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Photo Sora O'Doherty

Heavy brush and dense trees on undeveloped land pose a huge fire risk; MOFD ordinance 22-02 requires 100-foot fuel break at perimeter of undeveloped parcels.

Wildfire mitigation efforts blunted by reluctant residents and public landowners

By Sora O'Doherty

In the month of June, of the 2,846 fire inspections conducted by the Moraga-Orinda Fire District, 1,252 properties failed the inspections and by the end of the month only 243 homes either had the work completed and reported or completed and been re-assessed, according to MOFD Chief Dave Winnacker who spoke at the second 2x2 meeting of the Orinda

City Council and MOFD on July 12. To date this season 3,474 inspections have been completed and Winnacker said he is confident that MOFD has the right staffing. But he did report a reluctance of homeowners to complete the work to bring their property into compliance with the new fire code. "Today," he said, "a resident called the police on me because they felt that I was harassing them." In addition to the reluctance of residents to re-

move vegetation, Winnacker reported that there is a problem with big public landowners, such as the East Bay Regional Park District, the East Bay Municipal Utility District, and the city of Orinda. According to MOFD Ordinance 22-02 which became effective on April 16 following the board's March 21 approval, undeveloped parcels of 10 acres or greater require that a fuel break of 100 feet be maintained around the entire perimeter of the parcel. ... continued on Page A8

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Citywide Sidewalk Sale underscores Lafayette's small town feel

By Lou Fancher



Photo J. Wake

What better way can there be to celebrate summer by starting the day on July 30 with free coffee and breakfast treats enjoyed with family, friends and neighbors at the Lafayette Plaza Park? The Lafayette Chamber of Commerce and the City of Lafayette will host the morning soiree accompanied by local artists and business owners whose booths will add zing – and a warm-up – to the annual Citywide Sidewalk Sale event.

After the libations, shoppers on the streets and sidewalks of Lafayette will engage in the civic action of commerce to support local retail, restaurants and service providers. Participating shopkeepers, restaurant owners and a variety of locally-owned businesses offer special discounts and sales throughout the day.

Chamber Executive Director Jay Lifson says that "great cities need to have certain elements to make them great. The first is a really good story. It needs to be historical or have a strong sense of place. Lafayette has its Green Hills and Great Schools stories. Like many small towns, Lafayette struggles with the pressure of building more housing and the desire to keep the community semi-rural. Lafayette embraces new concepts and trends. We have three big landowners in town who have worked very hard to find the right mix of locally owned small businesses and national brands. It's the best of all worlds."

Underscoring Lifson's obvious enthusiasm for local business promotion is a deep-rooted belief in the history of cities. He says the mix of businesses and buildings that have been in Lafayette for decades and newcomers to the marketplace in renovated digs brings to his mind memories of Chicago. "The mix of really old architecture and the rebuilding of Chicago after the great fire in 1871 had many modern buildings popping up. They were all so different and they blended together well." ... continued on Page A10

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Summer fun for Lafayette's littles



Photos Jeff Heyman

By Jennifer Wake

Local toddlers and young children were greeted with fun music, face painting, bubbles and games July 12 as part of the free Concert for Kids at Creekside Commons on Carol Lane in Lafayette, featuring Bay Area children's music artist Andy Z (Andreas Zamenes) and the Andyland Trio. Zamenes has been delighting kids and families for two decades. The event was one of several unique Lafayette events focused on younger kids and their families this summer.

Through the month of August on Tuesday nights at 6 p.m., the Lafayette Library hosts a half-hour Campfire Storytime for the whole family. The evenings include singing songs, reading picture books aloud, and body movement activities for the younger children as well as crafts and coloring. Sensory Storytime is also offered at 10:30 to 11 a.m. on Thursdays at the Library through the month of August and features a visual storytime

schedule, lots of repetition, short and interactive stories, designated seating, and dim lights to accommodate everyone. While Sensory Storytime is for toddlers and preschoolers, all are welcome.

Bel and Bunna's Books is also hosting two Special Circle and Story Times, the first at the Library at 9:30 a.m. on Monday, July 25 and at the book store on Aug. 31, featuring "The Very Hungry Caterpillar" Circle Time.

For information, visit <https://belandbunnasbooks.com/summer-story-times/>

LLLCF presents its Distinguished Speaker Series in August

The Lafayette Library and Learning Center Foundation will present three author discussions as part of its Distinguished Speaker Series Aug. 9, 10 and 19.

Author Anthony Marra will speak at 7 p.m. Aug. 9 in the Don Tatzin Community Hall about his book, "Mercury Pictures Presents," a love letter to life's bit players, a panorama of an era that casts

a long shadow over our own, and a tour de force by a novelist whose work The Washington Post calls "a flash in the heavens that makes you look up and believe in miracles," according to the LLLCF website. Tickets are \$30 and include a copy of "Mercury Pictures Presents."

On Aug. 10 Emi Nietfeld will discuss her memoir, "Acceptance" at 7 p.m. in the Don

Tatzin Community Hall. "Acceptance" is described as a luminous, generation-defining memoir of foster care and homelessness, Harvard and Big Tech, examining society's fixation with resilience – and its cost. Tickets are \$27 and include a copy of Nietfeld's memoir.

And on Aug. 19 at 2 p.m. in the Don Tatzin hall, in partnership with Orinda Books,

author Daniel Stone will discuss his book, "Sinkable: Obsession, the Deep Sea, and the Shipwreck of the Titanic" which is part narrative history and part adventure, filled with colorful characters and fascinating science that reveals a crucial part of the Titanic's story almost no one ever examines. "Brimming with humor, curiosity and wit," according to the LLLCF website,

"Sinkable" follows in the tradition of Susan Orlean and Bill Bryson, offering up a page-turning work of personal journalism and an immensely entertaining romp through the deep sea and the nature of obsession."

To RSVP for any of these programs, visit <https://www.lllcf.org/special-events>
 – J. Wake

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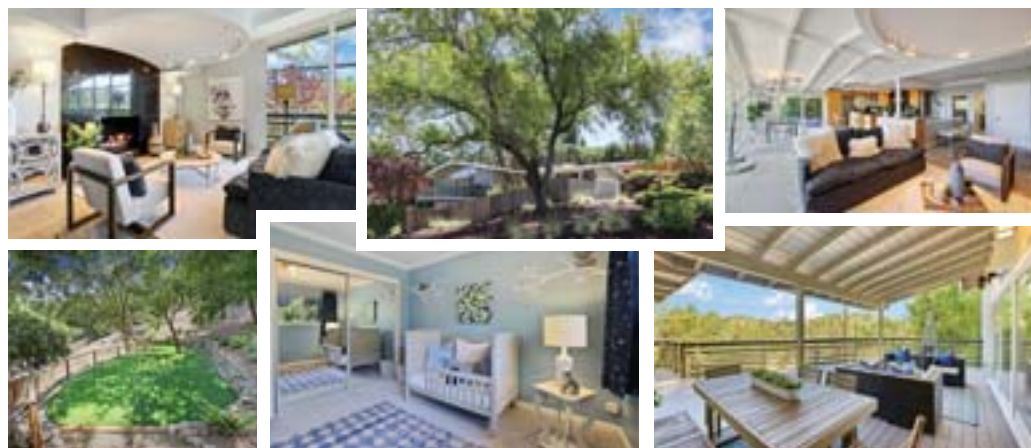
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Three Lafayette City Council members' terms ending this year

Three Lafayette City Council members – Mayor Teresa Geringer, Council Member Susan Candell, and Council Member Wei-Tai Kwok – will have their terms expire in 2022. The nomination period for candidates opened July 18 and the deadline for nominations is at 5 p.m. Aug. 12. Candidates may obtain nomination materials and file documents with City Clerk Joanne Robbins by appointment only Monday through Friday, from 8 a.m. to 5 p.m., according to the city's website. Robbins said she does not have any advance notice

on whether the incumbents intend to run for re-election.

If an incumbent eligible for re-election does not file nomination documents by the Aug. 12 deadline, the deadline is extended to Aug. 17 at 5 p.m. for non-incumbent candidates.

The secretary of state will conduct a randomized alphabetic drawing on Aug. 18 to decide the candidates' name order on the Nov. 8 ballot.

For more information, contact Robbins at jobbins@lovelafayette.org or call (925) 284-1968.

– J. Wake

Lafayette neighborhoods have new ConFire Firewise liaison



Photo J. Wake

Many Lamorinda neighborhoods sit atop hillsides like this one high above Springhill Elementary School in Lafayette.

By Jennifer Wake

Wildfires grow in strength as they run uphill and a fire in steep and hilly terrain makes it difficult to access with a fire truck or even on foot, according to the National Fire Protection Association. "If your home or neighborhood is remote from water supplies and has narrow, winding roads and driveways, it is especially challenging to fight fire at each structure," states the NFPA. "If dozens of homes in your area are threatened, chances are there are not enough firefighters, fire trucks, or water supplies to protect every home."

The NFPA also notes most homes that burn during a wildfire are ignited by embers or firebrands landing on the roof, in gutters, on or under decks and porches, or in vents or other openings in the home. Other homes burn from small flames (surface fire) that can touch the house – such as dry grass that can allow a fire to run right up to the siding.

The Firewise USA communities program encourages local solutions for safety by involving homeowners in taking individual responsibility for preparing their homes from the risk of wildfire.

One of the biggest benefits of being part of a Firewise neighborhood, according to Lafayette Council Member Wei-Tai Kwok who coordinated homeowners in his neighborhood to become Firewise, is having a fire inspector come to homes in high fire

hazard severity zones and let homeowners know what they need to do to meet fire code standards, without the fear of receiving a citation.

At Lafayette's July 13 Emergency Preparedness Commission meeting, Kwok and other EPC members discussed ways to educate the public about the benefits of becoming Firewise, and increasing the number of neighborhoods involved in the program. Lafayette currently has four recognized neighborhoods, while Moraga and Orinda have 25.

The Contra Costa County Fire Protection District has a new Firewise Liaison, Chris Giddis, who is taking over for Inspector Taylor King who moved to a different city. According to Kwok, who recently had a 90-minute meeting with ConFire Chief Lewis Broschard and Deputy Fire Chief Aaron McAlister, Giddis is in place now and is ready to offer support.

Kwok said insurance companies look favorably at homes in Firewise neighborhoods, adding that Lafayette high fire hazard severity zones are predominantly north of Highway 24 or near Lafayette Reservoir.

Emergency Preparedness Commission Chair Duncan Seibert noted that there is a Firewise form available on the CERT website (below) that can be completed and will help track where there is interest in creating Firewise neighborhoods in Lafayette.

For more information about Firewise, visit www.lamorindacert.org/resource/firewise-usa/



Lafayette Public Meetings

City Council

Regular Meeting
Monday, July 25, 7 p.m.
Teleconference via City of Lafayette's YouTube Channel:
<http://bit.ly/LoveLafayetteYouTube>

Planning Commission Meeting

Monday, Aug. 15, 7 p.m.
Teleconference Meeting via Love Lafayette YouTube
<http://bit.ly/LoveLafayetteYouTube>

Design Review

Wednesday, July 27, 7 p.m. Zoom
Teleconference Meeting via Love Lafayette YouTube
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Town Council: Wednesday, Aug. 24, 6:30 p.m.
Planning Commission: Tuesday, Aug. 2, 6:30 p.m.,
Park and Recreation Commission:
 Monday, Aug. 15, 7:00 p.m.,
Moraga School District Board Meetings:
 TBA

Housing Element Working Draft 2023-31 heads to HCD for review



Example of a Housing Element option

Photo provided

By Vera Kochan

Every municipality in California is required to go through a process known as the 6th Cycle Housing Element Update (2023-31). The Regional Housing Needs Allocation (RHNA) for Moraga, as determined by the Association of Bay Area Governments (ABAG), requires the town to come up with its “fair share” of housing responsibilities to fulfill its assigned quota. In Moraga’s case the opportunity site amount is 1,118 units – nearly five times the 229 units that Moraga needed to plan for during the 2015-2023 period. Opportunity sites identi-

fied in the 6th Cycle Housing Element draft with the largest realistic capacity predominantly included areas within the Moraga Center Specific Plan mixed-use “Village” as well as sites within the Rheem Shopping Center, with increased zoning to 24 dwelling units per acre for opportunity sites, the 123-lot Palos Colordos subdivision which has been approved and recorded, and 150 units at Indian Valley (Canyon Road southwest of urban area), which is in a very high fire severity zone and is being examined by the local fire district.

Of the necessary units, 318 are for very low-income, 183 are low-income, 172 are moderate-income, and 445 are above moderate-income units.

According to the staff report presented by Planning Director Afshan Hamid and Barry Miller of Barry Miller Consulting at the July 11 Town Council Special Meeting, a state law “requires that a ‘Working Draft’ of the Housing Element be submitted to the State Department of Housing and Community Development (HCD) prior to its adoption, giving the State an opportunity to review the document and recommend revisions so that the Element complies with State law when it is adopted. Each jurisdiction must circulate the ‘Working Draft’ for 30 days before it is submitted to the state, and consider revisions based on public comment.”

In preparation for the final outcome, there have been at least six meetings involving either the town council or the planning commission, as well as two community workshops.

The 225-page “Working Draft” Housing Element was officially published on June 30 with advance copies of most of the chapters appearing on the town’s website (www.moraga.ca.us/519/working-draft-housing-element) two weeks beforehand. Goals, policies, and programs were posted on June 16, and the remaining chapters posted by June 28. The publication of the “Working Draft” is now in its 30-day review period which will end on July 30.

“The heart of the Housing Element is the ‘Housing Action Plan’, which is Chapter 6 of the document,” according to the staff report. “The Housing Plan includes seven broad

goals for housing in Moraga.” Additionally, each goal has a number of supporting policies and has a set of 42 action programs to implement the policies.

On July 13 the town council - joined by Stephanie Hagar, associate principal with BAE Urban Economics, and Karen Murphy, Moraga’s assistant attorney - met to review the redlined version of the “Working Draft”.

The meeting was spent concentrating on the Housing Plan, and performing any last minute tweaks to verbiage and content of the town’s goals, policies, and programs for the next eight years. The first goal is to anticipate housing needs by maximizing opportunities for the development of housing to accommodate anticipated growth; facilitate mobility within both the ownership and rental markets; and encourage a diverse community. The policies include fair share housing; ensuring sufficient land for a range of housing types; retaining existing residentially zoned land; and working to in-fill housing opportunities.

Programs under Goal 1 include a General Plan Update with an eye towards the year 2040; adopting amendments to the Moraga Zoning Regulations in order to meet the 1,118 units required by the RHNA (including capacity for at least 501 lower income units at densities exceeding 20 units per acre); amending Moraga’s Phase One Zoning Map changes to increase zoning capacities; adopting Phase Two Zoning text amendments within 24 months of Housing Element adoption by removing constraints to develop higher density housing; updating development activity in the Moraga and Rheem shopping centers; monitoring development activity on all Housing Opportunity Sites; maintaining and publicizing an inventory of vacant and underutilized parcels that meet or exceed the town’s RHNA; and reviewing and reporting annually on the implementation of Housing Element programs for the prior calendar year.

Goal 2 is to provide a variety of housing types and affordability levels to help meet the town’s projected housing needs.

... continued on Page A5

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Housing Element Working Draft 2023-31 heads to HCD for review

... continued from Page A4

This addresses housing variety; rental housing; affordable and workforce housing; encourages multi-generational housing; manufactured housing; missing middle housing; density bonuses; federal assistance programs; and affordable housing partnerships.

The programs include the creation of additional units through state density bonuses; proactive outreach to affordable housing developers; improving access to affordable housing subsidies; developing housing to serve Saint Mary's College students, faculty, and/or staff; and enabling the production of co-housing and live/work units.

Goal 3 strives to ensure that all Moraga residents, regardless of income, have access to high-quality housing, services, and safety. This involves wildfire prevention and response; evacuation capacity; integrated living patterns; affordable housing in areas of opportunity; high-resource neighborhoods; code enforcement; housing rehabilitation programs; condominium conversions; and public transportation to housing sites.

Programs under Goal 3 include wildfire safety and emergency preparedness planning (no loss of housing units or life); adoption of an exclusionary zoning ordinance; adding 32 new Accessory Dwelling Units (ADU) in high-resource neighborhoods to improve residential mobility; bringing unpermitted ADUs into compliance; keeping track of the 32 ADUs with regards to affordability; developing and implementing a process, including objective standards, for SB 9 applications consistent with state law; participating in Eden Council for Hope and Opportunity Housing's Shared Housing Program or similar; providing information regarding rooms for rent; completing Rheem Center Public Realm Plan to facilitate development; allowing family-supportive services by right in high-density residential and mixed-use zones; increasing awareness of the Contra Costa County Neighborhood Preservation Program; and making information more readily

available to first-time home buyers to facilitate access to Moraga's high-resource neighborhoods.

