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**Lamorinda Home Sales continued**

|  |                  |                  |
|--|------------------|------------------|
|  | <b>LAFAYETTE</b> | Last reported: 6 |
|  | LOWEST AMOUNT:   | \$425,000        |
|  | HIGHEST AMOUNT:  | \$2,000,000      |
|  | <b>MORAGA</b>    | Last reported: 3 |
|  | LOWEST AMOUNT:   | \$245,000        |
|  | HIGHEST AMOUNT:  | \$675,000        |
|  | <b>ORINDA</b>    | Last reported: 6 |
|  | LOWEST AMOUNT:   | \$650,000        |
|  | HIGHEST AMOUNT:  | \$1,300,000      |

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**  
3577 Boyer Circle, \$745,000, 3 Bdrms, 1158 SqFt, 1948 YrBl, 4-30-09  
1 Casa De Cima, \$1,355,000, 4 Bdrms, 2515 SqFt, 1978 YrBl, 4-21-09  
3720 Highland Court, \$750,000, 3 Bdrms, 1232 SqFt, 1966 YrBl, 4-30-09  
1010 Hunsaker Canyon Road, \$425,000, 3 Bdrms, 1768 SqFt, 1922 YrBl, 4-27-09  
3386 Mildred Lane, \$598,000, 3 Bdrms, 1541 SqFt, 1968 YrBl, 4-28-09  
1107 Rahara Drive, \$2,000,000, 4 Bdrms, 3352 SqFt, 2005 YrBl, 4-24-09

**MORAGA**  
1984 Ascot Drive #B, \$255,000, 2 Bdrms, 1233 SqFt, 1970 YrBl, 4-22-09  
1996 Ascot Drive #B, \$245,000, 2 Bdrms, 1066 SqFt, 1973 YrBl, 4-29-09  
14 Buckingham Drive, \$675,000, 3 Bdrms, 1560 SqFt, 1961 YrBl, 4-29-09

**ORINDA**  
34 Descanso Drive, \$925,000, 4 Bdrms, 2340 SqFt, 1961 YrBl, 4-30-09  
21 Eastwood Drive, \$1,000,000, 3 Bdrms, 1953 SqFt, 1958 YrBl, 4-28-09  
1 Las Mesas Path, \$800,000, 2 Bdrms, 832 SqFt, 1986 YrBl, 4-23-09  
68 Loma Vista Drive, \$880,000, 4 Bdrms, 1802 SqFt, 1951 YrBl, 4-29-09  
2 Valley View Drive, \$1,300,000, 5 Bdrms, 3297 SqFt, 1940 YrBl, 4-24-09  
29 Whitehall Drive, \$650,000, 3 Bdrms, 1458 SqFt, 1960 YrBl, 4-29-09

**NO Forclosures in Lamorinda reported**



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**Moraga Specific Plan Triggers Traffic Concerns from Neighboring Cities**

“It’s true that standard ITE rates are higher than the ones we used,” admitted Rees, “but that’s because those rates are not applicable here, they were determined in Washington, not looking at the different local factors.” Rees explained that the rates F & P used take into consideration senior housing, student and faculty housing, and workforce housing. “These types of residents generate much less trips than the single family residence,” he added

The second difference of approach between the communities is the way they look at retail. Moraga Town Manager Mike Segrest consistently states that the fact that 75% of the dollars spent by Moragans goes to other cities is a mark of a lack of adequate retail in town. Therefore the MCSP will want to seek local stores that will fulfill local needs, “There is no Costco in the future

... continued from page 3

of Moraga,” said Rees, explaining that the MCSP is what is called an “in-fill” project, meaning that it will attract mainly locals.

On the other hand, when Lafayette sees 90,000 sf of new retail, they calculate that there is enough space to attract the “big box” retailers that have a regional appeal and generate more “going to the freeway” traffic.

Moraga does not deny that their plan will have an impact on the neighboring communities: “Some of the intersections are so heavily impacted already that adding just one more trip a day will degrade the level of service,” said EIR Consultant Rob Brueck, who further stated, “If the area we are talking about was developed to the capacity that is in the General Plan today, 339 single family homes would be built. That alone would generate more traffic than the development that is proposed today.”

The Town seemed confident that, if the dispute should ever come before a court of law, Moraga would prevail. The Town Council and the Planning Commission continue to advocate sensitivity to the needs of their neighbors and plan to continue discussions.

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**Moraga Center Specific Plan Moving Toward Consensus ... continued from page 3**



Map courtesy of www.maps.google.com

Council Member Howard Harpham asked the property owner what would be the number of housing units needed to allow him to successfully develop the Moraga Center area. In response, Dick Loewke, planning consultant to the Bruzzone family, stated the right number of units was somewhere between 560 and 720. When asked to share the studies that justify these figures, he answered “there was none.”

In absence of an economic study that would determine the right number of dwelling units, Segrest proposed that the impact of traffic could help determine the number of housing units acceptable in the MCSP. “Traffic is clearly one of the main concerns that surround this project,” he said.

Confronted with unanswered questions, the Town Council sent the plan back to the Planning Commission for its May 18 meeting.

In the meantime, the property owner and Town staff met to discuss the plan. At the May 18 meeting, Loewke proposed refinements to the MCSP that would allow greater flexibility to the 560 housing unit option.

The consultant explained that flexibility was a key to the success of a plan that will take years to be built and will have to adapt to economic situations that no one can really anticipate.

Loewke advocated flexibility to vary the mix of senior, work force and compact single-family housing units, while respecting peak commute limits for external traffic volume (inbound in the morning and outbound in the afternoon) as defined in the Environmental Impact Report (EIR).

Planning Commissioner Bruce Whitley was the only one that night to express reservations. He said that increasing flexibility could result in the construction of a larger number of units. Because he was concerned with the risk of changing the character of the town, he said he would favor sticking with the previous 560 dwelling unit plan. His position failed to sway other colleagues on the Commission and the motion to approve the compromise was passed.

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