

Friends of the Joaquin Moraga Adobe
Monday, January 23, 2012
Twenty-ninth Formative Meeting

I. Meeting called to order at 7:45 PM

II. Members in attendance:

| | |
|-------------|------------------|
| Kent Long | Lance Beeson |
| Jeff Boero | Bobbie Landers |
| Teresa Long | Connie Boero |
| Ron Louis | Marilyn Terstage |

III. Adopted Minutes from the last meeting, November 28, 2011.

IV. Development Plans and Proposals

- a. As of January 13 Orinda Planning Department had not received environmental documents for review. Speculation that Planning Department will decide in March if EIR is required..

V. Community / Membership Outreach

- a. Continued discussion on community event to be held in Spring or Summer ('Adobe Days'). Raised possibility of combining with Town of Moraga's 'Hacienda Days' on May 5. Ron Louis will check with Moraga representatives to verify that FJMA could participate in this event.

VI. Treasurer's Report

- a. No report-out at this meeting

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:40 PM.
- b. The next meeting will be held at 7:30 PM on Monday, February 27 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga (as the third Monday in February is President's Day)

Friends of the Joaquin Moraga Adobe
Monday, March 19, 2012
Thirtieth Formative Meeting

I. Meeting called to order at 7:35 PM

II. Members in attendance:

Kent Long Lance Beeson
Tania DeGroot Tom Romanek
Teresa Long Marilyn Terstegge

III. Adopted Minutes from the last meeting on Monday January 23, 2012.

IV. New Meeting Location

- a. The FJMA February meeting had to be cancelled because the Moraga Fire Station no longer allows any public meetings.
- b. Until a more permanent location can be found, FJMA will meet at the downtown Orinda Realty Office of Better Homes & Garden/Mason-McDuffie.

V. Adobe's Current Condition

- a. Kent Long & Bobbie Landers visited the Adobe in February 25th. A local resident alerted FJMA that the Adobe was being vandalized and doors were being left wide open. Kent gave a slide show of photos that he had taken of the Adobe on that visit. The photos showed broken windows, open doors and lots of graffiti. All historical plaques are now missing. Most disturbing was a section of wall where there was digging at the adobe bricks.
- b. The Orinda Planning Department reported that the developer has once again boarded up the windows and doors in an attempt to secure the Adobe.
- c. It was agreed to share these photos via the website and the community.
- d. It was also discussed as to whether the developer needs to provide more security like cameras, a cyclone fence etc.

VI. Development Plans and Proposals

- a. J&J Ranch project status: The Orinda Planning Department is waiting for some additional reports to be finished. The soonest that the development proposal could go before the Orinda Planning Commission is May 22nd, but it most likely will be in June or July, The planner in charge of this project is now Scott Pacheco.

VII. Community / Membership Outreach

- a. FJMA is planning to participate in the Town of Moraga's 'Cinco De Mayo Fiesta' at the Hacienda on May 6th. Ron Louis has had preliminary talks with the organizers and they are interested to include FJMA. Lance Beeson has lined up the National Park Service to provide information signs about the de Anza expedition and historical Presidio uniforms for a good kid activity. FJMA will have an information booth about the Adobe and the friends' organization.
- b. We agreed to provide Toris Yeager (who teaches Rancho days at the Wagner Ranch Nature Area) with Moraga Adobe and FJMA information and photos as a teaching aid for her students.
- c. We agreed to create a FJMA newsletter describing the current status of the Adobe with photos and email it to FJMA members, local media and Orinda City Council members.
- d. We discussed organizing a letter writing campaign when the J&J Ranch project is ready to go to go before the planning commission.
- e. It was agreed that a membership letter needs to be sent out.

VIII. Treasurer's Report

- a. No report at this meeting

IX. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:45 PM.
- b. The next meeting will be held at 7:30 PM on Monday, April 16th 2012 at the Better Homes & Garden/Mason-McDuffie Realty Office 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, April 16, 2012
Thirty First Formative Meeting

I. Meeting called to order at 7:45 PM

II. Members in attendance:

| | |
|---------------|------------------|
| Kent Long | SB Master |
| Jeff Boero | Bobbie Landers |
| Teresa Long | Connie Boero |
| Ron Louis | Marilyn Terstage |
| Lance Beeson | Tania DeGroot |
| Bourke Harris | Sue Harris |
| Corri Jimenez | |