Goal 4 is to ensure that the town's processes and requirements do not unduly constrain or delay the development of housing for households of all income levels. The policies are designed to improve the development process; employing CEQA infill exemptions; maintaining consistency with state law; and addressing undue governmental constraints.

Its programs include a modification of the Planned Development process; amending Moraga's parking regulations; reducing permit processing times relative to current levels; reducing residential development costs without placing a financial burden on the town; streamlining the permit review process; submitting infrastructure grants; reviewing Scenic Corridor regulations; implementing support for Moraga Center Specific Plan; updating the building code every three years or as needed; and prioritizing access to water and sewer service for affordable units.

Goal 5 is designed to promote efficiency and conservation with policies such as environmental sustainability; and energy efficiency in new construction. Its one program is to reduce greenhouse gas emissions and home energy costs.

Special housing needs are the objective of Goal 6 with policies that ensure affordable housing for special needs groups as well as support of older adults aging in place, focusing on senior housing developments and housing for people with disabilities; promoting universal design and reasonable accommodation; emergency shelters by right; transitional and supportive housing; and extremely low-income housing needs.

The programs will make allowances for special housing types; publicize senior housing resources; address homeless housing, services and referral; participate in a county-wide homeless survey; and inform persons with developmental disabilities of housing and services.

Goal 7 focuses on promoting fair housing with policies

ensuring equal opportunity housing involving an equal housing coordinator as well as fair housing referrals and information. Its only program widely encompasses meaningful actions to combat discrimination, overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster an inclusive community.

In fulfilling Moraga's RHNA requirements for the 6th Cycle, several provisions within the Design Guidelines have been identified by the town council as potentially subjective and should be evaluated for objectivity. Provisions include a guideline that two (2) two-story single-family homes should not be placed side-by-side if they are visible from the street; a guideline limiting the height of buildings on padded lots; additional requirements regarding the visibility of structure(s) from off-site; design requirements for storm water management systems; and granting the Planning Commission (acting as the Design Review Board) additional subjective authority.

Public comments ran the gamut with concerns of overcrowding, traffic, lack of shopping options, developments on hillsides and emergency evacuations; while a few developers appreciated what Moraga was required to do and how the town would go about fulfilling its RHNA obligations.

With a unanimous vote, the town council authorized staff to submit a draft of the Housing Element for review to HCD for comment. HCD will in turn provide the town with their comments which will help the town to create a document fulfilling all its requirements for the final submission in January 2023. The town needed to make certain that whatever is submitted to the HCD is as close to finalized as possible in order to avoid major changes to the final draft. For more information visit: makemoragahome.org.

Correction : In the article, "Potential uses of Palos Colorados – Fund 100," published in the July 6 issue of Lamorinda Weekly, the stated reason why Moraga Mayor Steve Woehleke voted "no" on the proposed decision for the town to make a \$250,000 contribution to the John Muir Land Trust from Fund 100 for the purchase of Harvey Ranch was inaccurate. In his summary comments during the council's June 22 meeting, Woehleke said the town council, representing the citizens of Moraga, "lacks adequate information on this late budget addition to review and approve a discretionary \$250,000 contribution from the Palos Colorados Fund. Deficiencies include inadequately defined required uses of the Palos Colorados one-time developer fees, and lack of input from the Moraga Park and Recreation Commission." The council received 29 letters from the public in support of the JMLT contribution, and 3 letters against.

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Final Hacienda Nights food truck event for the summer scheduled for Aug. 16



Photo Vera Kochan

Don't miss out on the final Hacienda Nights at the Hacienda de Las Flores (2100 Donald Drive) from 5 to 9 p.m. Tuesday, Aug. 16, which will feature lawn games, music and fabulous food from food trucks such as Cousin's

Maine Lobster, Ofie's Kitchen, Mozzarella, and Golden Gate Gyro. Beer and wine selections will be available from Canyon Club Brewery. Don't forget your picnic blanket! – J. Wake



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The Orinda Association:
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City Council

Regular Meeting:

Tuesday, Aug. 16, 7 p.m.

By Teleconference Only

Planning Commission

Tuesday, July 26, 7 p.m.

By Teleconference Only

Supplemental Sales Tax Oversight Commission

Wednesday, Aug., 10, 6:30 p.m.

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Planning Commission welcomes new project with 51 affordable housing units for seniors



Rendering provided

By Sora O'Doherty

Vista Verde won unanimous approval from the Orinda Planning Commission on July 12, as the commission voted to recommend the project to the City Council, which has the final say on whether or not to approve the project. There is a period of 10 days in which an appeal may be lodged.

The project, commenced in 2018, will add 51 affordable housing units for seniors and one caretaker unit to be built on the upper parking lot of the Orinda Community Church. This will be the second housing project that the OCC has sponsored on its

property. Orinda Senior Village was also built on OCC land in the 1980s, and provides 190 senior residents accommodation in 150 apartments. Over the years Orinda Senior Village has provided housing for over 1,000 residents and currently has a waiting list of more than five years.

The project was introduced to the commission by Planning Director Drummond Buckley, who said it was a “big night for Orinda,” and described Vista Verde as “a big project that helps the city meet its affordable housing obligations.” Buckley also discussed proposed concessions

on height and story limits, as well as private open space. The project will consist of five stories totaling 53 feet in height. The highest point in the development will be approximately 25 feet below the homes on Watchwood Drive in Orindawoods. The developer requested amendments to the general plan and zoning. Because of the number of affordable housing units provided, the project qualifies for state density bonus provisions, Buckley added. The project planner is Richard Smeaton.

Victoria Smith, chair of the Orinda Senior Housing Foundation, explained that the church created the foundation in order to provide safe, attractive and affordable senior housing in Orinda. The foundation chose Dahlin Architects for the project. Dahlin were the architects of Monte Verde, an existing senior housing project that was awarded an Orinda Mayor’s award of excellence. Monte Verde is located at 2 Irwin Way and Verde Vista will be at 10 Irwin Way. Orinda Senior Village is located at 20 Irwin Way. Orinda Senior Village is located at 20 Irwin Way.

Ann Barr, the OCC lay leader, said that the church is excited to be supporting Vista Verde. The church has participated in the Winter Nights project to provide temporary housing. Both are in line with the church’s mission. OCC congregants voted overwhelmingly in support of this project, Barr reported.

Padu Kang, Dahlin Architects Director of Design, presented the plan to the commission. He noted that Vista Verde will be in good company with similar housing nearby. He added that, although the site does have constraints, it will have many amenities. Vista Verde will be walkable to downtown, and will have sufficient parking and accessible entryways from the parking lot. The building will have meandering paths through garden spaces, into which the architects were able to incorporate some features, such as a trellis and fence, that have sentimental value to residents.

There were a number of comments from the public supporting the project, but also one complaint from a resident of Watchwood Drive in Orindawoods that overlooks the project, and a few negative written comments as well. Overall comments were characterized as supportive.

The commissioners were impressed with the project. Commissioner Mautner said that the 3-D models provided were really impressive. He added that when Monte Verde was originally under discussion there was also some concerns, but now 10 years later it “really fits that site.” He suggested that some people who expressed concerns about the new project may feel better about it in five years.

Vista Verde will be the third senior housing project in Orinda. The first project, Orinda Senior Village, was built on land donated by Orinda Community Church. The second senior affordable project, Monte Verde, was built on land donated by the City of Orinda (after a land swap with the developer of Wilder) by Eden Housing, a nonprofit affordable housing developer. Vista Verde Community Housing will be built and owned by the Orinda Senior Housing Foundation, a nonprofit sister organization with the same board of directors as the Orinda Senior Village Foundation that manages Orinda Senior Village. Vista Verde will be on land leased from OCC.

NOTICE OF PROPOSED CONSTRUCTION
Para más detalles llame 1-800-660-6789

PROJECT NAME: Sobrante-Moraga 115 kV Power Line Project - (City of Orinda, P.No. 5791338)
ADVICE LETTER NUMBER: 6644-E

Proposed Project: To replace foundationally unstable infrastructure, ensure electrical reliability, and replace outdated facilities with newer, more resilient ones, Pacific Gas and Electric Company (PG&E) is proposing to replace conductors (wires) over approximately 0.32 mile of the existing Sobrante-Moraga 115 kilovolt (kV) Power Line in the City of Orinda, Contra Costa County. To support the new conductors PG&E will replace approximately 4 existing lattice steel pole (LSP) structures with 4 new single tubular steel pole (TSP) structures (replacement of existing power line facilities). PG&E will also remove approximately 3 existing LSP structures on the adjacent existing Moraga-Lakewood 115kV Power Line that runs parallel with and in the same utility corridor as the Sobrante-Moraga 115kV Power Line. The existing conductor on the 3 Moraga-Lakewood 115kV Power Line LSP removals will be moved to 3 of the new adjacent Sobrante-Moraga 115kV Power Line TSP structures (minor relocation). Replacement structures will be approximately 6 feet to 12 feet taller than the existing structures with one new structure decreasing in height. Taller structures are needed to comply with California Public Utilities General Order 95 minimum ground-to-conductor clearance requirements.

The project begins at an existing PG&E LSP approximately 1,200 feet north of the westerly terminus of Dolores Way and runs north and then east approximately 1,700 feet adjacent to and northerly of PG&E’s Moraga Substation crossing 1 unnamed intermittent stream, terminating at an existing PG&E LSP located approximately 300 feet east of the intersection of Valley View Drive and Don Gabriel Way.

The project will span over 1 unnamed intermittent stream. No work will occur within the bed or bank of the stream or riparian areas and no removal of riparian vegetation is required. Construction is tentatively scheduled to begin in September 2022 or as soon as practicable after project approval. Construction will be completed in March 2023, or as soon as possible after construction begins.

Exemption from CPUC Permit Requirement: CPUC General Order 131-D, Section III, Subsection B.1, exempts a utility from the CPUC’s requirement to file an application requesting authority to construct if a project meets specific conditions. This project qualifies for the following exemption:

- b. “the replacement of existing power line facilities or supporting structures with equivalent facilities or structures.”
- c. “the minor relocation of existing power line facilities up to 2,000 feet in length, or the intersetting of additional support structures between existing support structures.”

Additional Project Information: To obtain further information on the proposed project, please call PG&E’s Project Information Line at (415) 973-5530.

Public Review Process: Individuals or groups may protest the proposed construction if they believe that PG&E has incorrectly applied for an exemption or that the conditions set out in Section III.B.2 of General Order 131-D exist;

- a. There is reasonable possibility that the activity may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies; or
- b. The cumulative impact of successive projects of the same type in the same place, over time, is significant; or
- c. There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Protests should include the following:

- 1. Your name, email address and daytime telephone number.
- 2. Reference to the CPUC Advice Letter Number and Project Name.
- 3. A clear description of the reason for the protest.
- 4. Whether you believe that evidentiary hearings are necessary to resolve factual disputes.

Protests for this project must be filed by July 27, 2022 at the following address:

Director, Energy Division
 ED Tariff Unit
 E-mail: EDTariffUnit@cpuc.ca.gov

With a copy emailed to:

Pacific Gas and Electric Company
 PG&E Tariffs
 E-mail: PGETariffs@pge.com

PG&E must respond within five business days of receipt and serve its response on each protestant and the Energy Division. Within 30 days after PG&E has submitted its response, the CPUC Executive Director will send you a copy of an Executive Resolution granting or denying PG&E’s request and stating the reasons for the decision.

Assistance in Filing a Protest: If you need assistance in filing a protest, contact the CPUC Public Advisor: email: public.advisor@cpuc.ca.gov or call: 1-866-849-8390 (toll-free), or (415) 703-2074, or TTY (415) 703-5258.

Public Comment: Even if you do not want to file an official protest, you may still comment on the request. To do so, send your comments to the Energy Division at the address noted above. Please reference Advice Letter 6644-E.

More details about the proposed senior housing project can be found on the website:
<https://vistaverdeorinda.com/design>
Project plans may be viewed at
<https://cityoforinda.box.com/v/10IrwinWayDRA>



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Orinda city council wonders how to translate Safety Element into real safety

By Sora O'Doherty

The Orinda City Council heard a report on July 5 from the Safety Element project team on the draft Safety Element update, which will be submitted to the state of California along with the 6th cycle Housing Element. Both elements are required by state law. The project team includes Planning Director Drummond Buckley and Associate Planner Winnie Mui, along with contractor Placeworks. Eli Krispi of Placeworks gave a presentation to the council.

The safety element is a mandatory part of the city's general plan and identifies hazards, such as fire and smoke

concerns, evacuations, seismic hazards, landslides, flood and other topics of concern. Orinda's current safety element is 35 years old, and needs to be updated to include new standards and to integrate the local hazard mitigation plan, the Contra Costa Countywide Community Wildfire Protection plan and other planning efforts, as well as the efforts of the Moraga-Orinda Fire District to update and build a unified strategy for addressing wildfire hazards and risks.

There have been some significant legislative developments, such as SB 1241, which increased requirements for flood and wildfire protection,

SB 379, which requires a safety element to address climate change and resilience, and SB 99/AB 747, which require the safety element to show and assess evacuation routes and evacuation-constrained areas.

Climate change in Orinda is predicted to result in more frequent and intense wildfires, and more extreme heat events as well as increases in severe weather, including intense rainfall events, and increases in drought conditions. The report to the council noted that households in poverty and low-resourced people of color are the most vulnerable populations to drought, while extreme heat will also affect outdoor

workers, seniors, and people with chronic illness and/or disabilities. Human health hazards will affect major employers, such as the Orinda Union School District, while landslides pose risk to electrical transmission infrastructure, residential structures, major roads and highways, and natural gas pipelines, as well as schools and parks.

Although evacuation analyses will be required in 2023, Orinda is addressing the requirement in advance in response to community feedback and known issues. A study will identify potential evacuation routes based on past work by the city and MOFD, including

Highway 24, major roadways and local roadways of critical importance. The study will evaluate the capacity of evacuation routes as compared to the number of households they serve, and whether evacuation routes are likely to be affected by natural hazards or other emergencies. It will also consider shelter locations, which are safe locations, either within or outside Orinda, where people can safety shelter. Two communities slated to be considered as communities of refuge are Wilder and J&J Ranch.

The city has been seeking public input on the draft safety plan.

... continued on Page A9

Election deadlines, some incumbents won't run again

By Sora O'Doherty

The general election on Nov. 8 will fill local seats on city or town councils and school district boards. The nomination period for candidates opened at 8 a.m. on July 18. The deadline for nominations is Aug. 12, but if an incumbent

chooses not to run again, the deadline is extended to Aug. 17 at 5 p.m. for non-incumbent candidates.

In Orinda, there will be three seats up for election on both the city council and the Orinda Union School Board. Mayor Dennis Fay and council members Amy Worth and Nick Kosla are at the end of

their current terms. Kosla has announced that he will not be running for reelection, a decision he says he made when he first ran for the council. "Four years is a long time," he said. Kosla has previously served on the Orinda Planning Commission as well.

OUSD Board Members Carol Brown, Jason Kaune

and Liz Daoust also have terms ending at the end of the year. Brown has stated that she will not be running for reelection. Therefore, both races, Orinda city council and OUSD board, will be subject to the extended deadline of Aug. 17 for non-incumbents to file nomination papers indicating their intentions to run for

those offices.

Candidates for city council are encouraged to contact City Clerk Sheri Smith at ssmith@cityoforinda.org or (925) 253-4221 to schedule an appointment to take out and/or file nomination papers.

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Vlatka Bathgate 925.597.1573
vlatka@bestlamorindahomes.com | CalRE #01390784



Did you get your Guide? Note new number for Community Warning System

The newest iteration of the bright yellow and red Lamorinda Resident's Guide to Wildfire Preparedness and Evacuation was recently sent to local residents in Lafayette, Moraga and Orinda, and offers a wealth of information about actions to take during an evacuation, what to do if you're trapped and unable to evacuate, and how to harden your home against wildfire, as well as worksheets for evacuation or recovery, and important signs that can be used during an evacuation. The guide was produced and distributed by a

consortium of the City of Lafayette, Town of Moraga, City of Orinda, Moraga-Orinda Fire District, Contra Costa County Fire Protection District and the Lamorinda Community Emergency Response Team.

