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J & J Ranch-Moraga Adobe EIR Available for Public Review

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Long a late night party spot for local high schoolers, vandals have inflicted significant damage to the historic Joaquin Moraga Adobe over the years.

A March 26, 2013 Memorandum of Understanding between developers and the Friends of the Joaquin Moraga Adobe conveys the title of the rehabilitated historic adobe to the Friends, subject to FJMA's compliance with terms of the purchase agreement. (See "Adobe Deal Sealed" in the Lamorinda Weekly's April 2013 online archives.)

Completion of the project-level EIR was necessary to assess potentially adverse environmental effects that could result from the project, and complied with the California Environmental Quality Act, according to the consultants who prepared the draft documents. Changes could include

westward construction of a new access road from Donna Maria Way through the site to two cul-de-sacs, protected tree removal, installation of underground utilities, guest parking and pedestrian paths with landscaping, and construction of a basin to collect and treat stormwater runoff from developed areas. J & J, LLC also proposes repairing prior landslides with "well-compacted fill with appropriate subsurface drainage. With the exception of the roadway improvements and construction of the bioretention basin, the finished grade following completion of the subdivision improvements would be similar to existing grades on the site."

Per the draft EIR report, an open space easement would protect "7.95 acres of creek setbacks and the majority of on-site sensitive biological areas." Potential contact areas that will not be significantly impacted and need no mitigation are: agricultural and forest resources, greenhouse gas emissions, land use and planning, mineral resources, population/housing, recreation and other public services, and utilities and other service systems. Areas that can successfully be mitigated to less than significant impact include: esthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise and traffic.

The documents also provide an overview of the project's history, along with five possible alternatives ranging from "No Project" to "Dolores Way Access" and "Donna Maria Way East Access." After the public review period closes, a response to comments and Final EIR will be prepared. The Orinda Planning Commission will then conduct additional public hearings to consider the project – tentatively projected for May 2015.

The draft EIR and appendices are available for review on the city's website at www.cityoforinda.org, or at City Hall or the Orinda Public Library. Comments should be directed

to Christina Ratcliffe, AICP, Senior Planner by mail at: City of Orinda, 22 Orinda Way, Orinda, CA 94563-

2519; via email: CRatcliffe@city-of-orinda.org; or via phone: (925) 253-4213, or fax: (925) 253-7719.

## COLDWELL BANKER Orinda

The Lamorinda Real Estate Firm people trust

<p><b>ORINDA</b> \$2,045,000 4/3. Delight in a classic Orinda setting w/ panoramic views of Mt. Diablo all on 1.43 acres. David Pierce CalBRE# 00964185</p>	<p><b>ORINDA</b> \$2,750,900 5/4.1. New Construction! Beautiful 2 story on 2.3 acre premium lot w/sweeping views. Visit OrindaOaks.com. The Beaubelle Group CalBRE#00678426</p>	<p><b>MORAGA</b> \$2,695,000 4/3.5. Exquisite estate in a very private setting! Gorgeous grounds w/large spa. 4542 sq. feet. Elena Hood CalBRE#01221247</p>	<p><b>ORINDA</b> \$2,650,900 5/5.1. New Construction! Stunning custom home on 3.5 acre premium lot w/gourmet kit w/island. Visit OrindaOaks.com. The Beaubelle Group CalBRE#00678426</p>	<p><b>ORINDA</b> \$919,000 4/2.5. Charming family home near top rated schools and walking distance to village. Steve Stahle CalBRE#01861509</p>	<p><b>MORAGA</b> \$899,000 3/2. Great Single Level! Adorable house with great location, 1961 sqft on .24 acre lot. Elena Hood CalBRE#01221247</p>
<p><b>MORAGA</b> \$1,099,000 4/2. 4 bed/2 bath with pool, hot tub, play structure &amp; Rim Trail access. Many updates. The Holcenbergs CalBRE#01373412/00637795</p>	<p><b>ORINDA</b> \$1,495,000 5/3. Eichler-esque home with Integrated guest/aupaire/in-law unit on lower level w/ own entrnc. David Pierce CalBRE# 00964185</p>	<p><b>LAFAYETTE</b> \$975,000 3/2. Charming trail neighborhood home. Walk to school, town &amp; Bart. Best location! Shellie Kirby CalBRE#01251227</p>	<p><b>MORAGA</b> \$2,495,000 5/4.5. Spectacular CUSTOM home with fabulous views and amazing backyard. 4175 square feet. Elena Hood CalBRE#01221247</p>	<p><b>ORINDA</b> \$1,895,000 4/3. Fabulous Glorietta home beautifully rebuilt with incredible attention to detail and design. Finola Fellner CalBRE# 01428834</p>	
<p><b>MORAGA</b> \$1,350,000 5/2.5. Lovely Moraga Home! Updated 2593 sqft, convenient location, beautiful yard, .31 acre lot w/pool. Elena Hood CalBRE#01221247</p>	<p><b>ORINDA</b> \$1,350,000 4/4.5. Coming Soon! Cape Cod style updated with old world charm. Close to downtown Orinda Village. Maureen Wilbur CalBRE#01268536</p>	<p><b>ORINDA</b> \$3,750,000 4/4.2. Rare opportunity to buy newer estate plus two adjacent lots. Gated, wine cellar, gorgeous grounds w/pool &amp; more! Elena Hood CalBRE#01221247</p>	<p><b>ORINDA</b> \$1,099,000 4/3. Charming Vintage Gem w/ old world character boasts an office, on a cul-de-sac. Patti Camras CalBRE# 01156248</p>	<p><b>ORINDA</b> \$1,289,000 3/2.5. Rare gem with chic modern flare, spacious rooms &amp; flat, sunny backyard plus patio. The Hattersley's CalBRE#00445794/01181995</p>	
<p><b>MORAGA</b> \$1,975,000 4/3. Spacious Sanders Ranch! 4075 sqft, + office + bonus room, great floor plan, 1/3 acre lot w/pool &amp; spa. Elena Hood CalBRE#01221247</p>	<p><b>ORINDA</b> \$1,995,900 4/4. New Construction, Lot 7! Visit OrindaOaks.com. Buyer may select finishes. Front landscaping and fencing included. The Beaubelle Group CalBRE#00678426</p>	<p><b>MORAGA</b> \$975,000 4/2. Great Single level home. 1837 sqft, .27 acre lot, cul-de-sac, close to K-8 top schools. Elena Hood CalBRE#01221247</p>	<p><b>MORAGA</b> \$1,125,000 4/2.5. Coming Soon. Impeccable quality Moraga Charmer close to Rheem Valley shopping center and schools. Vlatka Bathgate CalBRE# 01390784</p>	<p><b>MORAGA</b> \$849,000 3/2. Park like setting Steps to Mulholland Open Space &amp; Donald Rheem School. Fully fenced yard w/lawn. Walter Nelson CalBRE#01461463</p>	