

Rodent Proofing

Learn about Honest Rodent Proofing's industry-leading 4-step process to get rid of rats, mice and other rodents.

GUARANTEED

FREE In-Home Inspection,
Mention Lamorinda Weekly for a 10% discount

Call 925-433-3988

www.honestrodentproofing.com

Servicing the Bay Area to Sacramento



Seeking an Autumn Home Sale?

In spite of shifting economic conditions, the Lamorinda seller's market remains strong for well prepared, properly priced and expertly promoted properties.

Call me today for a complimentary property evaluation and marketing plan. Utilize my 20+ years of local real estate success to obtain the highest return on your sale.

Integrity ♦ *Knowledge* ♦ *Results*



Frank Woodward

Realtor®, Luxury Property Specialist

T. 925.788.4963

E.Frank@FrankWoodward.com



COLDWELL BANKER
REALTY

©2023 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

Storm cleanup continues at Wagner Ranch Nature Area

By Alison Burns



Photo Reg Barrett

San Pablo Dam on Wagner Ranch property at height of storm.

Since the Lamorinda Weekly last reported (July 5, p. A7) on the severe damage wrought by this year's winter storms at the Wagner Ranch Nature Area, progress has been slow ... but steady. And on Monday, Sept. 11, Orinda Union School District Superintendent Aida Glimme delivered an impressive summary of her board's achievements to date.

From its formation almost 20 years ago, the nonprofit Friends of Wagner Ranch Nature Area, has always been extremely supportive, but there has never been any state funding directed toward the almost-19-acre OUSD property, and years of deferred maintenance have taken their toll: this year's constant onslaught of winter rains resulted in the downing of ancient trees, washed out pathways and a dangerous rerouting of the San Pablo Creek where it borders the Nature Area.

As Glimme described it, a pathway that was once safely away from the creek, now has water flowing beneath it, and you can find yourself standing on something that she describes as "a little cavernous." She also reported "really significant overgrowth ... with a lot of poison oak."

There is no instant fix to this disastrous state of affairs, particularly while, as Glimme put it, "the storm continues to work itself out" as the ground and trees become dryer. At present, it is impossible to count just how many trees have fallen or will continue to fall but eventually many more must be removed because it is "just a matter of time" before broken branches some crashing down.

Orinda's historic nature preserve is home to thousands of native plant and animal species. Owned by OUSD and certified as a Schoolyard Habitat by the National Wildlife Federation, this unique outdoor education site has had an immeasurable impact on over 15,000 children since its 1970 inception. To date, only elementary school children have been taught there, but prior to the double whammy of COVID and heavy winter storms, OUSD was looking at ways to expand opportunities to middle school students and possibly even other districts.

While it is still a question of playing the waiting game, Orinda's residents have not been slow in reacting to the crisis.

The two fenced-off Wagner Ranch and Nature Gardens

have now been cleared and students are already gardening, thanks to the Wagner Ranch Parent Club. OUSD is also working in partnership with the Boys Team charity, which provided funding and volunteers. East Bay Tree Service, too, has been very supportive.

But the quarter-of-a-million-dollar question now is where OUSD will find the money to remove the dead and damaged trees. Restoring safe pathways and general accessibility will add more to the total bill and OUSD does not yet have an estimate for this. The District has not allocated additional funds for the Nature Area, which means that any monies used for maintenance of the area must come from the General Fund.

In 2022, the District applied for a \$4.5 million state allocation through the office of Assemblymember Rebecca Bauer-Kahan's office, which was rejected. However, after the grant was resubmitted in 2023, OUSD gained approval for \$1.5 million – with certain demands, such as designating 15 acres as Open Space – while still remaining wholly owned by OUSD.

Glimme concluded her presentation with effusive thanks to the Friends of the Nature Area which, "clearly kept the area alive," as well as the WR Parent Club, Boys Team Charity, ONE Orinda, and the "many community members who have supported the area through funds and hours of volunteering."

Do parking in lieu fees stymie Orinda downtown development?