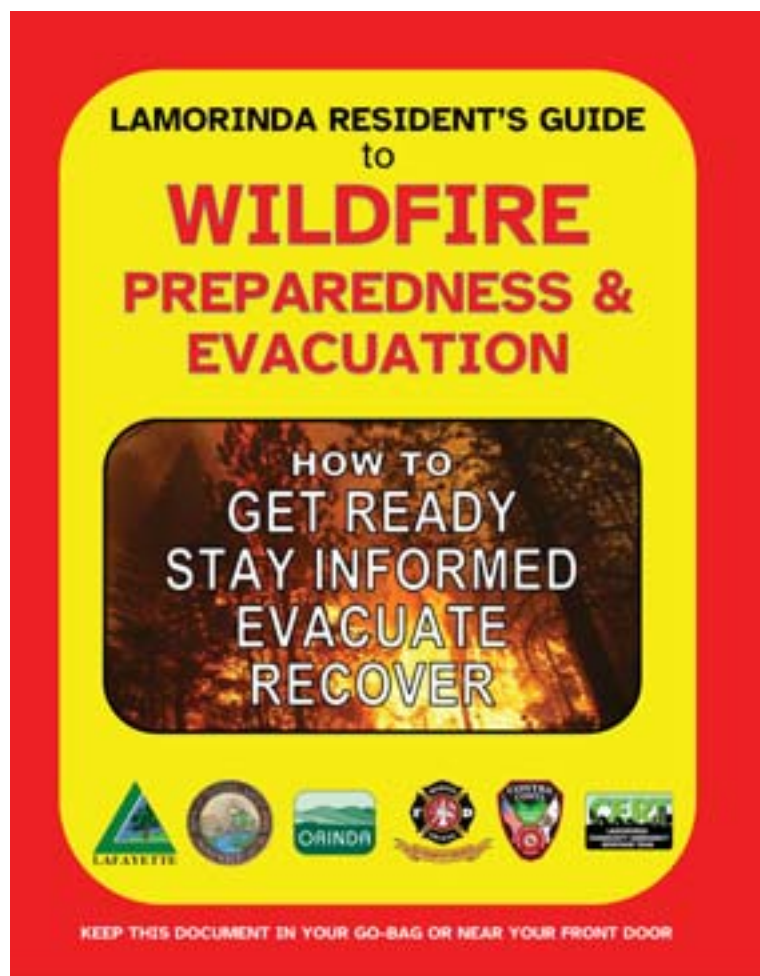
On the back of the 20-page guide, there is a phone number to call to register for the Community Warning System (CWS), which is maintained by the Contra Costa County Sheriff's Office of Emergency Services and can call every AT&T landline in the county in just a few seconds. It can also call

VoIP and cell phones if they are registered. The correct phone number for CWS is (925) 655-0111. CWS is only used for life-threatening incidents.

To update CWS account information or to receive email or text alerts, go to <https://cwsalerts.com>

To view the guide online, visit <https://www.love-lafayette.org/Home/ShowDocument?id=5858> or you can pick up copies of the guide at Lamorinda libraries, fire stations and police departments. - J. Wake

Share your thoughts, insights and opinions with your community. Send a letter to the editor: letters@lamorindaweekly.com



Wildfire mitigation efforts blunted by reluctant residents and public landowners

... continued from Page A1

"We issue violations year after year," Winnacker said, and nothing is done. He stressed the importance of such work, saying, "If public lands are mitigated, the risk of fire in the populated areas is slim to none." Such work, he stated, dramatically reduces the probability of wildfire.

Orinda City Council Member Darlene Gee asked if the fire district has done any other strategizing about large public landowners. The chief responded that there has been endless talking to, and also citing of public landowners. "All of the talking and letters have not resulted in those parcels being brought into compliance," he added. In the past, citations were issued without fines, as a courtesy, but this year the citations have been issued with accompanying fines.

While the Chief asserts that the fire district does have the authority to enforce its requirements on these large public landowners, he noted that EBMUD, EBRP, and the University of California have weighed in with what he described as "a novel interpretation" that exempts them from compliance with MOFD re-

quirements. Fay asked the Chief to forward him the list of large public property owners.

In public comment Bernie Riff asked if it was possible to contact state legislators for help. Winnacker said that he has asked both Assemblymember Rebecca Bauer-Kahan and Sen. Steve Glazer for help in getting answers to very specific questions that have been put to Cal Fire. He said that both representatives were unresponsive. Following an inquiry from Lamorinda Weekly, Bauer-Kahan said, "I have and will continue to act as a liaison between Cal Fire and MOFD to promote the safety of all residents. My office was able to get the Chief a response from Cal Fire, and will continue to ensure responsiveness by the agency. As we have seen wildfires worsen in recent years, I have been successful in securing millions in state dollars for wildfire mitigation and will continue to prioritize prevention and the safety of our community."

The Cal Fire response from Jamie Sammut, staff counsel, says, "Per PRC section 4119, the department of forestry and fire protection (Cal Fire) has the duty to enforce the state forest and fire laws or delegate that responsi-

bility. One of the many such laws is PRC section 4290 pertaining to fire safety standards. This specific enforcement authority was delegated to the Moraga-Orinda Fire District on October 27, 2021," and invites specific questions regarding the delegation.

Winnacker noted that the response from Cal Fire does not, in his opinion, answer the specific questions raised.

The July 12 meeting was also attended by MOFD president Michael Donner and board member Craig Jorgens. Other topics discussed included the Orinda chipper program, the formation of Firewise communities, the expanding red flag day parking restrictions, and an additional administrative position to be filled in Orinda. The Chief agreed with the city's request that he participate in the screening of the candidate to fill that position, which will focus on fire safety.

Orinda City Manager David Biggs reported that the Orinda City Council has appropriated \$400,000 for a grants and incentives program, which staff and the city attorney are currently working on. He noted that some things that may be addressed by the special program include fuel re-

duction, including removal of junipers and dead trees, perhaps focused narrowly on evacuation routes. Orinda Mayor Dennis Fay noted that, in relation to evacuation routes, "We are putting the burden of the safety of the entire community on those folks who live on the evacuation routes." Because everyone benefits from the evacuation routes he believes that it is appropriate for the city to help out those residents.

Winnacker reported that MOFD is already distributing some mesh intended for home hardening. More pallets of mesh have been ordered and will be rolled out when they arrive. The purpose of the mesh is to protect vents, particularly attic vents, from being breached by flying embers, which can enter a home and set it on fire. He also reported a \$250,000 grant for an

area suitable for grazing. A large open area in the vicinity of Saint Mary's College has been selected and a contractor is being sought to perform the work required.

Orinda has also been considering the issue of "boots on the ground," in terms of greater educational efforts, but the Chief felt that educational efforts are not effective, whereas the inspection and enforcement efforts of the fire district produce better results.

"More information doesn't hurt," he said, "but more enforcement is better, and only the fire district can perform that." In that regard, the city is considering providing an additional inspector to MOFD who would focus on Orinda.

MOFD is currently hiring a new inspector to fill a position created this year.

Fire District Public Meetings

Moraga-Orinda Fire District
Board of Directors
Wednesday, July 20, 6 p.m.
For meeting times and agendas, visit www.mofd.org

ConFire
Board of Directors
Regular Meeting: Tuesday, Aug. 9, 1 p.m.
For meeting times and agendas, visit www.cccfpd.org
(http://64.166.146.245/agenda_publish.cfm?id=&mt=ALL)



Public Safety

Emergency response:
Emergency: 24 Hours 911
Police Dispatch: 24 Hours 925-284-5010

Nixle: Text your zip code to 888777 or go to www.nixle.com

Lafayette Police Department:
3471 Mt. Diablo Blvd. 925-283-3680
Chief of Police, Ben Alldritt 925-299-3221

Police Department Tip Line 94549Tip@gmail.com

Police Department Traffic Issues 94549Traffic@gmail.com

Moraga Police Department:
329 Rheem Blvd., 925-888-7055
Chief of Police, Jon King ext. 7049

Orinda Police Department:
22 Orinda Way 925-254-6820
Chief of Police, Ryan Sullivan 925-254-6820

Orindatip@cityoforinda.org

Lafayette Police Department Incident Summary Report

June 26 - July 9

Alarms	61
911 Calls (includes hang-ups)	12
Traffic	62
Suspicious Circumstances	8
Suspicious Subject	20
Suspicious Vehicle	9
Service to Citizen	34
Patrol Req./Security Check	16
Public/School Assembly Check	1
Supplemental Report	12
Vacation House Check	28
Welfare Check	23
Ordinance Violation	1
Vehicle violations	
Auto Burglary	
800 Block Mountain View Dr.	
800 Block Rosedale Ave.	
Hit And Run Misdemeanor	
50 Block Bacon Ct.	
3400 Block Mt. Diablo Blvd.	
3600 Block Mt. Diablo Blvd.	
300 Block St Marys Rd.	
3500 Block Terrace Way	
Reckless Driving	
Glenside Dr./St Marys Rd.	
Moraga Blvd./Foye Dr.	
Olympic Blvd./Reliez Station Rd.	
Hough Ave./Brook St.	

St Marys Rd./Stafford Dr., Mor Pleasant Hill Rd./Greenvalley Dr. Olympic Blvd./Reliez Station Rd. Dewing Ave./Mt. Diablo Blvd.

Tc - Minor Injuries Mt. Diablo Blvd./Lafayette Reservoir Entrance Rd.

Tc - Property Damage Mt. Diablo Blvd./Acalanes Rd. 900 Block Moraga Rd. Mt. Diablo Blvd./1st St.

Vehicle Theft 900 Block East St. Pleasant Hill Rd./Eb Sr 24 (3) Dewing Ave./Chestnut St.

Other criminal activity
Commercial Burglary 10 Block Woodbury Highlands Ct

A Fraud Credit Card 50 Block Lafayette Cir. Fraud False Pretenses 1000 Block Carol Ln. Police Department 800 Block Tanglewood Dr. 3600 Block Brook St. 900 Block Anita Ct.

Grand Theft Eb Sr 24 At Pleasant Hill Rd. 3400 Block Hamlin Rd. 3500 Block Mt. Diablo Blvd. Grand Theft Veh Parts 900 Block Hough Ave.

Identity Theft 300 Block E Lowell Ln. (2) 3100 Block Somerset Dr. Police Department (2) 600 Block Doreen Way

Misc Burglary 3300 Block Mt. Diablo Blvd. (4) Petty Theft 3700 Block Mosswood Dr. 1500 Block Rancho View Dr. 3100 Block Camino Diablo 3600 Block Mt. Diablo Blvd. (2)

Robbery Armed 200 Block Lafayette Cir. Shoplift 3900 Block Mt. Diablo Blvd. 3600 Block Mt. Diablo Blvd. (2) 3500 Block Mt. Diablo Blvd. (2)

Nuisance to the Community
Disturbance-domestic 600 Block N Silverado Dr. 800 Block Rosedale Ave. 1800 Block Del Rey St. 1000 Block Carol Ln. 900 Block Paulson Ct. Happy Valley Rd./Crestmont Dr.

Loud Party 3700 Block Happy Valley Rd. (2) Public Nuisance Saranap Ave./El Curtola Blvd. (2) 900 Block Moraga Rd.

3400 Block Monroe Ave. 200 Block Lafayette Cir. 3500 Block Mt. Diablo Blvd. 1000 Block Oak Hill Rd.

Vandalism Police Department

Other
Animal Cruelty 3500 Block Mt. Diablo Blvd. Fire/Ems Response Info Woodview Dr./St Marys Rd. 700 Block Reliez Station Rd. 900 Block East St.

Fireworks 3400 Block Moraga Blvd. 3200 Block Fairholm Ct. 4000 Block Mario Way Old Tunnel Rd./Pleasant Hill Rd.

Hailed By Citizen 3500 Block Mt. Diablo Blvd. K9 Outside Assist Request 800 Block Dobrich Cir., Bpo Ordinance Violation 900 Block Kelley Ct.

Threats 700 Block St Marys Rd. 3600 Block Mt. Diablo Blvd. 3300 Block Mt. Diablo Blvd. 900 Block Colina Ct.

Violation Custody Order Police Department 1100 Block Hillcrest Dr. Violation Restraining Order 1000 Block Windsor Dr.

Moraga Police Department Incident Summary Report July 5 - July 11

Alarms 5
911 Calls (includes hang-ups) 3
Traffic 43
Suspicious Circumstances 3
Suspicious Subject 0
Suspicious Vehicle 2
Service to Citizen 22
Patrol Req./Security Check 11
Supplemental Report 2
Vacation House Check 8
Welfare Check 1
Public/School Assembly Check 1
Ordinance Violation 0

Vehicle violations
Auto Burglary Not Available
Dui Misd Seven Eleven
Excessive Speed Front of Commons

Reckless Driving Canyon Rd./Country Club Dr.

Other criminal activity
Grand Theft Not Available
Identity Theft Police Department
Petty Theft No House Number 3900 Block Campolindo Dr.

Shoplift Police Department
Warrant Arrest 400 Block Center St.

Nuisance to the Community
Loud Noise Ascot Dr./Moraga Rd. 2100 Block Ascot Dr.

Loud Party 1900 Block Ascot Dr.

Other
Phone Harass 10 Block Thorndale Pl.

Orinda Police Department Incident Summary Report June 16 - July 2

Alarms 45
911 Calls (includes hang-ups) 6
Traffic 37
Suspicious Circumstances 0
Suspicious Subject 10
Suspicious Vehicle 4
Service to Citizen 48
Patrol Req./Security Check 29
Supplemental Report 19
Vacation House Check 0
Welfare Check 8
Public/School Assembly Check 0
Ordinance Violation 3

Vehicle violations
Accident Property St Stephens Dr./Las Vegas Rd. 10 Block Crest View Ct. Ivy Dr./Lavina Ct.

Hit And Run Misdemeanor Barbara Rd./Oak Rd. Reckless Driving Mira Flores/Las Vegas Rd.

Vehicle Theft Moraga Way/Camino Encinas

Other criminal activity
Auto Burglary 100 Block Crest View Dr.

Burglary 200 Block Stein Way
Fraud Credit Card 10 Block Estates Dr.
Fraud False Pretenses 400 Block Wovenwood Dr.

Grand Theft Camino Sobrante 10 Block Estates Dr. Orinda Way
Grand Theft Veh Parts 70 Block Brookwood Rd.

Identity Theft 50 Block Ardilla Rd. (2) Police Department (2)

Petty Theft Camino Pablo 10 Block Mariposa Ln. 400 Block El Toyonal
Residential Burglary Miller Dr., Laf
Warrant Arrest Orinda Way San Pablo Dam/Old San Pablo Dam Camino Pablo/El Toyonal

Nuisance to the Community
Disturbance-domestic 10 Block Lloyd Ln.
Disturbing The Peace 10 Block Loma Linda Ct.
Loud Music Wilder Ori La Cresta Rd./Don Gabriel Way 10 Block Quarry House Dr. 60 Block Acacia Dr.

Loud Noise Valley View Rd./Miner Rd. 40 Block Knickerbocker Ln.

Loud Party Moraga Way/Ivy Dr.
Public Nuisance Camino Sobrante 20 Block Orinda Way
Vandalism 10 Block Camino Del Diablo

Other
Failure To Obey Camino Sobrante
Fire/Ems Response Info 100 Block La Espiral
Mentally Ill Commit Police Department 80 Block Via Floreado

Threats 70 Block Muth Dr.
Unauthorized Possession 400 Block Camino Sobrante
Unwanted Guest Camino Sobrante
Violation Restraining Ord 20 Block Quarry Way (2)



New eatery in Moraga goes from pop-up to permanent



Photo Vera Kochan

Lou's Chicken Shop owners (from left) Kate and Richard Kao

By Vera Kochan

Lou's Chicken Shop, located at 376 Park St. in Moraga's Rheem Valley Shopping Center, was supposed to be a pop-up restaurant while the owners figured out what type of eatery they'd like to install in the former Noodle Theory location. Thanks to the overwhelming success of Lou's, the decision became clear.

Louis Kao's Noodle Theory Oakland location takes up most of his time, so his brother, Richard with wife, Kate, had taken over Lou's Chicken Shop (pop-up) which opened in mid-May. To go from noodles to chicken was an easy transition. "It's my brother's idea to give it an Asian influence," explained Richard. "When he was running Noodle Theory he added

an eight-piece fried chicken item to the menu as a test. It was a hit, so that led to Lou's."

Noodle Theory's Moraga location closed in late April, because much of their staff had to leave for family reasons. However, still on the job at Lou's is their chef, Marco Cruz, who's been with the Kaos for 10 years beginning with Oakland's Noodle Theory. Also still on hand is Sue Shin, who continues to handle the front house details during weekday evenings.