III. Adopted Minutes from the last meeting, Monday, March 19, 2012

IV. Development Plans and Proposals

- a. Restated expected timeline for Orinda Planning Commission review as most likely June or July. Bobbie Landers relayed a conversation with the developer's Michael Olson in which Mr. Olson reiterated the developer's preference for the Adobe buildings use a common area managed by the Homeowner's Association. Bobbie reminded Mr. Olson that the Adobe developers have a FJMA's proposal for the development.
- b. The adjacent Lavenida development (south of the Adobe property) received Orinda Planning Commission approval last month. Appeals to the Orinda City Council are expected based, perhaps, on concerns pertaining to density, grading and impact on traffic and pedestrian safety.
- c. Reviewed KPIX television news segment from April 13 on the condition of the Adobe that showed extensive damage from recent vandalism.
- d. Discussion on merits of soliciting support from advocacy groups such as the California Preservation Foundation, National Trust for Historic Preservation and others. The request would be to ask these organizations to submit their letters of support to the Orinda Planning Commission with copies to Orinda City Council members. A motion was carried to draft and send these letters. Separately, a letter will be drafted to the Planning Department requesting that it enforce upon the developers a requirement to secure the Adobe from trespassers and further damage.

V. Community / Membership Outreach

- a. Plans have solidified for FJMA's participation in the Town of Moraga's Cinco de Mayo Fiesta on May 6th at the Hacienda de las Flores in Moraga. Sign ups for setting up, staffing and dismantling the booth were collected.
- b. Jeff Boero will send letter to Steve Westfall soliciting his sponsorship of the 4th of July wagon again this year. Bobbie Landers will make contact with Mel Silva to arrange for the wagon and horses.

VI. Treasurer's Report

- a. No report-out at this meeting

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:35 PM.
- b. The next meeting will be held at 7:30 PM on Monday, May 21 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, May 21, 2012
Thirty Second Formative Meeting

I. Meeting called to order at 7:37 pm

II. Members in attendance:

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|---------------|--------------------|
| Kent Long | Corri Jimenez |
| Bourke Harris | Susan Harris |
| Tania DeGroot | Bobbie Landers |
| S.B. Master | Ron Louis |
| Lease Raya | Marilynn Terstegge |
| Connie Boero | |

III. Adopted Minutes from the last meeting, Monday, April 16, 2012

IV. Recap of Recent Activities

A. Cinco de Mayo Event

We had a table with information about the Adobe the Town of Moraga's event on May 6th, as well as a roping activity and costumes courtesy of the National Park Service for children to wear. It was nicely set up and very successful—the information answered questions of visitors of all ages, with some help from Susan Sperry from the Moraga Historical Society who was on hand, and we got about 60 signatures on our petition. Lance Beeson, also in costume, had a table with information about the De Anza ancestors on one side of ours and the National Park Service table with information on Juan Bautista De Anza's historic trail was on the other side, making for a nice, historic grouping. We thank Ron for making the connection with the City of Moraga to include us this year and plan to do so again next year.

B. Meeting with City Council Members

In the aftermath of the press from the vandalism at the Adobe, Bobbi thought it would be a good idea to make a proposal to the City Council about our position, before the Planning Commission meeting. The developers have stated that the Adobe would become a clubhouse, and if this is not an issue with the Planning Commission, that use could easily be approved. We need to find a way around that and want public possession of the Adobe. Bobbi's idea was to get the City of Orinda (and Moraga and Lafayette) to consider taking an ownership role, and city manager Janet Keeter agreed last Monday (5/14) to put that on the agenda for the June 19th meeting. Ideally, we need the following to happen:

1. pack the room at the City Council meeting
2. define our proposal and find out where the money to support it is coming from (the community, the cities, the Friends of the Adobe)
3. prepare a budget to rehabilitate the building
4. begin fundraising and have someone who has experience writing grants lead that effort
5. prepare a pie-chart showing the responsibilities of the various owners

The neighboring Lavenida development used a streamlined approach, eliminating the need for an EIR since the property does not deviate from the general plan. The Adobe developers will likely use the same process, but it can be contested because of its significant impact on the Adobe. The Landmarks Commission had presentations from 3 preservation consultants to perform site reports and liked ARG; they could support our efforts by reiterating their position. And we could call on the legal counsel of the Del Rey Neighborhood group (Leila ___?) or Susan Brandt-Hawley (in St. Helena).

