

Lamorinda

OUR HOMES

Lamorinda Weekly

Volume 18

Issue 12

Wednesday, July 31, 2024



Lamorinda Home Sales

... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian

Summer Sweetness

By Cynthia Brian



Daisies, rudbeckia, and echinacea enrich the sweetness of summer.



Sky blue plumbago with pink crape myrtle.

Photos Cynthia Brian



Build a rock cairn for fun or as a monument.

“What good is the warmth of summer, without the cold of winter to give it sweetness.” John Steinbeck

It is still hot, yet a cool breeze wafts through the patio where I am writing under an awning. I can't bear being inside an office when I can do my work outside on my trusty Mac laptop with a full view of nature, the soothing sounds of a gurgling fountain, and the perfumed air from my roses and viburnum. In the cold of winter, I long for days like these: warm, sunny, and sweet.

Hummingbirds, bees, and butterflies are darting about, oblivious to my presence. The fiery orange crocosmia, also known as coppertips or firecracker plant, is on display and attracting pollinators. I adore this exotic perennial because the corms are easily transplantable, it blooms when so many other plants are dormant, and it is showy in floral arrangements. Although it is a sun lover, I've also planted it in sheltered

shade for longer-lasting blooms.

Bees are gathered on my bronze fennel. I cut a few fronds of seeds to sprinkle on my vegetables for tonight's meal without bothering the buzzers. Walking my property, I noticed that my many hollyhocks were being eaten by the painted lady butterfly caterpillars. Painted lady butterflies are found throughout the world and because they are such beneficial and beautiful pollinators, I am happy that they dine on my hollyhocks.

My fragrant four o'clock plants didn't get the memo that they were supposed to bloom in the late afternoon or early evening. My flowers bloom like clockwork every morning from nine to 11. Many years ago, my mom gave me seeds from her species growing on our ranch. They have perennially sprouted and supported a multitude of pollinators, including the nocturnal moths. As a kid, I remember that her four o'clocks bloomed on time in the late afternoon.

... continued on Page OH8

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OFFICE | 8,096 SF | 2.26 AC



ORINDA | PUTTER'S PARADISE | 10 ORINDA VIEW ROAD
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LAFAYETTE | 2 ESTATE LOTS | POPULAR HAPPY VALLEY GLEN
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0 MONTICELLO RD | 7.64 AC \$2,398,000

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	9	\$1,285,000	\$5,425,000
MORAGA	9	\$860,000	\$2,275,000
ORINDA	5	\$1,050,000	\$4,350,000

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

- 25 Billington Court, \$2,600,000, 5 Bdrms, 3366 SqFt, 1979 YrBlt, 06-26-24,
Previous Sale: \$2,550,000, 09-15-21
- 3626 Brook Street, \$3,895,000, 4 Bdrms, 4583 SqFt, 2005 YrBlt, 06-18-24,
Previous Sale: \$2,375,000, 07-11-05
- 3368 Johnson Road, \$1,380,000, 3 Bdrms, 2047 SqFt, 1941 YrBlt, 06-21-24,
Previous Sale: \$1,495,000, 09-08-21
- 41 Manzanita Court, \$1,285,000, 3 Bdrms, 1272 SqFt, 1950 YrBlt, 06-25-24
- 3725 Meadow Lane, \$5,425,000, 4 Bdrms, 3890 SqFt, 2004 YrBlt, 06-21-24,
Previous Sale: \$1,290,000, 07-02-03
- 1543 Rancho View Drive, \$1,750,000, 4 Bdrms, 2621 SqFt, 1954 YrBlt, 06-28-24
- 3235 Surmont Drive, \$2,700,000, 4 Bdrms, 3270 SqFt, 1975 YrBlt, 06-25-24,
Previous Sale: \$743,000, 05-12-99
- 3354 Sweet Drive, \$1,500,000, 3 Bdrms, 1535 SqFt, 1952 YrBlt, 06-27-24,
Previous Sale: \$1,112,500, 04-10-15
- 1002 Woodbury Road #302, \$3,000,000, 3 Bdrms, 2931 SqFt,
2015 YrBlt, 06-18-24, Previous Sale: \$2,600,000, 06-16-22