For the time being, Lou's is a take-out/counter-service only establishment with plenty of outdoor seating. The plan is to eventually add indoor dining. The menu offers salads such as Karaage (Japanese-style) Chicken Salad or Garlic Soy Chicken Salad (made with Sriracha aioli over kimchi). Sandwich selections include a Buttermilk Chicken Sandwich (served with a jalapeno cabbage slaw) or a Kalua Pork Sandwich (Hawaiian-style pulled pork). Coming soon is a grilled chicken sandwich item. Sides include sweet potato fries, pickled veggies or tater tots. There also kid plates which are rice-based with a choice of protein and vegetable options. The beverage menu has a substantial variety of beers, wine, sodas, and iced teas.

Lou's hours are Tuesday through Saturday, 11:30 a.m. to 1:30 p.m. for lunch, and re-opening for dinner from 4:30 to 7:30 p.m. They are closed Sundays and Mondays. Their website (www.louschicken-shop.com) is in progress, but the phone (925-592-0102) is cheerfully answered. Excited to be in their new location Richard replied, "Moraga is such a great area. We're happy to be here."

Orinda city council wonders how to translate Safety Element into real safety

... continued from Page A7

The work group plans to incorporate comments from the public, the city council and the planning commission, and aims to have the draft plan adopted in late 2022 or early 2023, along with the housing element.

Vice Mayor Inga Miller complimented the team on a good job of presenting this enormous universe. Referring to questions from public submitted in writing, she asked about concerns over accessory dwelling units and development allowed under SB 9 in high fire severity neighborhoods. City Manager David Biggs responded that this is not necessarily something that would be addressed in the safety element because SB 9 units cannot be prohibited in very high fire districts. Buckley added that he thinks Orinda can think of the safety element separately from whether the city wants to place more restrictions on ADUs.

City Attorney Osa Wolff agreed with Buckley and Biggs, but explained that ADUs and SB 9 units can be prohibited under exceptions that have to come from pre-established criteria for health and safety. She suggested that the safety element might be a first step in establishing such criteria.

Council Member Amy Worth wants to maximize evacuation capacity for the community, reduce fuel, limit parking on roadways, and expand capacity of roadways by how they are managed. Biggs said that relatively new tools are now available to cities.

Worth noted that during public safety power shutoffs, city resources at the community center or library parking lot have been super helpful to the community, particularly to vulnerable persons who have to charge medical de-

vices. She mentioned ongoing work with Recycle Smart and Central Sanitation on hazardous waste and, as far as communications go, she wished Orinda had an opt-out system for more routine emergency communications. "It would be so great to have that as a goal," she said, "But it needs money and potentially even legislation." She is particularly concerned about vulnerable seniors living alone.

When asked whether a discrepancy between the city's evacuation zones and those used by Zonehaven will be resolved, Krispi said that the discrepancy would not necessarily create a problem or barrier, because people access Zonehaven by address not by evaluation zones, but it might be possible to bring them into alignment. And Biggs agreed, "We'll look at that."

Miller asked if there is anything that can be done about undergrounding power lines, and the city manager replied that they have recently reached out to PG&E and are awaiting a response from them. The city did get some funds under Rule 20A and has a plan to underground the line from Camino Sobrante to El Toyonal.

In public comments Matt Fogarty spoke about the potential benefit of Orinda joining Marin Clean Energy and Lynn Trowbridge spoke on behalf of Wilder about its designation as a shelter in place community. She also said that Wilder has offered to do an evacuation drill, but nobody has taken the idea up. Worth said that that idea should be taken up.

Council Member Darlene Gee's greatest concern is how the city can utilize the safety element. "I'm having a hard time seeing how this is coming together to something other than sitting on the

shelf," she said, It seemed to her that the document was an exercise in stating the obvious, but she said she was "having a hard time seeing how this can become actionable." Mayor Dennis Fay added, "I think that our residents expect more out of this safety element because of where we are in the world now. Residents want to see something a little more concrete."

City Manager Biggs noted, "our goal is to take something that is a state mandate and produce something that is helpful," adding, "We are making a lot of progress: Orinda is in top 5% on cities making provisions for fire." But he appreciated the comments and promised to come back with something more robust. Members of the public are invited to comment on the draft safety element at www.planorinda.com/safety-element

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The Lafayette City Council is soliciting applicants to sit on a new committee to implement Vision Zero

The City of Lafayette is looking for a total of two (2) qualified residents to participate in a multi-disciplinary Vision Zero Task Force to help City staff develop a data-driven Local Roadway Safety Plan (LRSP) to help support the City's efforts to implement Vision Zero.

The intent of the Local Roadway Safety Plan is to summarize specific changes to policies, programs, standards, enforcement procedures, education efforts, infrastructure improvements, and other action items to be taken by City departments and that will reduce speeds, reduce collisions, and move the City towards zero fatalities and severe injuries. Two qualified at-large community members will help to make up the multi-disciplinary Task Force.

Residents who are interested in representing at-large community members on the Vision Zero Task Force must:

- Be a current resident of the City of Lafayette
- Understand and agree to the time commitment of the Task Force
- Commit to improving safety on our City's transportation networks
- Have a background in Transportation Planning, Engineering or Public Health

Task Force members can expect to participate in a minimum of four meetings over the next six to eight months, at a minimum, in addition to other responsibilities, as needed. Completed applications must be received by 5:00pm on August 19, 2022.

More information on this Task Force and a link to an application can be found on the City's website: <https://www.lovelafayette.org/city-hall/city-departments/engineering/transportation/local-road-safety-plan> or by calling the City Clerk's office at (925) 284-1968.

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Dr. Matthew Tamplen, who grew up in Lafayette and is a well-known Facial Plastic Surgeon with Kaiser Permanente, just opened a private practice in Downtown Orinda to better serve Lamorinda patients.

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New three-digit mental health/suicide prevention hotline number: 988

By Vera Kochan

In an effort to provide the public with a number easier to remember in times of emotional distress, the Department of Health and Human Services, through its Substance Abuse and Mental Health Services Administration, has invested \$282 million to help transition the National Suicide Prevention Lifeline from a 10-digit number to a three-digit dialing code – 988.

The new 988 number became nationally operational on July 16, but will take some time before all communications access points are functional across the United States. The 10-digit crisis hotline number 1-800-273-TALK (8255) is and will continue to be available even after 988 is installed.

The number 988 was chosen due to its similarity to the 911 concept of an emergency number. “We know that remembering a three-digit number beats a 10-digit number any day, particularly in times of crisis,” stated HHS Secretary Xavier Becerra in a December 2021 press release. “I encourage every state to rev up planning to implement 988 for the sake of saving lives.”

The original 10-digit number was instituted in 2005, and the National Suicide Pre-

vention Lifeline has received over 20 million calls to its more than 200 nationwide crisis centers since its inception. The hotline is open 24/7.

In 2020, Congress designated the new 988 dialing code in order to expand and strengthen the existing Lifeline network to not only allow calls, but also text or chat capabilities. With the \$282 million in funds coming from the Biden-Harris Administration’s Fiscal Year 2022 budget and the American Rescue Plan Act (ARPA), \$177 million of it will go into strengthening and expanding the existing Lifeline network operations and telephone infrastructure, and the remaining \$105 million will be used to build up staffing across states’ local crisis call centers.

According to statistics gathered by the Centers for Disease Control and Prevention, suicide is one of the leading causes of death in the U.S. Nearly 46,000 individuals died by suicide in 2020, and nearly 12.2 million American adults contemplated it. HHS revealed that suicide is the second-leading cause of death among young people.

SAMHSA’s 2020 National Survey on Drug Use and Health data revealed that 4.9% of adults aged 18 or older had serious thoughts of suicide, 1.3% made a suicide

plan, and 0.5% attempted suicide in the prior year. The survey goes on to disclose that in adolescents between 12 to 17 years of age, 12% had serious thoughts of suicide, 5.3% made a suicide plan, and 2.5% attempted suicide in the prior year. SAMHSA’s findings varied by race and ethnicity, with individuals of mixed ethnicity reporting higher rates of serious thoughts of suicide.

In a 2019 Washington Post opinion-editorial, Rep. Chris Stewart (R-Utah) and Rep. Seth Moulton (D-Mass.) wrote that people need to speak openly about mental health so that “seeking help for everything from suicidal thoughts to addiction to depression is as routine as going to the doctor for a broken arm or an annual checkup.”

Lifeline currently provides services in English and Spanish. It also uses Language Line Solutions to provide translation services in over 250 additional languages. Text and chat are currently available in English only.

For more information visit: <https://suicidepreventionlifeline.org>. People not in crisis who are seeking treatment options for mental health conditions should visit: <https://findtreatment.samhsa.gov> or call 1-800-662-HELP (4357). All calls are free and confidential.

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Citywide Sidewalk Sale underscores Lafayette’s small town feel

... continued from Page A1

Longtime businesses in Lafayette participating in the

sidewalk sale festivities include Diablo Foods, McCaulou’s Department Store, Blodgett’s Flooring, Orchard Nursery, Clocks, Etc. and Wine Thieves, all locally owned. The 10 years leading up to the pandemic had Venture Quality Goods, Luck, Harper Greer, Lamorinda Music and Amphora opening their doors. “Post COVID has added a wonderful mix of shops and restaurants like White Barn Home, Kiku Sushi, Lafayette Public House, Local Kitchens, Two Girls One Plant and Holie’s Homegrown,” Lifson says.

At Plaza Park, popup vendors will introduce new companies such as DateBox Club, Fabula Tea, Local Food Adventures, Lola’s Sweet Treats, Old Road Brand, Whitchurch Glass Designs, Onodo Art and Blue-Goo Photography. The Park Theater Trust will display their new merchandise and share updated information about their mission to revitalize the Park Theater into an accessible, inclusive, community-centered cinema and arts and culture hub.

Asked about the challenges of public gatherings held during the pandemic and annual or bi-annual events returning as the community

emerges from the public health crisis but are still worn down by COVID and the economic inflation of summer 2022, Lifson says without hesitation that restoring a vital downtown is difficult, but not impossible.

“The pandemic was consistent in one way. It was completely inconsistent,” Lifson says. “Collectively, our community did everything they could to live in the moment, change with the mandates and rules, and adapt to the next phase as quickly as possible. With the exception of masking and attendance in schools, Lafayette did not have the same resistance that other cities had. Residents behaved and our business became very nimble and flexible to handle the curve balls that were thrown our way.”

Noteworthy of the chamber’s achievements this year, Lifson says, is launching the first Community Day and hosting the second Sidewalk Sale Day. “We are returning to the events we celebrate when it’s safe. Our community, our bleacher buddies, our neighbors and customers are hungry to get back to enjoying each other.”

How is your Attic insulation?

Many people think of insulation as something homes in cold climates need to keep houses warm in winter. Homeowners may not see the value in adding insulation to their homes and attics because of this misconception. The truth is ALL homes benefit from insulation because insulation provides both heating and cooling benefits.

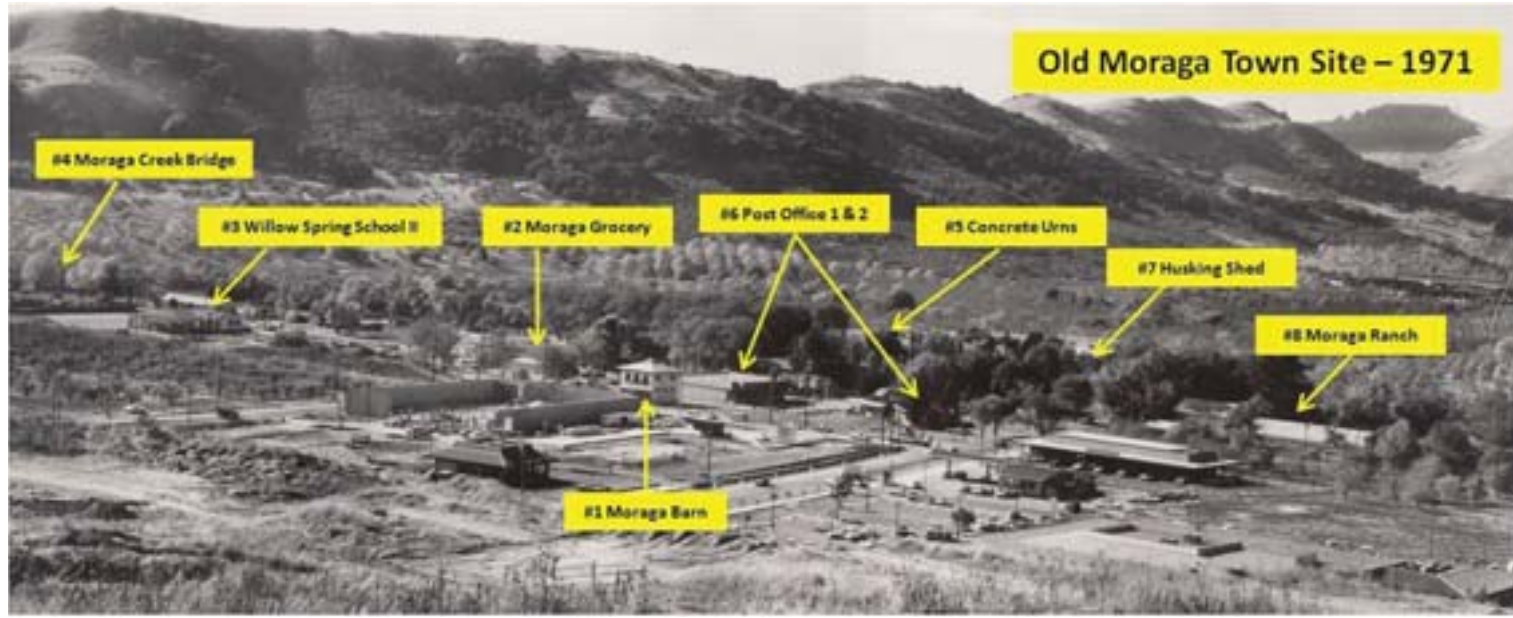
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Old Moraga Town Site Walking Tour takes history buffs back in time



History comes alive on the Old Moraga Town Site Walking Tour

Photo courtesy John Kaiser

By Vera Kochan

It's not exactly a time machine, but thanks to the Moraga Historical Society's continuous efforts to bring history to life for the town's residents and visitors, the Old Moraga Town Site Walking Tour was developed as an interactive way to dis-

cover some notable aspects near the Moraga Shopping Center while getting in some exercise.

Developed by MHS board members and spouses Susan Skilton (research director) and John Kaiser (digital assets coordinator), the couple focused on sites within town that are

still standing and began the informational aspects of the tour with the year 1913.

During that year, James Irvine of the Moraga Company, began to turn the area into a ranching and agricultural mecca. Building the now iconic red and white Moraga Ranch buildings (almost a fully func-

tional town unto itself in its day), soon Irvine's walnut and Bartlett pears were shipped nationwide.

The Utah Construction and Mining Company bought the land in 1953, after Irvine's death, with an eye towards development. Subsequently, developer Russell Bruzzone pur-

chased the area now known as Moraga Shopping Center from Utah Construction in the early '60s when it was still farmland linked by dirt roads.

There are eight locations/stops on the tour: Moraga Barn; Moraga Grocery (not Safeway); Willow Spring School II; Moraga Creek; concrete urns median; two former post offices; the husking shed; and the Moraga Ranch buildings. To begin the tour one can visit the MHS website (MoragaHistory.org), and click onto Walking Tours. Scroll down to follow the instructions or use the QR Code (see on Page C3). There is also a "history lesson" attached to each stop on the website. The tour is approximately 1.5 miles and takes about 35-45 minutes to complete. It is suggested for anyone interested in taking the tour, to read the "background" content beforehand in order to enhance the touring experience.

