

Pleasanton Weekly

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Housing cap: City agrees to scuttle cap, build more affordable housing, pay \$1.9 million **PAGE 8**

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*Farmer Shawn harvests
five acres of organic
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PAGE 12

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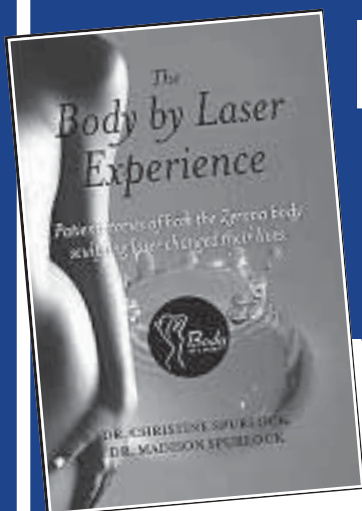
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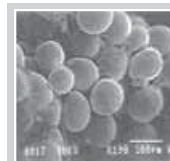
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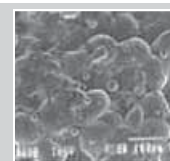
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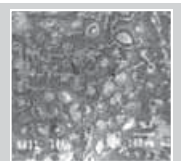
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INDIVIDUAL RESULTS MAY VARY

AROUND PLEASANTON



By JEB BING



Wearing yellow shirts that read "Approve Stoneridge Creek Now," these seniors will fill the City Council chambers Tuesday night to urge approval of a long-planned senior independent care facility on Staples Ranch, a 124-acre development on the city's far northeast side.

Watch for the yellow shirts Tuesday night

Look for a lot of yellow shirts Tuesday at a special meeting of the Pleasanton City Council scheduled exclusively as a public hearing, environmental review and a detailed report on developing the 124-acre Staples Ranch property.

Although the focus of the meeting will no doubt be on the years-old controversial plan to extend Stoneridge Drive through Staples to El Charro Road and Livermore, the room will likely fill up early with familiar faces and long-time Pleasanton residents wearing yellow shirts. They've invested thousands of dollars — even tens of thousands — in deposits on retirement homes in Stoneridge Creek, a proposed 635-unit senior independent, assisted living care and skilled nursing center planned by Continuing Life Communities, a Southern California developer of these kinds of privately funded centers.

Ten in the group met with me a week ago at the Pleasanton Weekly to seek support in their efforts to speed things up in getting the project approved and started. Several jumped at the chance to buy into the new Pleasanton center when CLC first made its bid six years ago. The council and Planning Commission reviewed the plan in November 2007 with planners recommending approval in June last year.

Troy Bourne of CLC has said from the beginning that his firm is ready to build the independent living and assisted care facility as soon as the plan is approved and Staples is annexed. A month ago, when consideration of Staples and the CLC project was delayed again, Bourne told the council that his wife has given birth to three of their children during the

time since he first represented CLC in seeking approval of the Pleasanton site.

There's another reason to get this project started. State law requires that those moving into these kinds of total-care facilities must be healthy at the time of move-in. Medical exams are required to show each applicant has a certified doctor approval of both physical and mental health. That's because once accepted, no one can be evicted from CLC's facilities. That's also why the more than 100 applicants with deposits on file want faster action by Pleasanton. Some in the group that met with me are in their 60s and 70s and are now four years older than when they put their money down. All are healthy although several have had health problems in the past. An 81-year-old applicant told the council that in the time he's been waiting, he's been diagnosed with the first stage of Parkinson's disease and is hoping CLC will allow both him and his wife to move in nevertheless. For its part, CLC has issued the required medical certificates to those who have made deposits because of the extraordinary length of time it is taking to get Pleasanton's approval.

Still, as enthused as Tuesday night's yellow-shirt crowd will be, others could try to slow down the approval process over their opposition to extending Stoneridge Drive. A compromise agreement has been reached that would allow Alameda County to build the road, which it has agreed to finance, but to keep its eastern terminus barricaded at El Charro until Livermore extends Jack London Boulevard on the other side; Livermore has the plans in place but is awaiting funding by the developer of an outlet mall at the northeast corner of El Charro and I-580. Going into Tuesday's meeting, opponents and proponents of developing Staples seem to be on the same optimistic page. Let's hope so. ■

About the Cover

Farmer Shawn Seufert points out a cucumber beetle on a sunflower at Terra Bella Family Farm where flowers amid the crops serve as "beneficial attractants," drawing away harmful insects.