MORAGA

- 116 Fairfield Place, \$1,725,000, 4 Bdrms, 2477 SqFt, 1966 YrBlt, 06-25-24
- 3 Hansen Court, \$965,000, 2 Bdrms, 1211 SqFt, 1984 YrBlt, 06-21-24,
Previous Sale: \$244,000, 05-01-91
- 27 Merrill Circle, \$2,195,000, 5 Bdrms, 4874 SqFt, 1990 YrBlt, 06-28-24
- 20 Miramonte Drive, \$860,000, 3 Bdrms, 1762 SqFt, 1964 YrBlt, 06-28-24,
Previous Sale: \$665,000, 01-22-16
- 274 Paseo Bernal, \$1,200,000, 3 Bdrms, 2117 SqFt, 1979 YrBlt, 06-27-24,
Previous Sale: \$320,000, 02-01-92
- 1755 Spyglass Lane, \$2,275,000, 3 Bdrms, 3424 SqFt, 1985 YrBlt, 06-26-24,
Previous Sale: \$950,000, 03-27-01
- 96 Sullivan Drive, \$2,060,000, 5 Bdrms, 3337 SqFt, 1963 YrBlt, 06-21-24
- 8 Trinity Terrace, \$1,800,000, 5 Bdrms, 2498 SqFt, 1964 YrBlt, 06-21-24,
Previous Sale: \$1,260,000, 06-13-07
- 3771 Via Granada, \$2,010,000, 4 Bdrms, 3403 SqFt, 1978 YrBlt, 06-21-24

ORINDA

- 108 Camino Sobrante, \$2,050,000, 4 Bdrms, 2476 SqFt, 1975 YrBlt, 06-21-24,
Previous Sale: \$1,014,000, 07-12-13
- 32 Candle Terrace, \$4,350,000, 4 Bdrms, 4856 SqFt, 1990 YrBlt, 06-17-24,
Previous Sale: \$3,300,000, 10-28-20
- 102 Glorietta Boulevard, \$1,050,000, 3 Bdrms, 1412 SqFt, 1956 YrBlt, 06-18-24
- 90 Meadow View Road, \$2,188,000, 4 Bdrms, 2022 SqFt, 1951 YrBlt, 06-28-24
- 14 Washington Lane, \$2,012,000, 4 Bdrms, 2300 SqFt, 1959 YrBlt, 06-28-24,
Previous Sale: \$1,485,000, 07-14-16



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County Assessor certifies and delivers the 2024-2025 County Assessment Roll

(Martinez, CA) – The "2024-2025" Assessor's Close of Roll Affidavit" was signed by Gus S. Kramer, Assessor, and subscribed and sworn to the County Clerk-Recorder's Office, on June 28, 2024. The 2024-2025 Assessment Roll has been delivered to the County Auditor, as required by law.

The increase to the local tax base for 2024-2025 is over \$11.16 billion. This represents a 4.17% increase in assessed value and brings the total net local assessment roll to more than \$278.83 billion. The 2024-2025 assessment roll is the highest to date in Contra Costa County's history.

Cities with the largest increases in assessed value include Antioch, Oakley, and Martinez with increases ranging from 4.99% up to 6.09%. San Ramon, Concord, and Walnut Creek saw the lowest assessed value increases ranging from 2.97% down to 1.45%. The assessment roll now consists of 380,681 parcels, an increase of 1,239 over the previous year.

The Assessor's annual letter to the Board of Supervisors and 2024-2025 Assessment Roll Reports can be found at:

<https://www.contracosta.ca.gov/DocumentCenter/View/83431/2024-2025-BOS-Close-of-Assessment-Roll-Letter-and-Reports-to-the-CCC-Board-of-Supervisors?bidId=>

LAFAYETTE

SECURED VALUE:	\$11,846,320,741
UNSECURED VALUE:	\$74,201,422
GROSS VALUE:	\$11,920,522,163
LOCAL EXEMPTIONS:	\$136,710,082
NET VALUE:	\$11,783,812,081
GAIN/LOSS:	\$508,192,960
% CHANGE:	4.50%

MORAGA

SECURED VALUE:	\$6,027,695,843
UNSECURED VALUE:	\$27,085,170
GROSS VALUE:	\$6,054,781,013
LOCAL EXEMPTIONS:	\$271,697,074
NET VALUE:	\$5,783,083,939
GAIN/LOSS:	\$233,093,985
% CHANGE:	4.19%