... continued on Page C3

Looking Good in Lamorinda Summer style

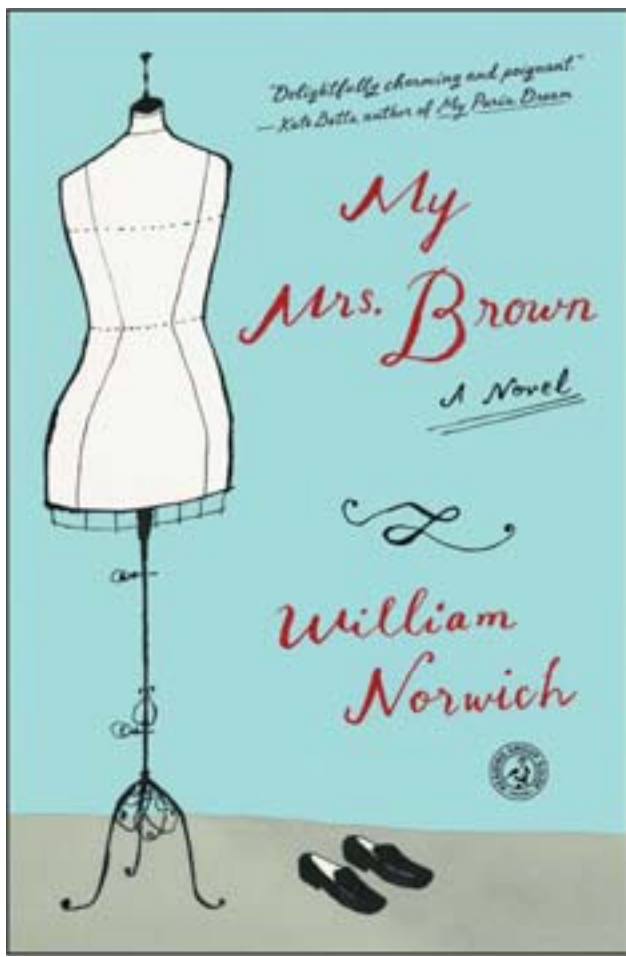
By Moya Stone

Many years ago I purchased a new swimsuit for the summer. It was a simple one piece with a scoop back. But what made it different was the gold textured

fabric that shimmered in the sunlight. That swimsuit was ahead of its time and I received a lot of compliments. I kept to myself the little secret that my chic swimsuit came from TJ Maxx. That's right! Then and now TJ Maxx in Moraga has an

excellent selection of swimsuits, not to mention sunhats, sunglasses, and other must-haves for the summer. But hurry, swimsuits are going fast.

Expect the unexpected in swimwear for Summer 2022. Designers now consider swimsuits as fashion statements. One piece and bikinis in iridescent, eyelet, and cable knit fabrics are very hot this season. Prints include gingham, floral, and leopard. Probably the biggest trend is the cutout, which Vogue magazine calls "alluring." ... continued on Page B2



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Buttery scones the perfect breakfast treat



Jam Thumbprint Scones

Photo Susie Iventosch

By Susie Iventosch

Scones are just an all around special breakfast treat. They seem so fancy! We love them with a bit of a shortbread texture ... nice and crispy on the edges, but still soft in the center. What makes scones especially fun is the myriad ways you can make them – plain or with currants, with caramelized apples and icing, toasted pecans with maple glaze, or this way – with a big jam thumbprint. You can add oats, or you can leave them plain and you can use part whole wheat flour for a little nubbier version. Having a fa-

vorite scone recipe is kind of like having a blank (albeit tasty) canvas for your favorite food colors and textures.

Because we prefer a shortbread texture for our scones, our basic recipe does not call for eggs. Instead, we simply use flour, sugar, baking powder, a little salt, some kind of flavoring extract and butter.

I first saw these jam scones in a local coffee shop and bought one because it looked so tasty. Then, I decided to make an entire batch for some guests that were coming to our cabin a few weeks later. I just used my basic scone recipe, and then with a clean thumb, made a big inden-

tation and filled it with our favorite raspberry jam. You can actually use whatever jam you

like best and I think the Bonne Maman Mixed Berries Preserves would be fantastic in this recipe,

although I've yet to try it.

INGREDIENTS

2 1/2 cups all-purpose flour
6 tablespoons brown sugar
4 teaspoons baking powder
1/2 teaspoon salt
1 stick butter, (4 oz.), cold and cut into small 1/2-inch cubes
1/2 +/- cup cream or milk (more or less as needed to gather the dough into a ball)
1 teaspoon vanilla extract
1 egg white (for brushing on top of the scones before baking)
1/4 cup raw sugar or Swedish pearl sugar
1/2 cup raspberry jam (or your favorite jam)

DIRECTIONS

Preheat oven to 425 F. Prepare a large baking sheet with cooking spray or parchment paper. In a large bowl, mix flour, brown sugar, baking powder, and salt.

With a pastry cutter, or your fingertips, cut butter into flour mixture until well blended and butter is reduced to tiny pea-size pieces.

Stir vanilla extract into the cream (or milk). With a large fork or spoon, stir the cream with vanilla extract into the flour-butter mixture. Blend well. Form into a ball, and on a floured cutting board, press the ball into a flat circle with your hands. The circle should be about 8-inches in diameter for taller shorter scones and 10 inches for flatter, longer scones, and roughly 3/4 to 1-inch thick.

Using a long knife, cut the dough into 12 even triangles for large scones, and place them on the prepared baking sheet.

Using your thumb, make an indentation in the wide part of the scone that goes almost to the bottom of the scone. Brush the scones with egg white. Then fill the indentation with the jam. Finally, sprinkle the raw sugar or Swedish pearl sugar over the scone.

Bake for approximately 12-14 minutes, or until tops begin to turn golden-brown. Remove from oven and cool completely. Then drizzle icing over the top of the cooled scones.

ICING INGREDIENTS

1 cup powdered sugar, sifted
1/2 teaspoon vanilla extract
1 tablespoons milk (may not need this depending upon the berry juice)

ICING DIRECTIONS

Mix all with a whisk until smooth. Set aside until scones are cooled.

Susie can be reached at suziventosch@gmail.com.

This recipe can be found on our website:

www.lamorindaweekly.com

If you would like to share your favorite recipe with Susie please contact her by email or call our office at (925) 377-0977. Or visit <https://treksandbites.com>



Family Focus

Frustrations and Guilt with Extended Family Relationships, Part Two

By Margie Ryerson, MFT

In the first part of this column, we looked at how guilt and societal expectations play a role in keeping some people plugged into destructive family relationships. We're conditioned to think that family means accepting any and all behavior solely because we're family. If the situation becomes intolerable, we think we must still carry on and find a way to make things work.

Each of us has a different tolerance for disrespectful behavior that is aimed at us. If, at some point, you decide you have had enough – and have tried everything you could to change the relationship dynamics – it is time to distance yourself. You don't need to create drama by confronting the person in question; you merely need to step away and not be in as much contact.

In certain cases, you may need to sever contact altogether if the relationship has become highly toxic. When trust is missing and can't be

restored, you need to stop subjecting yourself to an unhealthy relationship. A few examples of toxic behavior are:

- 1) Treating you abusively – verbally, physically and/or emotionally.
- 2) Exhibiting contempt or disdain towards you instead of kindness and love.
- 3) Disparaging you to family members and others. Trying to ingratiate themselves with others at your expense.

Among siblings, money and property issues after the death of parents seem to loom large as causes for estrangement. One client experienced the double whammy of losing his last parent and then becoming estranged from his only sibling. Jeremy was a successful accountant with a wife and three children. His younger sister, Caroline, was single and worked as a teacher. Their parents, who weren't wealthy, left Jeremy and Caroline equal shares of their assets.

Jeremy and Caroline were never close growing up. There was a five-year age difference,

and they didn't have much in common. But they both loved their parents and tried to get along for their sakes. When their parents were no longer the unifying force, Caroline began to act out. She resented that Jeremy was the executor of the estate and insisted that he give her the entire inheritance because he was already well-off and she wasn't. Jeremy offered to give her a larger portion since that seemed fair to him, but Caroline had an all-or-nothing attitude.

Jeremy struggled to figure out ways to get along with his sister. He felt a great deal of guilt that he wasn't honoring his parents if they didn't get along. He tried to have more contact and show more interest in her life. He included her in many of his family's activities in the hope that she would bond more with them.

Ultimately, Jeremy and his wife decided that Caroline was too negative and unreasonable to see very often. They never knew when the next verbal attack would be, and they felt they couldn't please her. In addition, they didn't want to continue exposing their children to her hostile attitude. Rather than taking extreme action, they decided to have a "slow down" and see Caroline only a few times a year at most.

Amy and Kurt sought therapy to discuss a solution to their relationship with Amy's adult son from her prior marriage. The son, James, was 28 and had many issues. He periodically abused alcohol, was only sporadically employed,

and had an anger problem. James refused to get help for himself even though Kurt and Amy offered to pay. They already subsidized his living expenses, including health and automobile insurance.

Not only was this couple discouraged, but they were also continually disrespected by James. He rarely expressed appreciation and more often told them that because they were well off financially, they owed it to him to help. He was emotionally aloof, and didn't share much about his life or feelings.

To make matters worse, when Kurt and Amy tried to set limits with James, he blamed Kurt for brainwashing Amy into going along with his terms. Often, a person who is emotionally unstable will attempt to split any opposition in order to gain more control. In this case, James knew that his mother was more sympathetic and he tried to marginalize Kurt as much as possible.

When Amy was finally able to realize that James was manipulative and stuck in a "victim mentality," and that she couldn't satisfy him, she decided to look at the situation differently. Amy saw that she really wasn't helping James become a mature and responsible adult when she tolerated his rude and disrespectful behavior. She decided to set firm limits in a loving way, and accept that the rest was up to James. As Amy began to expect more of James, she gradually let go of her feelings of guilt. She felt sadness and loss as she realized there was no other

choice if she wanted to end the constant drama. Amy had to be prepared to face not having a relationship with James. Sometimes it takes this type of "showdown" for the person who is uncooperative to finally realize there are limits to how much other people can be manipulated.

Amy's attitude and behavioral shifts are recent, so time will tell if they will be effective in producing change. But in the meantime, Amy has more clarity and resolve which are helping her feel happier than before.

When you feel that you have done all you can to have a positive relationship with a family member or friend, but the other person continues to exhibit a negative attitude toward you, in words or behavior, it is time to re-evaluate the relationship. Of course, this shift can be heart-wrenching. Getting support from a therapist is highly advisable if you must navigate this difficult path.



Margie Ryerson, MFT, is a local marriage and family therapist. Contact her at 925-376-9323 or margierye@yahoo.com. Her new book, "Family Focus: A Therapist's Tips for Happier Families," is available from Orinda Books and Amazon.com.

Newest Artify Orinda installation graces Big Belly trash can



Photo provided

Submitted by Maggie Boscoe

Artist Anne Fallin stands beside her painting which was recently installed on the back of a Big Belly trash and recycling can, with more to come. To donate to the Artify project, go to artify@lamorindaarts.org. Any amount will be appreciated but a donation of \$500 will put your name as a sponsor on the plaque which will be attached to the painting.

original artworks installed on the backs and sides of Big Belly trash and recycling cans, with more to come. To donate to the Artify project, go to artify@lamorindaarts.org. Any amount will be appreciated but a donation of \$500 will put your name as a sponsor on the plaque which will be attached to the painting.

Looking Good in Lamorinda Summer style

... continued from Page B1

The cutout gives a pop of glamour and sex appeal, while staying this side of tasteful. Pair with a long skirt and this season's swimsuit is suitable to wear for an afternoon of shopping or a causal summer dinner.

Seeking vintage stuff? The Shadelands Ranch Museum Summer Market in Walnut Creek is back for a second year from 10 a.m. to 3 p.m. Sunday, July 31. The Market offers vintage and antique treasures as well as handmade items from 40 local vendors. (Full disclosure, this year I am one of those vendors selling vintage.) Also available will be items from the museum's archives, including clothing, accessories, and home decor pieces.

Among the vendors is Orinda resident Nicky Zabetian, owner of Middleton Makes. Za-

betian designs and makes one-of-a-kind hand dyed clothing, accessories, and home goods. Zabetian says on her website, "Each small batch of garments and accessories is hand-dyed with love and the intent to create soft, romantic patterns that you will celebrate and embrace."

There will be food vendors and the museum will open up for tours. Come by and say hello.

I'm always on the lookout for novels with a strong fashion thread and I recently found one by fashion writer William Norwich. "My Mrs. Brown" (Simon & Schuster) is the story of middle-aged Mrs. Brown who lives a modest life as a cleaner in a small town in Rhode Island. When she volunteers to help inventory the belongings of the town's recently deceased Grand Dame, she comes upon a black dress suit that will change her

life. The simple but exquisite suit was designed by Oscar de la Renta and once she sets her eyes on it she is captivated. After reading the novel "Mrs. Harris Goes to Paris," the story of a woman (quite like our heroine) who travels to Paris to buy herself a Dior gown, Mrs. Brown is inspired to travel to New York City and buy her own dress suit by Oscar de la Renta. Never mind that it cost thousands of dollars that she doesn't have. Where there's a will (and many good Samaritans) there's a way. Full of fashion detail, this is a charming novel with a surprise ending that's perfect for a quiet day beside the pool or on the beach.

Keep cool out there and remember to go forth in style.

Moya Stone is a fashion writer and blogger at www.overdressedforlife.com.

◆ Not to be missed ◆ Not to be missed ◆ Not to be missed ◆ Not to be missed ◆

ART

Art Embraces Words - Live Program July 23 from 2 to 3:30 p.m. Artists paint with colors, writers paint with words. Together they enrich our community. Missing your creative tribe? The Lamorinda Arts Council invites you to return to its free live program at the Lafayette Library. Emerging writers read from their work surrounded by artwork from local artists Pam Steff and Alvin Ziegler. In this way art literally "embraces" the spoken word. AEW program dates are July 23, and Oct. 29 (Costume Program). We invite lovers of the spoken word and visual art, writers and visual artists to register online to participate. Reception follows outdoors in the Library Courtyard. Visit <https://lamorindaarts.org/art-embraces-words/> for more information.

Valley Art Gallery presents: "ThoughtScapes" Featuring works by renowned Bay Area artist Paula Boas. June 26 – Aug. 6. Paula Boas' abstract paintings are rooted in architectural and natural landscapes and their respective geometric and organic forms. Free, open to the public, 1661 Botelho Drive, Suite 110, Walnut Creek. www.valleyartgallery.org; (925) 935-4311.

Music

Paper Moon Presents offers Brett Dennen at the beautiful Bruns in the Berkeley hills on Saturday, July 30, from 5 to 11 p.m., at Bruns Amphitheater, 100 California Shakespeare Theater Way, Orinda. Come out and enjoy a night of sweet songs and good vibes with Brett Dennen and Megan Jacobs at a spectacular setting in the Berkeley hills. Cost: \$40. Lyrics Born and Destani Wolf at the beautiful Bruns - Berkeley hills on Friday, July 29, from 5 to 11 p.m. Come join us for an amazing night of great local artists. It is going to be a best night ever with great food and great music in a perfect setting. Cost: \$35. For more info see www.papermoonpresents.live or call (510) 517-2010.

The Bowerbird Collective presents *Life on Land's Edge*. A cinematic concert celebrating migratory birds on Saturday, July 30, from 5 to 6 p.m., at Orinda Library Auditorium, 26 Orinda Way, Orinda. A cinematic concert experience drawing on art, science, and music from across the ages. Be immersed in one of nature's greatest stories. Cost: Adults \$40, Seniors \$35, Students \$20, U18 \$5. For more info see <https://www.bowerbirdcollective.org> or call 646-384-8080 or email hello@bowerbirdcollective.org.

Cantare, an Oakland-based

nonprofit community choral organization, opens its 36th season with "You Can't Stop the Beat!" – a concert of Broadway show music. Directed by David Morales, the summer adult choir will perform music encompassing over 100 years of Broadway favorites in small ensemble songs, stunning solos, and a multitude of medley arrangements. Selections include a medley of Rodgers and Hammerstein as well as music from "Dear Evan Hansen," "The Color Purple," "Miss Saigon," "Rent," "Hairspray" and many more! Saturday, July 30, 7:30 p.m.; Walnut Creek Presbyterian Church, 1801 Lacassie Ave, Walnut Creek. Sunday, July 31, 4 p.m., First Presbyterian Church of Oakland, 2619 Broadway, Oakland. Tickets and more information for "You Can't Stop the Beat!" at www.cantarecon-vivo.org, by phone at (510) 836-0789, or at the door. General admission is \$25; Students, \$10. All audience members are required to wear masks.

Theatre

AlterTheater Ensemble presents "Pure Native" by Vickie Ramirez (East Bay Performances) on July 24, 1-3 p.m., at California Shakespeare Theater Upper Grove at the Bruns, 100 California Shakespeare Theater Way, Orinda. A prodigal son returns home with a business proposal to bottle the tribe's water.... But his childhood

sweetheart rallies the community against him. Cost: \$10-35. For more info see www.altertheater.org/purenative or call 415-454-2787 or email boxoffice@altertheater.org.