We need to make our position more prominent now by getting people from each local historical society as well as other city officials (Janet Keeter, Dave Trotter of the Moraga town council, etc) to attend and get speaker cards, relay a common message based on our petition, and focusing on ownership of the parcel with the Adobe on it. We should also contact the Contra Costa Historical Society, the California Historical Society, the National Parks Service, local 3rd and 4th grade teachers, representatives from the Alviso and other adobes in the area. Our focus should be both local and broad-based. We should send a press release to the local papers and gather letters of support to bring to the meeting.

We will have to verify the agenda for the June 19th meeting, then line up people to call to encourage attendance. Kent will prepare an email to send with a message about the meeting. However, we want to keep this quiet until a week or two before the meeting so that the developers don't have time to prepare a counter-offensive.

V. Treasurer's Report

Current balance is \$2045, and a letter will be sent out soon soliciting dues from our members.

VI. Fourth of July

Jeff Boero has contacted Steve Westfall about using the wagon.

VII. Adjournment/Next Meeting

The meeting was adjourned at 9:14 pm

The next meeting will be held at 7:30 pm on Monday, 18 at the Better Homes/Mason-McDuffie Real Estate office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, June 18, 2012
Thirty Third Formative Meeting

I. Meeting called to order at 7:35 PM

II. Members in attendance:

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|---------------|------------------|
| SB Master | Andrew Goett |
| Jeff Boero | Bobbie Landers |
| Connie Boero | Haleigh Goett |
| Ron Louis | Marilyn Terstage |
| Lance Beeson | Tania DeGroot |
| Bourke Harris | Corri Jimenez |

III. Adopted Minutes from the last meeting, Monday, May 21, 2012. Bourke Harris expressed concern that the May 21st Minutes misrepresented the Orinda Landmark Commission's view on the value of the ARG report referenced in Par.IV.B of the Minutes and requested that clarification be made that the ARG report is not in concert with the position of either the Landmarks Commission or FJMA.

IV. Fourth of July Event

- a. Applications for both the parade and booth have been submitted to the Orinda Association. Bobbie Landers will follow up with Steve Westfall on his support of the four-horse wagon entry.
- b. Sign up sheet for staffing the booth and for riding in the wagon was circulated. The group agreed to have the petition from the Hacienda Days event at the 4th of July booth.
- c. Andrew Goett graciously offered to devote the resources of his printing company to developing and printing a flyer for use in the 4th of July event. Corri Jimenez, Ron Louis and Kent Long will coordinate content and layout with Mr. Goett.

V. City Council Meeting

- a. The City Council Meeting is scheduled for Tuesday, July 17, 2012, 7:00 p.m. in the Library Auditorium. FJMA plans a presentation to the Council of 20-30 minutes to include a brief overview of the Adobe, and reinforce that the site is an important part of the area's history. The details of the presentation as well as participation of supporting organizations will be defined in the coming weeks and will be confirmed at FJMA's next monthly meeting on July 16. In support of these efforts: Ron Louis will make contact with both the Moraga and Lafayette Historical Societies; Lance Beeson will attempt to make contact with various agencies to determine approximate cost to maintain similar sites; Jeff Boero to research if FJMA member list contains contact phone numbers, otherwise a group email will be sent to the member list reminding all of the Council meeting and soliciting their attendance.

VI. Treasurer's Report

- a. No report-out at this meeting

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:10 PM.
- b. The next meeting will be held at 7:30 PM on Monday, July 16 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, July 16, 2012
Thirty Fourth Formative Meeting

I. Meeting called to order at 7:35 PM

II. Members in attendance:

| | |
|---------------|----------------|
| SB Master | Andrew Goett |
| Jeff Boero | Bobbie Landers |
| Connie Boero | Teresa Long |
| Ron Louis | Kent Long |
| Corri Jimenez | Tania DeGroot |
| Lease Reyas | |

III. Adopted Minutes from June 18th meeting with the following corrections noted in underlined italics: Adopted Minutes from the last meeting Monday, May 21, 2012, by a vote of 7 for and 2 against. Bourke Harris expressed concern that the May 21st Minutes misrepresented the Orinda Landmark Commission's view on the value of the ARG report referenced in Par.IV.B of the Minutes and requested that clarification be made that the ARG report is not in concert with the position of either the Landmarks Commission or FJMA. Further, the counsel of Leila was not made available to FJMA.