ORINDA

SECURED VALUE:	\$9,763,659,673
UNSECURED VALUE:	\$42,041,987
GROSS VALUE:	\$9,805,701,660
LOCAL EXEMPTIONS:	\$67,086,800
NET VALUE:	\$9,738,614,860
GAIN/LOSS:	\$360,124,405
% CHANGE:	3.83%

Provided by: Robin Cantu, Assessor's Customer Services Coordinator
Robin.Cantu@assr.cccounty.us

CCTA awarded \$1.490 million grant for Countywide Evac Plan

By Vera Kochan

The Contra Costa County Transportation Authority (CCTA) proposes to develop a new Countywide Emergency Evacuation Plan. A \$1.490 million grant for the Plan was awarded to CCTA by Caltrans and will be shared by all 19 Contra Costa cities and unincorporated county.

This Plan will conduct local-level evacuation compliance assessments, per Senate Bill 99, which requires cities, upon the next revision of the Housing Element on or after Jan. 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. Also, a high-level evacuation route capacity, safety, and viability analysis for the county is expected per Assembly Bill 747, which requires jurisdictions to, after Jan 1, 2022, review and update the safety element of their general plan.

Additionally, the Plan builds upon the development of the Contra Costa County multi-jurisdictional Local Hazard Mitigation Plan. An outcome of this study, as identified by several agencies throughout the county, is an understanding that typical climate and other hazard risks may result in multi-jurisdictional evacuations using routes that may span several jurisdictions.

CCTA is adding \$212,900 as a local match, which puts the project's cost at \$1,702,900. "There is no breakdown of how much budget will be applied to the Town of Moraga and cities of Orinda

and Lafayette individually," stated CCTA Director of Planning John Hoang. "We are looking at several key areas throughout the county and Lamorinda is identified as one of those key communities we will focus on regarding fire emergencies."

Hoang added, "We will examine the transportation network and evacuation needs and address potential vulnerabilities that could exacerbate emergencies, for instance, by leveraging intelligent transportation system technologies that will be deployed as part of our Countywide Smart Signals project."

"CCTA previously had some experience in funding pilot small Smart Signal projects within a few local county agencies," said Moraga Public Works Director/Town Engineer Shawn Knapp. "Some time ago, Lafayette, Moraga, and Orinda began transportation planning efforts and seeking funding to create a Lamorinda regional Smart Signals system. We successfully partnered with CCTA and Congressman Mark DeSaulnier to receive grant funding totaling \$5,913,559 for the design and construction of our regional Smart Signal project."

According to Knapp, Lamorinda has developed evacuation plans; participated in the county's multi-jurisdictional Local Hazard Mitigation Plan; and has held several coordinated evacuation simulation exercises with police, fire, public works departments, and volunteer groups such as CERT. "The next level improvement for evacuation planning is to identify our inadequate

or bottleneck constraints in our full Lamorinda regional transportation system and work systematically toward addressing them."

Knapp praised the teamwork of Lamorinda's agencies in their common efforts to resolve transportation issues. By collectively approaching CCTA to become a partner, CCTA was awarded a countywide Sustainable Transportation grant.

"The number one issue raised by residents during the Housing Element process was evacuations during fire," indicated Moraga Planning Director Afshan Hamid. "With the Town being part of a Countywide Emergency Evacuation Plan, this is a huge step forward with the Town listening to resident concerns. The Plan will enable a robust emergency evacuation plan, identify vulnerable communities, assess evacuation timelines, and formulate strategies to optimize egress during emergencies."

Hamid stressed that the Plan will target sustainability and resilience for Moraga's most vulnerable residents and foster proactive cooperation with multi-jurisdictions with regards to climate and hazard risks. "Crafting an Evacuation Plan tailored to the needs of Moraga will empower stakeholders with indispensable tools for adept emergency preparedness and citizen evacuations, especially in scenarios such as wildfires or floods. Lamorinda is taking a leadership role in addressing resident concerns on Evacuation Studies."



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Digging Deep with Goddess Gardener, Cynthia Brian

Summer Sweetness

Photos Cynthia Brian



Four O'clock flowers usually open in the afternoon and bloom throughout the night.



The blue giant bird of paradise, a native of South Africa, exhibits a crown of white sepals with a blue tongue.