By Sora O'Doherty

As the clock ticked ominously towards 11 p.m. on Sept. 19, the Orinda city council agreed, with a minimum of discussion, to ask staff to come back with a proposal to amend its Master Fee Schedule to reduce the Parking Variance In Lieu fees to support business revitalization. Staff suggested that the council might like a nominal fee for changes in use, perhaps reducing the in-lieu fees of between \$50 and \$200 for existing buildings. The council would retain the option to consider increasing the fees at a future date, such as the Master Fee Schedule update made annually in July.

The matter appeared on the council's agenda as a result of a matter initiated on Sept. 5. On Sept. 18, Harvey Stein, legal counsel for Mo Mashhoom and Mash Petroleum, which has its headquarters in Orinda's Theatre District, wrote to the city council explaining the difficulty Mashhoom is having leasing a space in the Moraga Way building.

Stein reminded the council that the building had been granted a Mayor's Award of Excellence upon its completion in 2019. He continued to explain that two potential tenants for a small, 800 sq. ft. space on the

ground floor of the building had fled, when they were apprised of potential parking in lieu fees ranging from \$60,000 to \$75,000.

Mashhoom is now considering an offer to lease the space as a bicycle sales showroom at 50% below market rate, but he will only do so if the city does not impose a burdensome, "deal-killing" parking fee. "Unless the City alters its position on the parking fee, the space will remain vacant for the foreseeable future," Stein warned.

Council Member Brandyn Iverson, who had requested the matter initiated, said that she was suggesting a limited proposal suspending parking in lieu fees for about a year for vacant spaces downtown. She specified that she was not proposing a change to the rules for new development nor looking at the broader issue of state laws.

Mayor Inga Miller inquired if the action would affect the Chevron project, and was told that it would not apply to gas stations. Given the lateness of the hour, the council agreed to authorize staff to develop a proposed action and bring it back to the council in the future.

35 years of experience in architectural design

KAPLAN ARCHITECTS www.kaplanarchitects.com
(510) 361-0223

GLEAM
VETERAN

LAMORINDA DO YOUR TRASH CANS SMELL?

Call or Text
510-800-BINS
GleamMyCan.Com

- 50% off first cleaning
- Disinfect & Deodorize Your Trash Bins!

Certechn
Environmental Services

www.certechnpest.com
(925) 300-1094

CERTECH PEST PREVENTION & TERMITE PROTECTION

ONE MONTH FREE
MONTHLY & BI-MONTHLY ANNUAL SERVICE AGREEMENTS

SUMMER SPECIALS \$50 OFF
MENTION THIS AD ONE TIME SERVICES

Tamplen Plastic Surgery now in Orinda

- | | |
|---|--|
| <p>Cosmetic Surgery</p> <ul style="list-style-type: none"> • Facelift • Facial Implants • Neck Lift • Nose Surgery • Brow Lift • Eyelid Surgery • Ear Surgery | <p>Laser & Non-Surgical Services</p> <ul style="list-style-type: none"> • BOTOX® Cosmetic and Dysport® • Cosmetic Removal of Moles & Skin Tags • Fillers (JUVÉDERM®, JUVÉDERM VOLUMA®, Restylane®) • Fraxel Re:Store Laser Treatment <p>Skin Care Services</p> <ul style="list-style-type: none"> • Chemical Peels • Obagi® Consultation |
|---|--|



Dr. Matthew Tamplen, who grew up in Lafayette and is a nationally recognized Double Board-Certified Facial Plastic surgeon, opened a private practice in Downtown Orinda to better serve Lamorinda patients. Specializing entirely in the face, Dr. Tamplen's expertise is nationally recognized for providing patients with beautiful, elegant, and natural results.

Matthew Tamplen, MD
Orinda Office: **NEW LOCATION**
96 Davis Road, Suite #5, Orinda, 925-444-0824
TamplenPlasticSurgery.com



TAMPLÉN
PLASTIC SURGERY

Double Board-Certified
Facial Plastic and
Reconstructive Surgeon.