IV. Developer Update

- a. Kent Long announced the tragic passing of Peter Branagh and his wife Ramona, resulting from a small plane crash over the weekend.

V. Fourth of July Event

- a. The July 4th event was generally successful with FJMA now having collected in excess of 200 signatures in support of preserving the Adobe.

VI. City Council Meeting

- a. The greater part of this meeting was dedicated to FJMA's presentation in the July 17 Orinda City Council meeting, including proposed speakers and content.

VII. Treasurer's Report

- a. Leasa Reyas reminded that it is time to send out the membership renewal letters.

VIII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:05 PM.
- b. The next meeting will be held at 7:30 PM on Monday, August 20 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, August 20, 2012
Thirty Fifth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

| | |
|---------------|--------------------|
| SB Master | Marilynn Terstegge |
| Jeff Boero | Bourke Harris |
| Connie Boero | Sue Harris |
| Teresa Long | Kent Long |
| Tania DeGroot | |

III. Adopted Minutes from July 16th meeting

IV. City Council Meeting

a. Briefly summarized FJMA's presentation in the July 17 Orinda City Council meeting.

V. Development Update

- a. Bobbi Landers and SB Master met with Orinda City Manager Janet Keeting on August 3. The meeting was cordial but not productive towards any specific end. Ms. Keeting was familiar with City Council's suggestion that the Planning Department facilitate conversations between the developer and FJMA. This 'facilitation' meeting is scheduled for Thursday, August 23 at 8:00 AM and is scheduled to be attended by Michael Olson, John French Janet Keeter, Kent Long, SB Master and Bobbi Landers. FJMA's position in this meeting will be consistent with its past requests that the Adobe be restored and preserved for broad community access as an historical learning center with sufficient land surrounding the Adobe, adequate parking areas and preserved view sheds.
- b. On the scheduled agenda for the September 11 Orinda Planning Commission meeting is consideration of the subdivision and tree removal permit applications from J&J Ranch LLC to subdivide the 20.33-acre site into 13 lots ranging in size from 24,676 square feet to 154,569 square feet. The project will require grading to repair existing unstable soil conditions on the site and to construct the subdivision improvements. **All members of The Friends of the Joaquin Adobe are strongly encouraged to attend this Planning Commission meeting. This meeting is scheduled for 6:00 PM, Tuesday, September 11 at the Orinda Library Auditorium, 26 Orinda Way.** This will be an opportune occasion to demonstrate community support of the preservation of the Moraga Adobe as a community treasure for continued public access.

VI. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:00 PM.
- b. The next meeting will be held at 7:30 PM on Monday, September 17 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, September 17, 2012
Thirty Sixth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Jeff Boero Corri Jimenez
Connie Boero Sue Harris
Teresa Long Kent Long
Tania DeGroot Bobbie Landers
Lance Beeson

III. Adopted Minutes from August 20th meeting

IV. Meeting with J&J Ranch Developers

- a. SB Master, Kent Long and Bobbie Landers met with developer representatives Matt Branaugh, Michael Olson and Peter French along with Orinda City Manager Janet Keeter and Planning Director Emmanuel Ursu on August 23. The meeting was cordial but revealed that the developers are adverse to any further delays in the approval process.

V. Planning Commission Meeting

- a. The Planning Commission meeting that was scheduled for Tuesday, September 11 was postponed until Tuesday, October 9. **The meeting is at 7pm in the Orinda Library auditorium, 24 Orinda Way in Orinda. It is vitally important that all attend and voice opinions about this proposal – this is the opportunity for the community to be heard.**
- b. The balance of this meeting was devoted to solidifying FJMA's position on its key desires for preserving the Adobe for continued public access and as a community learning center, along with the preservation of the existing view sheds. FJMA is also advocating for the completion of a comprehensive Environmental Impact Report in advance of Planning Commission approval of the subdivision permit application.
- c. Resolution was passed 9-0 to expend appropriate funds to confer with legal counsel prior to the planned October 9th Planning Commission meeting.