Orinda Starlight Village Players presents "The Marvelous Land of Oz" with adaption and lyrics by Malcolm Cowler and music by Rice Majors, Fridays and Saturdays at 8:30 p.m. July 22 through Aug. 13, Sunday, Aug. 7 at 4 p.m. and Thursday, Aug. 11 at 8 p.m. at the Orinda Community Center Park Outdoor Amphitheater. Regular admission: \$20 (discount for seniors and children). Tickets at Box Office or call (925) 528-9225 or email info@orsvp.org. www.orsvp.org

Shotgun Players presents "Dream House" July 20-Aug 7: Wed-Thurs at 7 p.m., Fri-Sat at 8 p.m., Sun at 5 p.m., at Ashby Stage, 1901 Ashby Ave, Berkeley. A dark comedy about two Latinx sisters who land the opportunity to remodel and sell their historic family home on a popular reality television show. Cost: \$7 - \$40. For more info see <https://shotgunplayers.org/online/article/dream-house> or call (510) 841-6500 x303 or email boxoffice@shotgunplayers.org.

Literature

Orinda Books event: Thursday, Aug. 4, 11 a.m. Pat's book club

will read and discuss "The Personal Librarian" by Marie Benedict and Victoria Christopher Murray. Everyone is welcome; just email info@orinda-books.com to let us know you're coming. This is a remarkable novel about J. P. Morgan's personal librarian, Belle da Costa Greene, the Black American woman who was forced to hide her true identity and pass as white in order to leave a lasting legacy that enriched our nation.

Other

The Ecology Center will host Plastic Free July, a month-long series of interactive and educational events throughout Berkeley. The event line up includes: the Downtown Berkeley Farmers' Market on July 30; and a workshop on gardening sustainably and without plastic on July 23 at the Ecology Center EcoHouse (1305 Hopkins St, Berkeley). Full schedule of events at: ecologycenter.org/plastic-free-july/

Mocktails & Cocktails – Sunday, July 24 from 3 to 5 p.m. Join others who love art, literature, music and everything in between at The Coop, 32 Lafayette Circle from 3-5 p.m. Time for some artsy banter with Ani Breslin and Elana O'Loskey of the Lamorinda Arts Council. No host bar. Just show up. Questions? Email literary@lamorindaarts.org. Join us on Sunday, Aug. 28 for the annual Kapnek Trust USA fun run/walk. Starting at 9 a.m. on the Moraga Commons Path this event supports preschool education and nutritious food to children in Zimbabwe. Participants enjoy a T-shirt, food, music, carnival games, and fun! To register go to: <https://kapnektrustusafunrun.eventbrite.com/>

Please submit events to: calendar@lamorindaweekly.com

Lamorinda Weekly

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LAMORINDA SPORTS

Donna de Varona – Lafayette Native, Olympic Gold Medalist, pre-Title IX athlete and Title IX crusader



Photo provided

By Jon Kingdon

When the Civil Rights Act of 1964 was enacted, it outlawed discrimination based on race, color, religion, sex, and national origin. As a supplement to this act, 50 years ago, on June 23, 1972, Title IX was passed as a federal civil law that prohibited sex-based discrimination in any school or other education program that received federal money.

The text of Title IX as written and signed into law by President Richard Nixon was as follows: "No person in the United States shall, based on sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any education program or activity receiving Federal financial assistance."

Donna de Varona, a Lafayette native, became an internationally known swimmer when she competed in the 1960 Rome Olympics at the age of 13 and followed that up at the 1964 Tokyo Olympics, winning the 400-meter individual relay, setting an Olympic record and a second gold medal in the 4x100 meter freestyle relay that set a world record.

"There weren't any sports

for girls when I was growing up," de Varona said. "Little league organized girls out of the game. I used to play sandlot baseball with my brother but when little league baseball began, I went as the bat girl because I got to be near the game and the guys. Dolls didn't do it for me."

The few sports available to girls were swimming, track and field, gymnastics, and tennis. "Basic swimming was being elevated by coaches who were just donating their time to build a program," de Varona said. "When I was 12, if you were fast enough, you could swim open. That's where I was, very fortunate to be in the right place at the right time, in the right state in the right community."

It was de Varona's father, Dave, a football player, and rower at the University of California, Berkeley who made it clear to de Varona that there was an unequal access to sports. "My father played sports because he could," de Varona said. "However, he always talked about how unfair it was that guys got scholarships and women didn't, so he planted the seeds for me as we would always have these dialogues. You could play tetherball or baseball during recess but interscholastic high

school sports for girls didn't exist."

Without Title IX, it was the parents who were there to ensure that their girls would get some opportunity to participate in sports. "It was Mom and Pop who were the ones that fueled the movement totally," de Varona said. "Since I was so successful at 13, my way was paid for the National Swimming Championships, but it was the parents that supported our movement during that period."

With her coach in Santa Clara, de Varona and her family moved to San Jose after her sophomore year at Acalanes. "Acalanes was a top school and I hated leaving it," de Varona said. "It's such a beautiful area and a lot of my buddies still live there. I was able to train there during my freshman year even though there wasn't a girls' swim team."

So, despite breaking 18 world records, winning 37 national titles and two Olympic gold medals, it became clear to de Varona, in this pre-Title IX era, she needed to find a new career path since there were no women's college swim teams. "I was aware that the guys were going off to college," de Varona said. "I accepted my reality and that's why I made the decision to retire at 17 because even the coaching community knew that it was over for us. There was a lot of stuff that was percolating, and I was living at the apex of feminism, anti-war and civil rights. We were being treated differently and we had limitations that the guys did not have."

De Varona then contacted ABC about a position in their sports department, having developed a relationship with ABC's The Wide World of Sports show in her swimming career: "I asked if they would consider using me as an expert commentator," de Varona said. "They told me to think about it because they did not want to be accused of turning me into a professional. I sat on it for a while and then called them back and said, 'I'm ready.' They flew me back to New York, got me a work permit because I was only 17 and I ended up calling races with Jim McKay at the men's senior national championships at Yale University."

De Varona attacked the

media world with the same commitment that she did in the pool, eventually earning an Emmy, two Gracie's (presented by the Alliance for Women in Media Foundation) and covered 17 winter and summer Olympic games. In 2006, she was inducted into the Museum of Television & Radio's first class of 50 "She Made It" pioneers in media.

"They thought I was too young sometimes and I did not know anything other than swimming, but I was encouraged by Roone Arledge, the president of ABC sports, to get more experience," de Varona said. "I finally landed a job at Eyewitness News, which was the hottest local news station, and I became the first woman to cover the New York area sports. I gained a lot of experience about how to produce a spot and to be really aggressive in getting interviews with the top athletics like Joe Namath and Dr. J."

De Varona did not back down in what was essentially an all-male environment. "I loved being in a man's world and that's why I went into sports broadcasting. I always felt the men had more fun and I loved the team aspect and camaraderie. Make no mistake, I love being a woman, but I loved their lives better and their career paths. I always wanted to live a life of passion and my passion was firmly rooted in sports."

The move back East earned her national exposure. "I'm in New York City and hanging out with Howard Cosell and Jim McKay along with the captains of industry," de Varona said. "We went through the period when New York almost went bankrupt. I was hanging out with the Tisch and Rooney families. That platform gave me such a great trajectory in life and I'm really grateful for it."

When de Varona went to Washington D.C. to lobby for Title IX, ABC was getting calls from football coaches asking them why they were letting her go to Congress and testify. "My retort to my colleagues at ABC was that if Howard Cosell could go and talk about the ills of boxing, why can't I talk about a bill that's opening up the doors for women," de Varona said. "And by the way, this is going to offer more opportunities for coverage with

the added sports in the summer and winter Olympics which ABC needed to fill their airtime."

Though de Varona did not get to meet with Sen. Patsy Mink (D-Hawaii) who co-authored and advocated for the passage of Title IX, she did meet with many key figures responsible for the passage of the legislation. "I did work with Senator Birch Bayh (Indiana) who was part of our coalition and the first President Bush who appointed me to a commission to change how Title IX was applied," de Varona said. "We had the support of Republicans like Senators Ted Stevens (Alaska) and Robert Packwood (Oregon) along with Democrats like Ted Kennedy (Mass.) and Bill Bradley (N.J.). Stevens deserves a ton of recognition for always being our defender and fighting against his own people like Orrin Hatch (Utah)."

Though breaking the initial inertia in upping the athletic teams for girls and women was slow and at times arduous, the work of the politicians, parents, coaches, athletes, and the general public proved successful as evidenced by a comparison of participation numbers by high school girls in 1971 and 2020: Cross Country (1971 - 1,719; 2020 - 219,340); Soccer (1971 - 700; 2020 - 400,000); Softball (1971 - 10,000; 2020 - 362,000); Cross Country (1971 - 1,719; 2020 - 219,345).

"These numbers help with the debate as to what sports does for women and how it empowers our culture," de Varona said. "When I worked at Ernst and Young, the Peterson Institute found a correlation between how countries support their women athletes and its impact on their GNP."

The executive director of the National Collegiate Athletic Association, Walter Byers, spoke out against Title IX claiming that it was going to lead to the "possible doom of intercollegiate sports." Ironically, Byers became an avid supporter of Title IX. "I had a lot of arguments with Walter when I was testifying in Washington," de Varona said. "After he retired, he wrote a whole book, championing that Title IX was the right thing to do."

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Campolindo Athletic Department chosen Division State School of the Year for 7th time



Photo Karin Testa

Track & Field winners of NCS 2022. From left: Kyrstin Wilson, Sara Tabibian, Meagan Kennedy and Mari Testa

By Jon Kingdon

For the seventh time, and the

sixth time in the last 11 years, Campolindo was named the Division State School of the year (2022, 2020, 2019, 2015,

2012, 2011 and 2005) by Cal-Hi Sports. Except for 2020 when the Cougars were the Division 2 program of the year, the other six years they were classified in Division 3.

Since Ray Meadows was named the athletic director at Campolindo in 2019, it's the third time the school has won that award. "I stepped into a really fortunate position as the athletic director with a lot of long-tenured coaches on staff," Meadows said. "This has really contributed to the consistency and success of the programs that we have at Campolindo."

Meadows ascribes the long-term success at Campolindo to Bob Wilson who was the athletic director when he began his teaching career in 2004. "Bob really set much of the foundation for the success of the athletic program at the school," Meadows said. "The principal at the time, Carol Kitchens, was very supportive of athletics and in my time as the athletic director, working with our principal, John Walker (who will be moving on to the district office next year) has been incredible in

terms of his support for athletics."

In picking the best schools by division, Cal-Hi focuses on teams that have been particularly successful in various sports. With Campolindo, it was not a difficult choice with the particular success of eight different teams: girls cross country (state champion), boys cross country (second in the state), girls track and field (NCS champions), boys basketball (won CIF and ranked fifth in the state), girls swimming (tied for fifth at CIF state finals), boys volleyball (won NCS D1 championship), football (NCS D2), boys' water polo (D1 Nor-Cal semifinal), girls water polo (lost in NCS final open division).

"I'm looking for schools that are way up there in 2, 3, and 4 sports and then I hone in from there," Mark Tennis, the co-publisher and editor of Cal-Hi Sports. "I've done it that way for the past 25 years and see it as a way to honor schools, judging them from an overview standpoint. I look at it at the end of the school year and determine which teams

have been the best."

As a small, suburban school, Campolindo has often been matched up against much bigger schools. "We have often found ourselves punching well above our weight in the playoffs," Meadows said. "I remember once in the girls Division I volleyball state championship, we were matched up against a school with 3,000 kids and their administrators could not get over how we were such a small public school with such a small enrollment. It helps with the parental and community support that we get each year, and it has become a part of our school culture."

The success in such a wide array of sports at Campolindo was not lost on Tennis. "They have a nice combination of success in the traditional sports like football, basketball and baseball," Tennis said. "With similar results in the 'country club' sports like swimming, water polo, golf, and tennis, Campolindo has a nice combination of sports."

Lamorinda Soccer Club team competes in Texas at MLSNEXT program



Photo provided

Back row: Skyler (De La Salle), Alejandro (San Leandro), Joseph (Miramonte), Liam (Acalanes), Israel (Oakland), Oscar (Oakland), Isaias (Making Waves Academy); middle row: Christian (De La Salle), Fabricio (Washington), Jared (Making Waves Academy), Luc (Campolindo), Juan (Latitude), Miguel (De Anza), Brendan (College Park), Kai (Miramonte), Coach Castillo; front row: Jose (Skyline), Chris (Oakland); not pictured: Ben (Campolindo), Elouan (Berkeley), Ulysses (Making Waves)

Submitted by
Richard Narido

Lamorinda Soccer Club's (LMSC) Under 16 Boys MLSNEXT team traveled to Frisco, Texas to compete in the highly competitive league, which is by MLS's acceptance only, where not every club soccer program qualifies. In LMSC's second year being part of the newly created MLSNEXT development program, the U16 boys team qualified for the playoffs which represent the nation's top 32 teams per age group. In days past, LMSC was known for fielding players mostly from the Lamorinda area. However, these days only the best qualify for the MLSNEXT roster for LMSC where LMSC's MLSNEXT program consists of

players from surrounding areas such as Richmond, Oakland, Concord, Berkeley, as well as Lamorinda players.

The U16 roster includes Lamorinda players such as Joseph Chalwin (Midfielder - Miramonte class of 2024), Kai Thomas (Winger - Miramonte class of 2024), Ben Young (Defender - Campolindo class of 2024), Liam Murdin (Defender - Acalanes class of 2024), and Luc Narido (GK - Campolindo class of 2025). Coached by Christian Castillo, a former DC United Academy player (and other international professional teams), he embodies LMSC's philosophy in rostering and playing the best players regardless of age or background and fostering an environment of family in the team.

LMSC took home a win in the first round of the playoffs with a final score of 2-0 against a team that went 16-2-1 and was featured by MLSNEXT as a team to watch in BW Gottschee from New York. Up next in the round, 16 LMSC squared off against an MLS Academy in DC United. Lamorinda entered the second half down 1-0 and in the first 5 minutes of play, one of their players was issued their second yellow card and LMSC was forced to play a man down for the rest of the game. In the 76th minute LMSC scored a tying goal forcing a PK shootout. LMSC ultimately ceded a loss to DC United in the PK shootout 7-8. DC United would eventually win the Championship for the U16 bracket.

Submit stories and story ideas to storydesk@lamorindaweekly.com

Donna de Varona – Lafayette Native, Olympic Gold Medalist, pre-Title IX athlete and Title IX crusader

... continued from Page C1

Many of the high school and college wrestling teams were eliminated because of gender quotas. Louis Suba, Miramonte's wrestling coach, was a wrestler at Indiana University at that time. "There was a lot of resentment among the wrestlers because so many colleges had dropped their programs," Suba said. "I remember there being petitions to rescind Title IX."

In 2004, the first year that women wrestling became an Olympic sport, females wrestling for their high school teams became the fastest growing group of new participants, boosting many high school and college wrestling programs.

"I was 100% positive when the girls started coming out because it really helped to grow the sport and revive the programs," Suba said. "I'm always looking for more girls to come out and join our team."

It's the ancillary benefits of sports for women that de Varona believes is most important in the long run. "It's the feeling of empowerment and to be treated with dignity and respect," de Varona said. "At Ernst and Young I developed a program to help athletes in their lifecycle to move from competitive competition to post-athletic careers. Whenever I was talking about Title IX, we'd make the point that this isn't just about being on the podium, it's about learning all the lessons sports teaches like con-

fidence, teamwork, focus outside of sports, handling victory and defeat, etc. We found that 94% of women in corporate America have had a sports background and 50% competed in college and those women look for women that have had a similar experience because they don't see their job as nine-to-fivers. They're committed to their professions, and they work until they complete the job. Our research was groundbreaking, because no one had looked at the trajectory after the field of play."

To keep the momentum going, de Varona joined with Billy Jean King to establish the Women's Sports Foundation, serving as their first president from 1979 to 1984, eventually becoming the chair and Honorary Trustee for the Foundation. Over the years, the Foundation has raised more than \$30 million to support its programs.

"This is what increased the opportunities after Title IX," de Varona said. "Of course, we couldn't get equality overnight. We had to pump the pipeline and get over a lot of stigmas such as that girls that played weren't feminine or that they wouldn't be interested in sports. What we found was that we had to have our own movement, which was aside from the feminist movement which really thought of us as a mental exercise. Yes, women should have equality, but the feminist movement was mostly focused on other very important things

like equal pay for equal work but those who led the movement really weren't athletes. So, we had to create our own home with the Women's Sports Foundation where we could do research, where we could provide scholarships, where we could advocate for Title IX implementation, where we could honor each other and help rewrite the history books which we've done."

