side

of Rheem Boulevard, between Woodminster drive and Fernwood drive. The 35 lots that are proposed produce a development ratio of a little less than 1 unit for 5 acres. The 2 proposed land use initiatives on the November ballot, measure J and K, would both classify this property as open space, but with different rules. Measure J would restrict it to 1 dwelling for 5 acres (MOSO 86 rule) with which it already complies, while measure K would restrict the area to 1 unit per 20 acres, with additional restriction on construction on ridgelines.

At the September 2nd Planning Commission meeting, Jon Leuteneker, a supporter of Measure K (MOSO 2008), reminded the Commissioners that more than

2000 residents petitioned to place that measure on the ballot. He asked that the study of the Rancho Laguna project be stopped until residents have voted. "Is the project suddenly on the fast track?" asked Leuteneker.

Bill Vaughn, a former Council member and Mayor of Moraga, asked for a moratorium on the project because of the uncertainty created by the pending vote. One of the Planning Commissioners, Margaret Goglia, asked the Town's attorney about this moratorium. It was answered that the Town Council is the body that can make such a decision.

In order to pursue the matter, Bill Vaughn sent a letter to the Council to request that such a measure be taken. He wrote, "...it seems very unwise, to me, to continue the approval process on this project at this time. The harms created by continuing the process would range from a potentially large waste of time and money on behalf of both the Town and the developer to

opening the Town up to litigation by the developer, asserting certain rights vesting to him just before any election results."

The question of whether or not the developer could get the project approved before the election was raised. It doesn't seem likely that the final map could be approved before November. Vaughn believes that the further along the project is moved, the murkier the situation will be. "Why are we even doing this?" asked Commissioner Bruce Whitley. The Town's lawyer answered that the town has a legal obligation to respond to any application.

The Planning Commission is expected on September 15th to certify the Final EIR of the Rancho Laguna II project, to approve the conditional use of the property for single-family development, and to approve a conceptual development plan for the property. The question of the memorandum was not put on the agenda of the Town Council meeting.



Lynn's Top Five SMART PLANNING FOR TAX MANAGEMENT

By Lynn Ballou, CFP, EA

Just got the kids back in school? Still working on last year's tax return because you are on extension? Well, but believe it or not, there's no rest for you, because it's time to do your year-end tax planning and strategic tax moves! Here are a few to think about:

- 1) Have you paid in enough taxes to the IRS and FTB to avoid penalties? If not, it's time to adjust your withholding or supplement your estimated taxes. If you are paying in enough to avoid penalties, but still expect to owe more in April, do you have a game plan for having the cash on hand?
- 2) Many of you are employees who must fund your tax deductible plans via payroll deductions. If you are 50 or over, you may have neglected to elect the additional catch-up funding available to you (\$5000 extra/year). Check how much you are putting into your 401(k) and annualize what you are on track to do between now and year end. If you are not meeting the maximum, adjust your systematic contributions to be sure you hit your target for maximum deduction.
- 3) Check out your year-to-date capital gains and losses. Might this be the last year we see such preferential gain rates? Do you want to take more gains this year? Or perhaps you have losses that it would make sense to harvest? After netting gains and losses you can use excess losses up to \$3000/year against ordinary income (carry forward the balance of losses to future years). Don't forget to include estimates of year-end mutual fund distributions in your after tax accounts in your planning.
- 4) Do you have the opportunity to have your 401(k) funds be ROTH vs. traditional contributions? If so, think about how much retirement in-

come you'll have coming in from pre-tax sources. Maybe it's time to think about beefing up your future tax-free retirement income. The cost? You lose the deduction today on contributions. The benefit? Not only will your capital come back to you tax free during retirement, but so will all the growth on that capital!

5) Many of you gift stock at the end of the year to your favorite charities. Think about the timing and don't just wait until December. If your favorite stock to donate is hitting all time highs now, lock in the deduction at these higher values and donate before the mad crush at the end of the year! Your charities will thank you, too, for helping them out now and helping them avoid the paperwork and administrative overload that typically hits them in December.

So, don't be shy! Jump into the planning pool now. Do be careful of those sharks, though --- especially our favorite version of Jaws: the Alternative Minimum Tax! Not sure you have the time or expertise to chart this course alone? Your tax pro and financial advisor can help you navigate these waters.

Happy planning!

Lynn Ballou is a Certified Financial Planner (CFP) and co-owner of Ballou Plum Financial Advisors, LLC, a Registered Investment Advisory (RIA) firm in Lafayette. Lynn is also a Registered Principal and Branch Manager with LPL Financial (LPL). As such, she is required by securities regulations to add the following information to this column: The opinions voiced in this material are for general information only and not intended to provide specific advice or recommendation for any individual. Securities offered through LPL Financial, member FINRA/SIPC.

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