... continued from Page OH1

Other sweet summer blooms include daisies, echinacea, birds of paradise, plumbago, and gladiolus. The sky-blue color of plumbago is mesmerizing. Buds on my crape myrtle trees are about to burst open and I've observed crape myrtle trees blooming in numerous yards.

A few not-so-sweet summer trespassers:

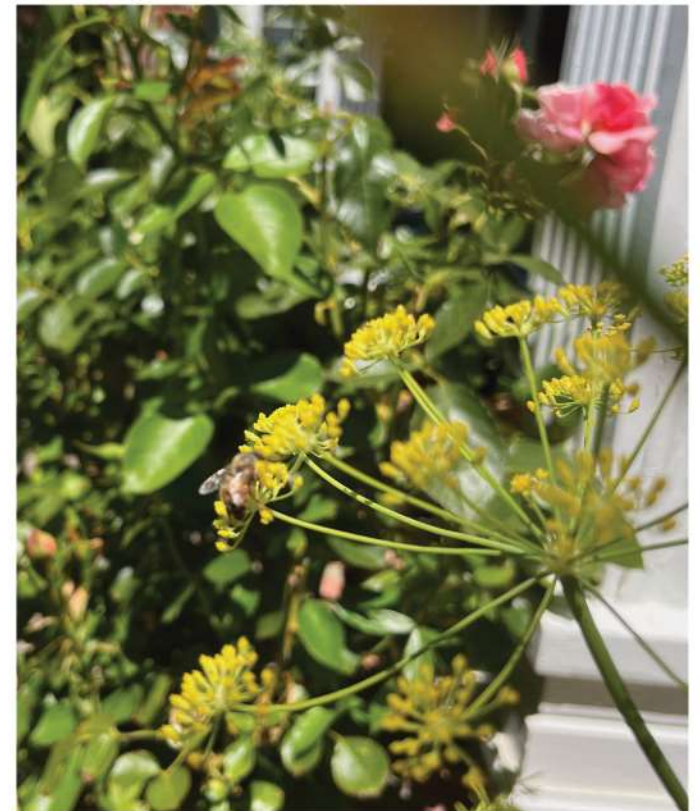
You may notice powdery mildew invading your rhododendrons, crape myrtles, viburnum, roses, and other plants when the temperatures are hot during the day and cooler or humid at night. This fungal disease looks like a dusting of flour on your leaves, and although it doesn't kill the plant, with mild cases recovering on their own with improved airflow, normal treatment is necessary. One of the best and least expensive preventative measures is to spray sulfur in advance of symptoms. In the early stages of infection, an effective organic treatment is to use a 50/50 combination of milk and water sprayed on the entire plant (leaves and stems) twice weekly until results are achieved. An un-

pleasant sour smell may develop in the hot sun, but your plants will no longer be sickly!

Rust is another fungal disease that targets roses, especially in summer. It manifests with orange and/or black spots on the leaves and stems. Sulfur or copper can be used as a preventative measure. When a few of my roses showed signs of rust, I quickly removed and destroyed the leaves to prevent further spread. I also improved the air circulation by removing surrounding plants and weeds, making sure that the roses were being watered at the roots and not by overhead sprinklers. Always disinfect and sanitize your pruning shears with alcohol so as not to spread disease.

Do you have bindweed in your garden? This little cousin of the morning glory is an invasive climbing plant that strangles other plants and can easily take over a landscape. The flowers are dainty and pretty, but don't be fooled. It is going to take patience and persistence to rid your garden of this noxious weed. The root system can spread to twenty feet wide and deep.

... continued on next Page



A bee feasts on the bronze fennel seeds.

Digging Deep with Goddess Gardener, Cynthia Brian **Summer Sweetness**

Photos Cynthia Brian



Pink bindweed is pretty yet an invasive, destructive weed.

... continued from Page OH8

The seeds, which can last for 20 to 50 years in the soil, disperse through the movement of birds, wildlife, and irrigation. Two types of bindweed have taken up residence in my orchard. I hope to one day eradicate it through perseverant pulling of new sprouts which will eventually cause the rhizomes to lose their strength. If you see bindweed in your garden, do not ignore it – dig out the roots as soon as you see it. Once bindweed has established itself in your garden, without chemical intervention (which I don't use or recommend), you will be battling this intruder for years.

Back to the summer sweetness:

Add to your summer sweet garden with a rock cairn. Throughout his-



White gladiolus shines in the evening garden.

tory, stones have been piled high as memorials or markers. I suggest a rock cairn as a fun family nature project. Make a game of it.