The foundation also started the National Girls and Women in Sport Day. "It enabled us to go to Washington and educate incoming legislators about the role of Title IX and we were also able to introduce our young women to the political process because where else would they be able have that experience of leadership or meeting sponsors," de Varona said. "We also provided a dinner every year where we could meet and greet and know each other and understand our strengths and numbers. I don't know if we would have made it without the foundation and, I'm sorry but I'm not going to brag but we may not have made it without my leadership."

De Varona made it a point to not overlook the achievements of the minority women and their accomplishments. "They don't get the recognition," de Varona said. "Who's heard of Wyoming Tyus or Evelyn Ashford? Here's Wyomingia who won back-to-back 100 meter runs in 1964 and 1968 and then Evelyn Ashford, who won gold medals in the 1984, 1988

and 1992 Olympics and they're lost in history and it's just not right. As far as women are concerned, the women that joined me in the creative years of the Women's Sports Foundation were critical. The press tends to look at only one person. We created an army of people behind this movement, many who never were going to earn a cent by supporting Title IX and the Women's Sports Foundation, which was the only organization that was fighting for girls and women in sport."

This is why de Varona feels it is so important for the current high school and college athletes to learn about the history of Title IX. "My daughter Joanna used to ask me why they don't teach about it in school," de Varona said. "This is part of civil rights. Now they just take it for granted and they don't understand that it could go away. We have to take responsibility to step up and protect the gains that we have made."

So, what would it take for de Varona to say that her mission is done? This is the answer she gave in an interview with Leslie Visser: "We're there when every high school, middle school, and grammar school kid has a sport opportunity. We're there when we understand that sports teach us how to compete in our competitive world. We're there when we understand sports provides fitness opportunities. We're there when we can figure out this changing evolving world on the collegiate

level because the NCAA isn't the only one responsible, every institution is. Then let's get to the parents and have them advocate for not only their kid but every other kid."

Since de Varona retired from competitive swimming in 1965, she has served five terms on the President's council on Physical Fitness and Sports. She helped with the passage of the 1978 Amateur Sports Act which restructured how Olympics are governed in the United States. She was a consultant on legislation that worked to promote and safeguard Title IX. She was named a special advisor to President Clinton's Drug Czar, Barry McCaffrey, helping with the establishment and funding for the United States and World anti-Doping Agencies. She was appointed to the United States Department of State's Empowerment of Girls and Women through the Sports Council by Secretary of State Hillary Clinton. She has received the Olympic Order, the highest honor presented by the International Olympic Committee and has received five honorary doctorates. She was inducted into the International Swimming Hall of Fame and the National Women's Hall of Fame.

A graduate of UCLA (1986) with a degree in political science, she and her husband John Pinto have two children, Joanna and John.

Old Moraga Town Site Walking Tour takes history buffs back in time

... continued from B1

“It took us about 2-3 weeks to scout out the sites and to make a safe path for participants,” Kaiser explained. “Then, it took

about another month to research the sites with images and content. We will continue to flesh out the history of each stop and add it to the website.”

The site’s official

unveiling was held at the MHS booth during the Fourth of July festivities at Moraga Commons Park, and it drew a continuous crowd of interested visitors both young and old. Kaiser stated, “We

want to have young people and families interested in Moraga’s history.”

This QR Code will also take readers to the Old Moraga Town Site Walking Tour main page.



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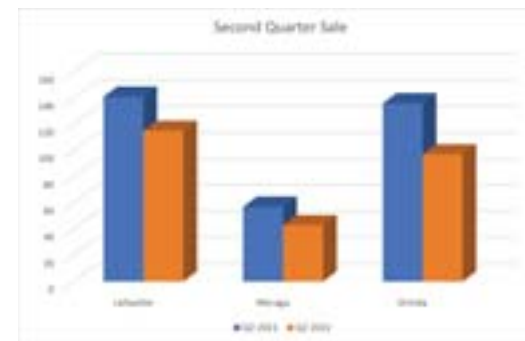
Lamorinda OUR HOMES

Lamorinda Weekly

Volume 16

Issue 11

Wednesday, July 20, 2022



The Real Estate Year in Review

read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

Animal plants



Lamb's ear is soft and fuzzy just like a baby lamb.



Foxgloves are digitalis and toxic to humans and pets.



The fuzzy seed head of goat's beard derives from the Greek word "Tragopogon".



Acanthus is known as Bear's Breech.

Photos Cynthia Brian

By Cynthia Brian

"We can judge the heart of a man by his treatment of animals." ~ Immanuel Kant

Our family has enjoyed an affinity for the animal kingdom for as long as I can remember. We loved creatures so much that we often named a pet for an animal of another species that they resembled. We've had dogs named Bear and Wolf, cats named Panther and Tiger, and even a horse named Spider, although he didn't look like an arachnid.

In the plant world, botanists and taxonomists who name plants also look to the realm of animals using zoographical Latin or Greek-based names for various genera and

species. Sometimes a part of the plant will remind them of an animal, or sometimes it is the marketing department of a plant breeder that comes up with the fun, and often humorous name for a new cultivar.

I walked through my garden giggling at the numerous "animals" that are growing. Trees, flowers, wildflowers, and even weeds bear the names of creatures. If you are looking for an amusing gardening endeavor to do with children this fall, ask them if they would like to plant an animal garden. Discuss their favorite critters, then research specimens to fit the bill.

Edit your list grouping plants that will demand the same soil, watering, and

sun/shade conditions together in one plot or pot. Mix annuals and perennials for an ongoing animal parade that will last throughout the year. Engage in a creative craft project making nametags for each plant. (Popsicle sticks are traditional favorites) Because the weather is too hot and dry to plant in summer, it's advised to wait for the cooler days of autumn to start digging a new garden. However, if you want to plant a few species in containers now, let the animal party begin. Make sure to follow directions on the plant tags and water frequently as containers lose moisture quickly.

... continued on Page D14

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	12	\$1,250,000	\$3,800,000
MORAGA	2	\$880,000	\$2,000,000
ORINDA	15	\$1,100,000	\$4,555,000

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

- 990 Condit Road, \$2,380,000, 3 Bdrms, 2163 SqFt, 1957 YrBl, 06-03-22, Previous Sale: \$1,225,000, 06-09-15
- 850 Hidden Pond Court, \$1,900,000, 4 Bdrms, 3455 SqFt, 1991 YrBl, 06-03-22, Previous Sale: \$960,000, 04-02-04
- 637 Laird Lane, \$1,450,000, 3 Bdrms, 1836 SqFt, 1967 YrBl, 05-31-22, Previous Sale: \$839,500, 04-15-15
- 4006 Natasha Drive, \$1,400,000, 4 Bdrms, 2048 SqFt, 1946 YrBl, 05-31-22
- 3518 Oliver Court, \$3,700,000, 4 Bdrms, 3158 SqFt, 1952 YrBl, 06-03-22, Previous Sale: \$1,150,000, 06-17-03
- 3960 North Peardale Drive, \$2,000,000, 2 Bdrms, 3122 SqFt, 1951 YrBl, 06-01-22
- 1056 Roderick Court, \$3,010,000, 3 Bdrms, 3383 SqFt, 1954 YrBl, 06-01-22, Previous Sale: \$579,000, 04-09-99
- 642 Sky Hy Circle, \$2,212,000, 4 Bdrms, 3175 SqFt, 1974 YrBl, 06-03-22, Previous Sale: \$1,055,000, 04-01-11
- 1281 Summit Road, \$3,800,000, 5 Bdrms, 3438 SqFt, 1976 YrBl, 06-01-22, Previous Sale: \$2,575,000, 04-25-19
- 1186 Sunrise Ridge Drive, \$1,790,000, 5 Bdrms, 2972 SqFt, 1998 YrBl, 06-01-22, Previous Sale: \$590,500, 01-25-99
- 1030 Via Nueva, \$1,950,000, 3 Bdrms, 1854 SqFt, 1975 YrBl, 05-31-22
- 945 Yorkshire Court, \$1,250,000, 2 Bdrms, 1085 SqFt, 1941 YrBl, 06-02-22

MORAGA

- 83 Miramonte Drive, \$880,000, 2 Bdrms, 1772 SqFt, 1965 YrBl, 05-31-22
- 1198 Moraga Road, \$2,000,000, 4 Bdrms, 1802 SqFt, 1971 YrBl, 06-01-22, Previous Sale: \$1,200,000, 07-07-17

ORINDA

- 33 Altamount Drive, \$2,863,000, 5 Bdrms, 3691 SqFt, 1952 YrBl, 06-02-22, Previous Sale: \$1,100,000, 09-06-01
- 66 Brookwood Road, \$1,100,000, 3 Bdrms, 1988 SqFt, 1941 YrBl, 06-01-22
- 6 Cedar Lane, \$1,925,000, 3 Bdrms, 1830 SqFt, 1968 YrBl, 06-03-22, Previous Sale: \$2,000,000, 04-13-22
- 2 La Cresta Road, \$3,030,000, 5 Bdrms, 3242 SqFt, 1950 YrBl, 05-31-22, Previous Sale: \$1,795,000, 06-02-15
- 159 Lombardy Lane, \$3,450,000, 4 Bdrms, 3486 SqFt, 1950 YrBl, 05-31-22, Previous Sale: \$1,967,500, 04-06-16
- 91 Lombardy Lane, \$3,225,000, 4 Bdrms, 2724 SqFt, 1949 YrBl, 06-02-22, Previous Sale: \$1,175,000, 03-29-02
- 50 Meadow View Road, \$2,150,000, 3 Bdrms, 1423 SqFt, 1951 YrBl, 06-03-22, Previous Sale: \$535,000, 05-16-00
- 294 Orchard Road, \$2,300,000, 4 Bdrms, 3375 SqFt, 1951 YrBl, 06-01-22, Previous Sale: \$875,000, 12-06-10
- 125 Overhill Road, \$2,506,000, 4 Bdrms, 2154 SqFt, 1951 YrBl, 06-03-22
- 30 Parklane Drive, \$2,972,500, 3 Bdrms, 2635 SqFt, 1946 YrBl, 06-03-22
- 99 Tappan Lane, \$4,555,000, 5 Bdrms, 4962 SqFt, 1982 YrBl, 06-01-22, Previous Sale: \$1,250,000, 07-14-21
- 228 The Knolls, \$1,300,000, 2 Bdrms, 2141 SqFt, 1974 YrBl, 05-31-22, Previous Sale: \$668,000, 09-02-11
- 33 Via Callados, \$1,712,500, 4 Bdrms, 2725 SqFt, 1978 YrBl, 06-02-22, Previous Sale: \$1,165,000, 05-24-05
- 241 Village Gate Road, \$1,350,000, 3 Bdrms, 2075 SqFt, 1979 YrBl, 05-31-22, Previous Sale: \$750,000, 10-05-12
- 32 Wilder Road, \$3,500,000, 4 Bdrms, 4149 SqFt, 2018 YrBl, 06-03-22, Previous Sale: \$2,374,500, 01-29-19

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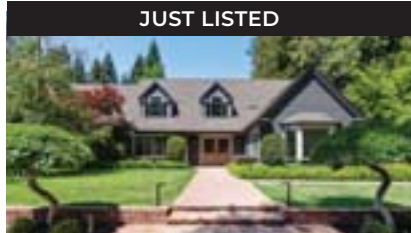


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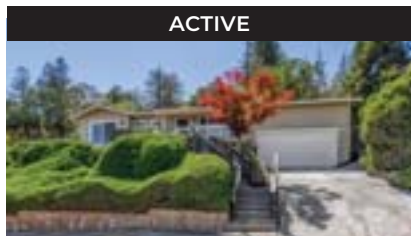


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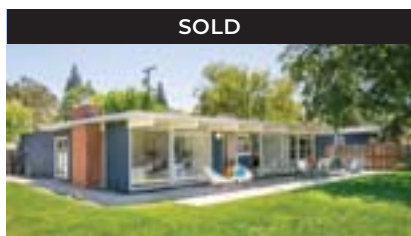
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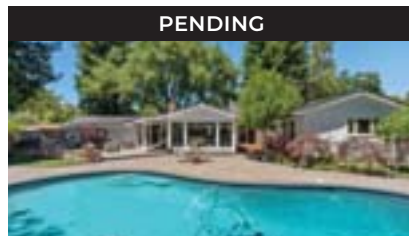
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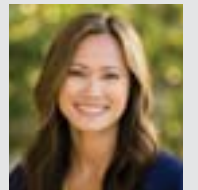
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The Real Estate Quarter in Review



By Conrad Bassett, CRP, GMS-T

The second quarter of 2022 remained extremely strong on the residential side of Lamorinda real estate. The total number of sales was down but the average price was much higher in both Lafayette and Moraga. The closings that occurred were those that mostly went under contract from mid-February to late May prior to the significant uptick in mortgage rates.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 115 single family homes closed in Lafayette. This was a decrease from the 141 single family homes closed in the same period one year ago. Sales prices ranged from \$1.1 million to \$5.8 million and the average number of days on market was nine. In the year ago second quarter it was 12 days. The average sales price was \$2,479,025, far exceeding the \$2,180,240 in 2Q2021 and the \$1,794,912 in 2Q2020. In 2019 it was \$1,779,112. In 2018 it was \$1,818,600.

In Moraga the number of single-family closings was 43 which was down from 57 a year ago. Prices ranged from \$1.485 million to \$3.487 million. The average sales price was \$2,376,836, a huge increase from \$1,936,316 in 2Q2021 and 2Q2020 when it was \$1,548,585. In 2019 it was \$1,542,888 and in 2018 it was \$1,508,591. The average marketing time was seven days where a year ago it was 13.

In Orinda, the number of single-family closings was 97, again substantially lower than 2Q2021 when there were 136. Sales prices ranged from \$875,000 to \$4.65 million with an average price of \$2,198,041. This was lower than the \$2,317,982 in the same quarter a year ago, but still above 2Q2020 when it was \$1,808,271, and from \$1,623,995 in this quarter in 2019. In 2018 it was \$1,705,473. It took an average of 14 days to have a house go pending – similar to the 12 days in the same period a year ago.

There were only two single-family sales below \$1 million in the three communities combined.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$1,029.97, significantly above the \$825.38 a year ago. In Moraga homes sold for \$935.79,

far above the \$814.16 in 2Q2021. Orinda was \$915.40 – up again from \$804.11 a year ago.

Again, this is the first quarter ever where all homes sold for an average of over \$900 per square foot in each community.

In Lafayette, the average sales price was 113.6% of the final asking price. In Moraga it was 115.3% and in Orinda it was 111.8%. The reasons for this can be attributed to agents listing properties well below true value so that they can hopefully receive multiple offers where buyers would compete.

In the condominium/townhome category, Lafayette had 10 closings versus the year ago quarter when there were 18. They sold between \$623,485 for one below market rate sale and \$2.555 million. Moraga had 36 when a year ago there were 37. Sale prices ranged from \$415,000 to \$2.01 million. Orinda had six that ranged from \$510,000 to \$1.85 million.

As of July 9, there were 70 homes under contract in the MLS in the three communities combined. One year ago there were 118! The current pending homes have asking prices of \$515,000 to \$4.25 million.

Inventory has increased. There are 109 properties on the market and a year ago there were 83 available properties in the three communities combined.

There are 52 properties on the market in Lafayette – an increase from the 40 at this same time a year ago. Asking prices in Lafayette currently range from \$895,000 to \$9.995 million. In Moraga, buyers have their choice of 22 homes or condominiums listed between \$515,000 and \$3.895 million. A year ago there were 23.

In Orinda there are 35 – again an increase from 20 on the market at the same time a year ago. The list prices range from \$989,000 to \$5.75 million.

There are no bank-owned or short sales currently in the MLS available in the three communities.

It is interesting to note that of the 109 dwellings on the market, 13 have lowered their asking prices in the last seven days.

Interest rates have increased dramatically and this has affected the market. We are still seeing many buyers come to the area from across the bay and Oakland because they feel they will likely not be commuting as much (especially on the tech side) and feel that to live further distances from San Francisco or Silicon Valley is manageable.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices, and they do not sell, but in the second quarter of this year most homes have had multiple offers and have sold at or above the list price.

Of the 115 single-family sales that closed in Lafayette in the second quarter of 2022, only six sold below the final list price.

In Moraga, only one of the 43 sales was below the asking price and in Orinda, only eight of the 97 sold below the final listing price.

We are still seeing many buyers having to make offers without the traditional contingencies of obtaining financing or having a home appraise or even having the home inspected. Many sellers continue to obtain pre-sale inspections in order to understand the condition of their homes and to also prevent a buyer from trying to renegotiate a lower price or repairs.

The combination of higher interest rates and higher supply will affect the third quarter numbers in Lamorinda.