VI. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:02 PM.
- b. The next meeting will be held at 7:30 PM on Monday, October 15 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, October 15, 2012

I. Meeting called to order at 7:38 PM

II. Members in attendance:

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|---------------|---------------|
| Ron Louis | Corri Jimenez |
| SB Master | Sue Harris |
| Teresa Long | Kent Long |
| Tania DeGroot | |

III. Adopted Minutes from September 17th meeting

IV. Orinda Planning Commission Meeting

- a. Summarized the outcome of the planning commission meeting held on October 9th. There were two motions for the J&J Ranch proposal – one for streamlining the EIR process and the other to approve the subdivision map. Both motions passed with four yes votes and one no vote.
- b. We unanimously voted to appeal the planning commission decision to the Orinda City Council. The appeal needs to be submitted by Friday October 19th by 5pm. to the Orinda City Clerk. Kent will write a letter, and SB Master will confer with Susan Brandt-Hawley regarding legal advice.
- c. Discussed some possible grounds that we may want to mention in the appeal including:
 - Request for a full EIR.
 - Deterioration of the Adobe: There was no firm timeline in the proposal to address restoration of the Adobe.
 - The HOA that will own the adobe is not well-defined - how will the Adobe be adequately protected? How long will it take to sell all the lots, and how is it set up for the homeowners to care for the property. Look at the Wilder project – the Adobe could sit abandoned for years.
 - History of development of the project – in the 1970s, 5 acres was used as a figure for the land needed to protect the Adobe. In the original Orinda General Plan, the land around the Adobe was intended to be set aside as park land, but that designation was subsequently changed by the City and the former owner of the property.
 - Speakers with potential conflicts of interests.
 - Archeological finds are not addressed adequately in the project. The project states that the City of Orinda will handle any archeological finds (like Native American artifacts) but is not specific as to how this will be handled or by whom. (Who within the City is qualified to direct such recoveries?)

V. Moraga Town Council Meeting

- a. Dave Trotter is making the Adobe an agenda item at the next Moraga Town Council Meeting, 7pm Oct 24th. He is proposing a resolution in support of the Adobe. Members of the FJMA will attend and Kent will make a presentation.

VI. Membership: it was agreed that a membership letter requesting dues needs to be sent out.

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:30 PM
- b. The next meeting will be held at 7:30 PM on Monday, November 19 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, November 19, 2012
Thirty Eighth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Jeff Boero SB Master
Connie Boero Marilyn Terstegge
Teresa Long Kent Long
Tania DeGroot

III. Adopted Minutes from October 15th meeting

IV. Town of Moraga Support

- a. Kent Long presented at the Moraga Town Council Meeting on November 14. In response to FJMA's plea, the Moraga Town Council has drafted a letter to the Orinda City Council supporting FJMA's appeal to the recent Planning Commission's approval of the J&J Ranch development submittal. The letter supports broad public access and the preservation of the view sheds from the adobe lot.
- b. Kent Long showed recent clip from KTVU News on the status of the Moraga Adobe and the Town of Moraga's support of FJMA preservation efforts.

V. J&J Ranch Developers

- a. Kent Long received a voice message from Emmanuel Ursu suggesting a meeting among FJMA, the Planning Department and the developers to further explore the public access issues that have been raised. Kent will advise when this meeting is to take place.

VI. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:10 PM.
- b. The next meeting will be held at 7:30 PM on Monday, December 17 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, December 17, 2012
Thirty Ninth Formative Meeting

I. Meeting called to order at 7:37 PM

II. Members in attendance:

Jeff Boero Lease Reya
Connie Boero Marilyn Terstegge
Teresa Long Kent Long
Tania DeGroot Lance Beeson
Ron Louis

III. Adopted Minutes from November 19th meeting

IV. City Council Meeting

- a. The hearing originally scheduled for the Council's November 27 was delayed until January 24 at the Developer's request to allow consideration of recent proposals raised by FJMA and the Town of Moraga.
- b. In preparation for this hearing two separate meetings were facilitated by Orinda City Manager Janet Keeter and Planning Director Emmanuel Ursu with FJMA and developer representatives. These discussions were positive in tone and productive. Some of the salient points: Developers open to FJMA owning and operating the Adobe, but under prescribed conditions; Restoration of the Adobe back to 1841 configuration and not exclusive use as HOA facility; Definition of frequency and amount of public / school access; Purchase of Lot 12 from the developers.

V. Treasure's Report

- a. Account Balance - \$1485.00
- b. Discussion regarding the mailing of dues notice to membership. This next notification should include a report on recent discussions, milestones and potential need for funding to support FJMA goals.

VI. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:57 PM.
- b. The next meeting will be held at 7:30 PM on Monday, January 14, 2013 at the Better Homes / Mason McDuffie Realty office at 51 Moraga Way, Orinda.