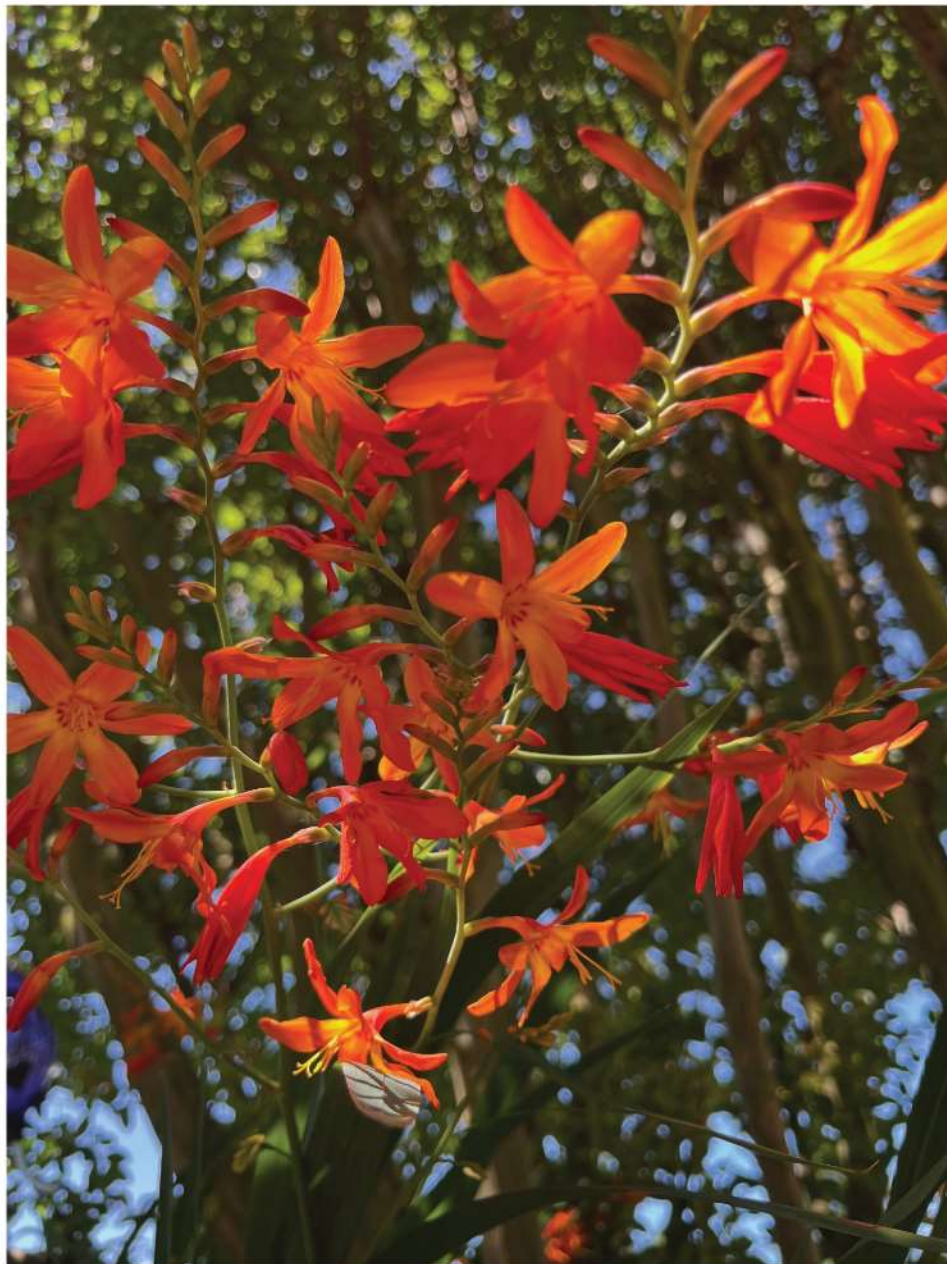
For a punch of splashy color, unleash a border mixing different heights and flower shapes with sweet alyssum, marigold, petunia, rudbeckia, and gaillardia.