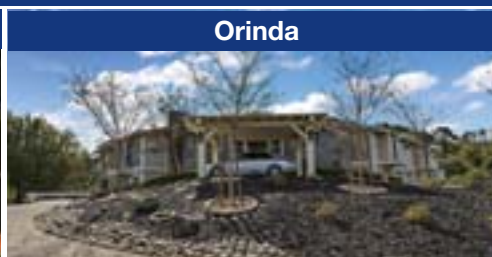
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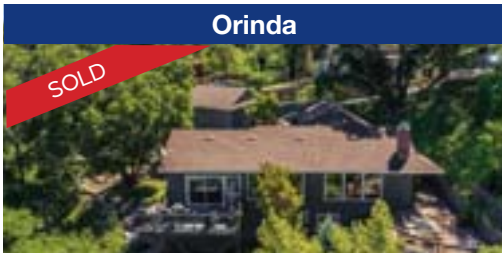
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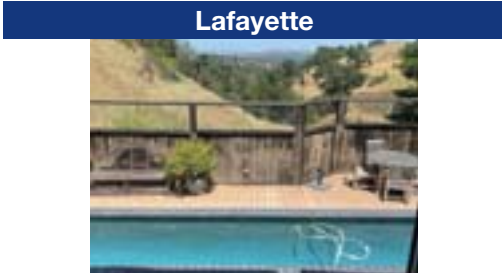
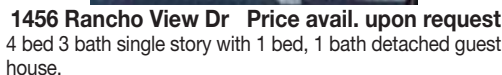
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Alameda
1548 Santa Clara Ave \$1,350,000

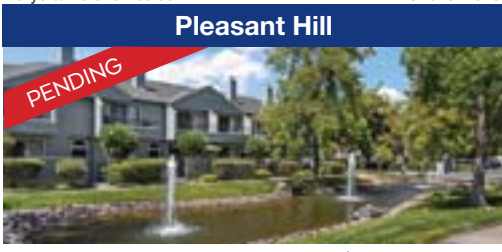
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Clayton
31 Nottingham Place \$1,520,000

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Pleasant Hill
207 Sunspring Court \$625,000

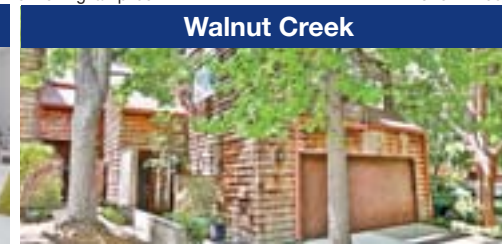
Stunning 2BR/2.5BA townhome-style condo in fabulous Ellinwood Park! Ideal location right on the pond and centrally located close to shopping, BART and freeway. Move-in ready!

Mary Beth MacLennan 925.324.6246
207SunspringCt.com Lic#01480008


Walnut Creek
1539 Springbrook Road \$1,825,000

Beautifully updated 2442 sq ft single level living on .78 acre lot with stunning nature views.

Lana Fitzpatrick 925.872.4660
lanafitzpatrick-northerncalifornia.sites.cbmoxi.com Lic# 01805218


Walnut Creek
1943 Everidge Ct \$1,065,000

Spectacular Summit Ridge townhome completely move-in ready with a reimagined open floor plan and high-end remodel of the kitchen and all three baths.

Kelly Crawford Team 925.998.5599
kellycrawfordhomes.com Lic#01327015



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3 bd | 3 ba | 2254 sqft | 1.21 ac | \$2,495,000

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144 Draeger Drive, Moraga



Open July 10, 1 p.m. - 4 p.m.

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Charming rancher in Rheem Valley Manor with vaulted, beamed living room ceiling, oversized family room, formal dining and 4 bedrooms. Private, creekside, wooded setting on .35 acres. Close to top schools, shops and Moraga Commons Park.

JUST SOLD

3 bedroom, 2 bath Campolindo home with lush, flat yard, vaulted ceilings and updates throughout. **Listed for \$1,695,000. Sold for \$1,795,000 with 4 offers. 11-day close of escrow.**

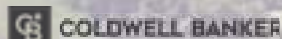


23 Corte Mateo, Moraga

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REALTOR®

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3335 FREEMAN ROAD | LAFAYETTE

4BR/3BA | 2,926 SQ. FT. | Includes fabulous ADU | .55 acre flat lot
\$2,295,000 | REPRESENTED BUYER



1418 LOS VECINOS | WALNUT CREEK

4BR/2.5BA | 1,729 SQ. FT. | .05 ACRES
\$1,068,000 | REPRESENTED BUYER

**If you have questions about the market, call me!
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Soraya Golesorkhi
925.808.8390
sg@soraya4homes.com
soraya4homes.com
DRE #01771736



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5 Moraga Way, Orinda



JUST LISTED - 3349 Golden Rain #13

Remodeled Sequoia in Rossmoor

Set in an ideal location across from the Hillside Clubhouse, this unit has everything you are looking for – a gorgeous kitchen with a large island, black stainless-steel appliances, gas stove, electric fireplace, an open balcony for outdoor dining and entertaining, and views of Mt Diablo.

Rarely available unit with 2 Beds, 2 baths, 1,054 sq ft.
Listed at \$668,000. Contact me for more info.



Dave Schurhoff
925.997.9569
dave.schurhoff@compass.com
www.daveschurhoff.com
DRE#: 01834201



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Tom is held in high regard by his peers in the real estate industry. Given the important role relationships play in the home buying process, this seemed to be a major benefit in making the process more transparent and allowing us to be as competitive as possible when making offers.

Obviously, these efforts were successful at completing the purchase of our first home. But what made that accomplishment feel even better is that we felt like we were in control and ended up with the home we truly wanted based on Tom's advice and guidance through the process."

~Arria & Curtis, Walnut Creek



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Is Contra Costa/ Tri Valley Market Cooling?? June 2022

It's Unlikely that you have not read about the Real Estate Market slowing down. When Interest rates jumped from under 4% in early April to 6.375% in mid-June, many buyers picked up their ball and went home. For sellers, expectations of numerous offers have quickly diminished.

Here's a look at the critical June data. There was a reduction (not extreme) in the number of sales in every city (except Pleasant Hill) in June. Seven cities in central Contra Costa and the Tri Valley area have 2 (or more) month's inventory. (Note: 4 to 6 month's month inventory is a balanced market, not favoring sellers or buyers.) Alamo/Danville/San Ramon have 3 month's inventory. A significant data point is Days on Market (DOM). Sold properties in June had an average of 9.73 DOM. However, pending sales in the last 30 days have jumped to 17.27 DOM. The good news for sellers is that the of average sale price for June 2021 compared to June 2022, shows a significant increase in about half of the cities in central CC and the Tri Valley area. To see details of your city – Go to www.YourContraCostaRealtor.com.

The important message to sellers is to prepare your home for sale. Homes need to look their best before putting it on the market. Perform Home, Roof and Pest inspections. Repair deferred maintenance. New interior paint with contemporary colors is critical. PAINT THOSE STAINED KITCHEN CABINETS. I've seen many nice houses, all price ranges, sit on the market because sellers are not willing to paint stained cabinets. Houses with stained kitchen cabinets will still sell, but it will take longer and sell for less. Then be patient. It's going to take 2 to 3 weeks, on average to sell despite doing all the above.



Cary Amo,
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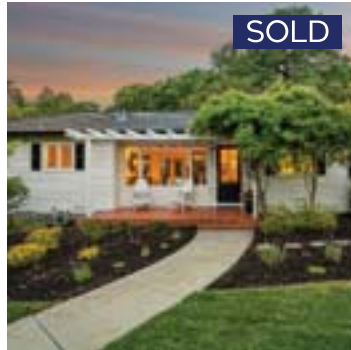
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48 Via Floreado, Orinda
Offered at \$2,885,000
48viafloreado.com



SOLD

3357 Springhill Road, Lafayette
\$2,725,000 | 10% over list price
3357springhill.com



SOLD

3 Josefa Place, Moraga
\$930,000 | 18% over list price
3josefa.com

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3337 North Lucille Lane, Lafayette

4 bedrooms | 2 bathrooms | 2037 ± sq ft | OFFERED \$2,300,000 | www.3337NLucilleLn.com

This spacious 4 bedroom 2 bath home is nestled on a tree-lined street in charming Lafayette Valley Estates just steps from the popular Lafayette/Moraga Trail, Community Center, and Community Park. The home is stylish with a remodeled, open concept kitchen, living room with a fireplace and built-ins, a separate family room, home office, separate laundry room, and a flat backyard with a lawn area and patio, mature pear, fig & lemon trees, and ADU/playroom.

COMPASS



Erin McCoin
415.370.8874
erinsmccoin.com
#01410378

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Digging Deep with Goddess Gardener, Cynthia Brian

Animal plants

Here is a partial list of the excitement to come with animal plants:

Lambsquarter	Zebra plant
Cats Ear	Lambs Ears
Chickweed	Bear's Breeches
Coyote Bush	Trout Lily
Buzzard Breath	Pigsqueak (Bergenia)
Duck Salad	Cardinal Flower
Cockle Bur	Deer fern
Fleabane	Deer tongue
Henbit	Dragon lily
Goosefoot	Snapdragon
Turkey Mullein	Catchfly
Horseweed	Foxtrot
Pigweed	Horsetail
Prickly Oxtongue	Lion's Tail
Goose Grass	Lobster Claws
Foxtails	Mouse plant
Cattails	Ox-eye daisy
Swinecress	Panda wild ginger
Birdseye Pearlwort	Pig butt
Goosefoot	Rabbit's foot fern
Fat hen	Porcupine Agave
Dogwood	Tickseed
Elephant Ears	Toad lily
Catnip	Wormwood
Deerweed	Cranesbill geranium
Wolfsbane	Lion's Ear
Dogbane	Turtlehead
Foxglove	Spider plant
Henbane	Crabgrass
Horse Chestnut	Scorpions tail
Leopard's Bane	Flamingo flower
Bee Balm	Kangaroo paw
Monkey Grass	Bunny Tails
Donkey Tail	Butterfly weed
Butterfly Bush	Partridge Berry
Locust Tree	Fishtail palm
Cockscomb	Leopard's bane
Gopher Plant	Zebra grass
Hen and Chicks	Spiderwort
Pussywillow	Squirrel cup
Skunk Plant	Wake robin
Snake plant	Dinosaur tree
Starfish Flower	Hedgehog echinacea

Treat your animal plants with care.

Amuse yourself, your family, and your friends with your garden barnyard!

Happy Gardening and Happy Growing!

Cynthia Brian's Mid-Month Gardening Tips

- **SPREAD** a blanket on the lawn and look toward the heavens to see animal shapes in the clouds.
- **DRY** herbs by hanging bunches upside down in a dry place, like a garage or shed. Dry lavender, sage, thyme, rosemary, and oregano. Store the dried leaves in a jar.
- **DOUSE** weeds with a concoction of white vinegar and liquid dish soap. To a gallon of the vinegar, add a capful of dish soap, shake in a spray bottle, and use proactively.
- **GATHER** the seeds of fennel and cilantro after the flowers are spent. Dry the seeds on a cooking sheet. Cilantro seeds are called coriander. Both add flavor and texture to both sweet and savory recipes.
- **PRESERVE** flat-leaf parsley, basil, and chives by freezing them in ice cube trays. Put a spoonful of the chopped leaves in each cell, add water, and freeze. When you want a dash of fresh flavor, pop an ice cube.
- **PLANT** edamame and sweet potatoes, both warm-weather crops. The soil needs to be warmer than 60 degrees. Plan on harvesting edamame in 90-100 days when the pods are plump but still green for a heart healthy omega 3 boost. To make potassium-rich sweet potatoes sweeter, store at 90 degrees for two weeks after harvesting.
- **DEADHEAD** roses, annuals, and perennials as blooms fade to keep them coming through frost.
- **GROW** celery by rooting the base of your store-bought vegetable. Put the stub in a glass jar filled with water in a sunny location, then transplant the root to a container or garden.
- **HARVEST** cucumbers and make an easy spicy summer snack as well as a soothing eye pack. Peel, slice, add red onions, rice vinegar, and marinate for one hour in the refrigerator. Save the peels to place on your eyes to eliminate puffiness after swimming.
- **WATCH** butterflies pollinate your flowers as they flutter from blossom to blossom on monarda, tithonia, sunflowers, zinnias, butterfly bush, cosmos, alyssum, marigolds, thyme, oregano, and marjoram.
- **EXTEND** your garden's production with a second season planting of beets, scallions, kohlrabi, chard, broccoli, lettuce, peas, and carrots to carry your fresh offerings into late fall.
- **TOSS** a salad comprised of edible herbs, tender leaves, and fruit from your garden including basil, sage, thyme, lovage, fennel, arugula, spinach, chives, chard, tarragon, kale, beet tops, lettuce, cilantro, parsley, sorrel, apples, and plums dressed with lemon juice and olive oil for a tasty jolt of mineral rich nutrition.
- **SHARE** your excess vegetable and fruit harvest with the neighborhood and take the extras to the local food bank for those in need to savor.

CORRECTION: In my June 22 column regarding California native trees, a reader, M. T. asked me to clarify that several of the trees listed are not true California natives. While many are not endemic to California, all are well-adapted to California gardens and grow well. My error for not being more precise. Thank you for caring.



Pigsqueak is another name for Bergenia, which is also known as elephant ears.



Locust is a tall tree with beautiful blooms.

Photos Cynthia Brian



Cynthia Brian in the garden.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your spring garden. Raised in the vineyards of Napa County, Cynthia is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com. Buy copies of her books, including, Chicken Soup for the Gardener's Soul, Growing with the Goddess Gardener, and Be the Star You Are! www.cynthiabrian.com/online-store. Receive a FREE inspirational music DVD and special savings. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com www.GoddessGardener.com

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ORINDA



106 Caro Lane

New Price! Beautiful custom modern craftsman style 5 bd/ 4 full ba + office home in 3122 sq.ft. on .82 acres!

\$2,750,000

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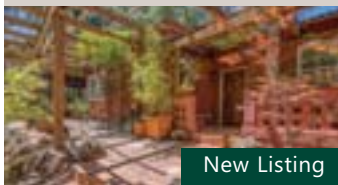
New Listing

503 Hawkridge Terrace

Orindawoods one level 4 bd/ 2.5ba 2722 sqft home on a gorgeous .46 acre lot on cul-de-sac close to everything!

\$2,575,000

ORINDA



New Listing

6 Oak Lane

Classic 3 bd/ 3 ba bungalow positioned on a knoll of 1.21 acres offering delightful views across the valley!

\$2,495,000

ORINDA



New Price

39 Valley Drive

Gorgeous 3400 sf custom, beautifully renovated throughout. Soaring ceilings, lovely views. Fabulous yard!

\$2,250,000

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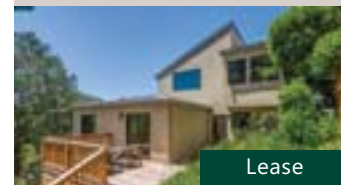


100 Ravenhill Road

The jewel of Orindawoods! Stunning, fully renovated 2 bd/2 ba one level home, exquisite throughout!

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ORINDA



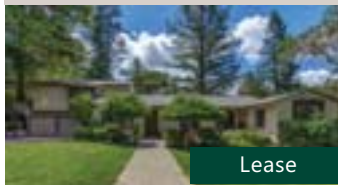
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Super sharp 2882 sqft. 5 bd/ 3.5 ba family home w/ great separation of space on cul-de-sac close to town!

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1755 Toyon Road

Gorgeous Craftsman 4 bd/ 4 full ba & 2 half ba + office 4427 sqft w/ separate cottage on 1.57 acre lot!

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LAFAYETTE



Pending

120 Greenbank Drive

Beautiful 4 bd/3 ba 3451 sq ft home w/ amphitheater views from this top-of-the-world sanctuary!

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MORAGA



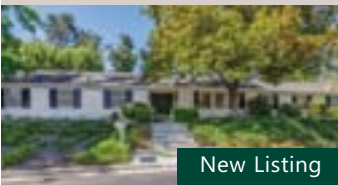
New Listing

1246 Rimer Drive

Moraga living at it's best! Single story 4 bd/ 3 ba rancher located in the desirable Camino Woods!

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MORAGA



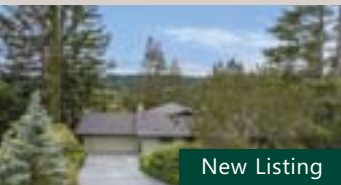
New Listing

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MORAGA



New Listing

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MORAGA



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