Vol. XI, Number 32

Pleasanton **express**

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Streetwise

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Kristyn Gleason

Owner, Polka Dot Divas

I think we're doing very well. Occoquan itself hasn't seen much of a decline in visitation; in fact, I think it's going in the opposite direction. Families are more inclined to stay local instead of going on vacations or to expensive amusement parks.

Walter Bailey

Local museum volunteer

It is doing well. So many people here work in Washington, which doesn't close down. It simply grows. There have been parts of this area where the downturn in housing prices has had a negative impact, but most people here have not felt the same pain as the rest of the country.



Sheldon Levi

Police officer

Not bad. The Washington Metropolitan Area has many opportunities from the federal government that spill out into the local communities, which has helped shield us from some of the problems others are facing.

Carmen Johnson

Co-owner, Three Story Tellers

For the past six months, it's been rough. A lot of businesses here have closed, because the tourists aren't coming as much as they used to. We have been forced to make changes to try to adapt, which include cutting back on employees and developing close customer relationships. Small businesses have definitely been affected by the economic downturn.



Wendy Weldon

Mom and baker

I would say that it is starting to rebound a little bit. Because we live in an area with mostly government employees, it has to get better. A lot of people are moving into the area, and we have several nice new businesses that have opened recently.

—Compiled by Kerry Nally

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Newsfront

DIGEST

Sheriff's Office investigating remains

Bones found Sunday in the hills near Pleasanton off Dublin Canyon Road may be those of a local homeles man known as John the Blanket Man or John the Plastic Man.

"It was brought to the officers' attention by the sheriff, actually," said Alameda County Sheriff's spokesman Sgt. J.D. Nelson. "Before he was sheriff, he patrolled for many years in Dublin."

Nelson said the man also is known as John Brown or Thomas Brown. He often worked as a knife sharpener and was last seen six to 10 years ago. He is believed to be from Pennsylvania and may have served in the military.

The sheriff's office is trying to locate family members who can help identify him through dental records. Anyone with information is asked to call the Sheriff's Office at (510) 272-6878.

Green vehicle alternatives

Pleasanton's Committee on Energy and the Environment will present the second of its free lecture series focused on the topic of Green Vehicle Alternatives at 2 p.m., Saturday, Aug. 28, at the Pleasanton Senior Center, 5353 Sunol Blvd.

The lecture will include a panel discussion about compressed natural gas vehicles, electric vehicles and other transportation options such as natural gas operated scooters and Segways. A display of alternative energy vehicles will be on display.

Hubbs remains in jail

A Livermore woman accused of 67 counts of sexual assault will remain in Santa Rita Jail until Sept. 3.

Christine Shreeve Hubbs, 42, is being held on \$4.3 million bond.

Hubbs is accused of sexual assaults on two boys that started when each was 14, which police said began in December 2008 and continued until her arrest.

Among the charges Hubbs faces is a single count of forcible lewd act on a child. Unlike the other charges, this count requires "using force, violence, duress, menace, or fear of immediate and unlawful bodily injury," according to California penal code.

Corrections

The Weekly desires to correct all significant errors. To request a correction, call the editor at (925) 600-0840 or e-mail: editor@PleasantonWeekly.com

Staples Ranch development goes to City Council on Tuesday

Stoneridge Drive extension OK expected, but opening at El Charro to wait for Livermore action

By JEB BING

Development of the 124-acre Staples Ranch property at Pleasanton's northeast corner could get under way early next year following an agreement by the city, environmental groups and Alameda County, which owns the land, over issues that have been debated over several years.

The City Council has scheduled a special meeting at 6:30 p.m. Tuesday to ratify the agreement that will allow the construction of a complex for seniors, a new auto mall, and eventually a retail center and public ice arena.