Sit under a shade tree with a glass of fresh-squeezed lemonade to read a book. If you have children or grandchildren, they will enjoy the true tales of animals in my series, "Stella Bella's Barnyard Adventures", available in books, Amazon, or my StarStyle® Store, <https://www.CynthiaBrian.com/online-store>

Give working outside on your patio or deck a try. The chill of winter is only six months away. Savor the warmth and sweetness of summer.

Digging Deep with Goddess Gardener, Cynthia Brian Summer Sweetness

Photos Cynthia Brian



Fiery firecracker, crocosmia is a pollinator magnet.



The book series, "Stella Bella's Barnyard Adventures" by Cynthia Brian enthralls toddlers.

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Cynthia Brian prefers the outdoors near the gurgling fountain.

For more gardening advice for all seasons, check out Growing with the Goddess Gardener at <https://www.CynthiaBrian.com/books>. Raised in the vineyards of Napa County, Cynthia Brian 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 which was just honored as the 2024 Nonprofit of the Year by the Moraga Chamber of Commerce. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com. Her newest children's picture book, Books in the Barnyard: Oh Deer!, from the series, Stella Bella's Barnyard Adventures is available for discounted pre-sales at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <https://www.CynthiaBrian.com>

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New Listing!
291 Monte Vista Ridge Road, Orinda
5 Bd | 4.5 Ba | 5576 Sqft | \$4,250,000

This exquisite home combines luxury, comfort, quality, privacy, & convenience to SF & top tier Orinda schools.



188 Lombardy Lane, Orinda
5 Bd | 4 Ba | 3948 Sqft | \$3,495,000

Fabulous home in coveted Sleepy Hollow w/a wonderful floor plan & spectacular private backyard!



108 Oak Road, Orinda
4 Bd | 3 Ba | 3377 Sqft | \$2,995,000

Built in 2000 & nestled in one of Orinda's close to town neighborhoods, this bright spacious home has everything you are looking for!



11 Idyll Court, Orinda
6 Bd | 4.5 Ba | 4020 Sqft | \$2,795,000

This home enjoys over 4000 sqft of living w/ an outdoor retreat including a pool & sports court ideal for gatherings and fun in the sun!



237 Glorietta Blvd, Orinda
5 Bd | 3 Ba | 3109 Sqft | \$2,650,000

This wonderful 5 bd/ 3 ba mid-century gem offers one level living & space for everyone!



38 El Gavilan, Orinda
5 Bd | 2.5 Ba | 2702 Sqft | \$1,725,000

A light-filled, mid-century modern home w/ fabulous views of the Orinda hills that is ever changing with rolling fog & gorgeous sunsets.



New Price!

53 Via Floreado, Orinda
5 Bd | 2.5 Ba | 2851 Sqft | \$1,695,000

Bright 5 bd/2.5 ba home in Orinda w/ amazing views!



76 La Cuesta Road, Orinda
3 Bd | 2 Ba | 1762 Sqft | \$1,575,000

Va-Va-Views! This stylishly updated Orinda home is immersed in nature & a peaceful escape, yet right in town.



New Listing!

1087 Ralara Drive, Lafayette
3 Bd | 3 Ba | 2685 Sqft | \$2,595,000

This expansive 3 bd/ 3 ba home spans 2,685 sf on a generous 0.56-acre lot in the coveted Happy Valley neighborhood.



50 Woodbury Highlands #34, Lafayette
3 Bd | 3 Ba | 2143 Sqft | \$2,300,000

This exquisite 3 bd/ 3 ba condo offers a lifestyle of sophistication & comfort w/ stunning views & exceptional features.



New Price!

9 Mayfield Place, Moraga
4 Bd | 2 Ba | 2148 Sqft | \$1,899,000

This contemporary ranch style home features 4 bd/2ba, 2,148 sq ft on a spacious .33 acre double cul-de-sac lot!



1072 Mountain View Blvd, Walnut Creek
5 Bd | 4.5 Ba | 3486 Sqft | \$3,100,000

Incredible opportunity to move into a brand new home in Walnut Heights, one of Walnut Creek's most desirable locations!



3147 Via Larga, Alamo
4 Bd | 2 Ba | 2188 Sqft | \$2,195,000

Westside Alamo single story rancher fits 4 bd/ 2 ba, park-like yard & pool on amazing 1/2 acre level lot in ideal location!



5505 Taft Avenue, Oakland
2 Bd | 1 Ba | 1678 Sqft | \$1,295,000

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