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

... continued from page A6



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

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 compli-Sealed" in the Lamorinda Weekly's April 2013 online archives.)

Completion of the project-level that could result from the project, and and construction of the bioretention complied with the California Envi- basin, the finished grade following available for review on the city's webronmental Quality Act, according to completion of the subdivision imthe consultants who prepared the draft provements would be similar to existdocuments. Changes could include ing grades on the site."

Photo Ohlen Alexander A March 26, 2013 Memorandum 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 landscapance with terms of the purchase ing, and construction of a basin to colagreement. (See "Adobe Deal lect and treat stormwater runoff from developed areas. J & J, LLC also proposes repairing prior landslides with "well-compacted fill with appropriate EIR was necessary to assess poten- subsurface drainage. With the exceptially adverse environmental effects tion of the roadway improvements

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 site at www.cityoforinda.org, or at City Hall or the Orinda Public Library. Comments should be directed

Orinda Way, Orinda, CA 94563-

Per the draft EIR report, an open to Christina Ratcliffe, AICP, Senior 2519; via email: CRatcliffe@city-Planner by mail at: City of Orinda, 22 oforinda.org; or via phone: (925) 253-4213, or fax: (925) 253-7719.







ORINDA \$2,045,000 4/3. Delight in a classic Orinda setting w/ panoramic views of Mt. Diablo all on

David Pierce CalBRE# 00964185



\$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



MORAGA \$1,099,000 4/2. 4 bed/2 bath with pool, hot tub, play structure & Rim Trail access. Many

The Holcenberg's CalBRE#01373412/00637795



5/2.5. Lovely Moraga Home! Updated 2593 sqft, convenient location, beautiful yard, .31 acre lot w/pool.



\$1,975,000 4/3. Spacious Sanders Ranch! 4075 sqft, + office + bonus room, great floor plan, I/3 acre lot w/pool & spa. Elena Hood CalBRE#01221247

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MORAGA \$2,695,000 4/3.5. Exquisite estate in a very private setting! Gorgeous grounds w/large spa.

4542 sq. feet.

Elena Hood



ORINDA

guest/aupaire/in-law unit on lower level Walk to school, town & Bart. Best w/ own entrnc.



4/4.5. Coming Soon! Cape Cod style updated with old world charm. Close to downtown Orinda Village. Maureen Wilbur



ORINDA \$1,995,900 4/4. New Construction, Lot 7! Visit OrindaOaks.com. Buyer may select finishes. .27 acre lot, cul-de-sac, close to K-8 top Front landscaping and fencing included. The Beaubelle Group



ORINDA \$2,650,900

home on 3.5 acre premium lot w/gourmet rated schools and walking distance to kit w/island Visit OrindaOaks.com The Beaubelle Group



\$1,495,000 LAFAYETTE \$975,000

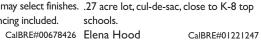
5/3. Eichler-esque home with Integrated 3/2. Charming trail neighborhood home. location! CalBRE#01251227



4/4.2. Rare opportunity to buy newer estate plus two adjacent lots. Gated, wine cellar, gorgeous grounds w/pool & more! CalBRE#01268536 Elena Hood



MORAGA \$975,000 4/2. Great Single level home. 1837 sqft,





ORINDA \$919,000 5/5.1. New Construction! Stunning custom 4/2.5. Charming family home near top village.

CalBRE#00678426 Steve Stahle



MORAGA \$2,495,000 5/4.5. Spectacular CUSTOM home with fabulous views and amazing backyard. 4175 square feet.

Flena Hood CalBRE#01221247



ORINDA \$1,099,000 4/3. Charming Vintage Gem w/. old world character boasts an office, on a cul-de-sac. Patti Camras CalBRE# 01156248



\$1,125,000 4/2.5. Coming Soon. Impeccable quality 3/2. Park like setting. Steps to Mulholland shopping center and schools. Vlatka Bathgate CalBRE# 01390784



LAFAYETTE \$899,000 3/2. Charming with views, close to everything. Extensive upgrades and

Woodward/Jones CalBRE#01335916/00885925



MORAGA 3/2. Great Single Level! Adorable house with great location, 1961 sqft on .24 acre



ORINDA \$1,895,000 4/3. Fabulous Glorietta home beautifully rebuilt with incredible attention to detail and design.





5/2.5. Rare gem with chic modern flare, spacious rooms & flat, sunny backyard plus patio.

The Hattersley's CalBRE#00445794/01181995



MORAGA \$849,000 Fully fenced yard w/lawn. Walter Nelson CalBRF#01461463

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MORAGA

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