The agreement also will allow Stoneridge Drive to be extended to El Charro Road once Livermore extends Jack London Boulevard on

the east side of El Charro to Isabel Road, which the City Council of Livermore has approved.

That project has been delayed, however, until new developers are found for an outlet mall at the northeast corner of El Charro and I-580, whose development would pay most of the costs of extending Jack London.

Although the Staples Ranch master plan has been approved, long-time opponents of the development — the Alameda Creek Alliance and the Center for Biological Diversity — have yet to fully endorse new environmental safeguards identified in a supplemental Environmental Impact Report now before the council.

The groups' latest objections concern the impact the Stoneridge Drive extension might have on the San Joaquin Spearscale plant and on the riparian habitat in the Arroyo Mocho adjacent to the construction of two new bridges as part of the new roadway.

Those groups have held meetings with city officials, neighborhood groups and Continuing Life Communities, the developer of the senior care complex, and are expected to reach an agreement they can sign by Tuesday's meeting.

If the final development plan is approved Tuesday, the Alameda County's Surplus Property Authority and the city of Pleasanton would ask LAFCO, the Local Agency Formation

Commission of Alameda County, to annex Staples Ranch so that development can get under way, a process that could take six months. That moves the earliest date for CLC to start construction on its first Northern California retirement community well into 2011.

Mayor Jennifer Hosterman is a member of the board of LAFCO and could possibly expedite a LAFCO public hearing on the annexation petition, where there appears to be no opposition. She is seeking re-election as Pleasanton's mayor in the municipal election Nov. 2 and would need to keep her post to remain a member of the LAFCO board.

See **STAPLES RANCH** on Page 7



GLENN WOHLTMANN

Amador Valley High senior Jordan Rasmussen puts tuba players Terrance Chang, Sarah York, Chris Palowitch and Tim Chuang through their paces.

Schools, kids get set for return

New year brings changes in leadership

By GLENN WOHLTMANN

School doesn't start until Wednesday, but campuses across Pleasanton were humming this week with students and their parents, teachers and staff.

For some, this last week before returning to school was the last chance to sleep late or lounge by the pool on a weekday morning. For others, this week meant catching up on summer assignments they'd been putting off. And for many, the week meant getting back into the groove of school: band rehearsal, football training and cheerleader practice.

During registration at Amador Valley High, students were buzzing with anticipation at the prospect of going back, seeing friends and moving up a grade.

"All we have to do now is keep them this excited for the rest of the year," said Pleasanton School Su-

perintendent Parvin Ahmadi who toured the school and met with incoming Principal Jim Hansen on Tuesday.

The school district won't have final numbers on student population until midweek, when it sorts out the students who have moved into or out of the area. The tentative figure is 14,870 — up slightly from 2009-10.

"Based on the numbers we've had so far, we've had to add a number of staff," Ahmadi said.

The summer has brought many changes to the Pleasanton Unified School District. Ahmadi began her first year as superintendent July 1.

Jim Hansen, the former principal at Harvest Park Middle School, has replaced Bill Coupe, Jr., the longtime Amador Valley High principal who retired. The principal's position at Harvest Park has been filled by Ken Rocha, who

was a vice principal at the school. Ben Fobert, former Amador Valley High vice principal, is now the principal at Mohr Elementary.

Retirements also have meant new principals at Donlon Elementary and Hart Middle School.

Barbara Heisser will step in as Donlon's principal, succeeding Marc Schweitzer. Until now, Heisser has been splitting her time as vice principal at Donlon and Lydiksen Elementary.

Terry Conde, who had served as vice principal at Hart Middle School, has been promoted to principal, replacing Steve Maher.

Lisa Hague will move from being a teacher at Pleasanton Middle School to its vice principal, after Aileen Parsons, who was vice principal, accepted a position as principal in the Dublin Unified School District.

See **SCHOOLS** on Page 8

Teens asked to unplug

Some Pleasanton teens may be white knuckling it this weekend as they step away from cell phones, texting, the Internet, iPods and even TV and radio.

Students from Foothill and Amador Valley high schools are putting together a tech-free weekend, encouraging their peers to "just say no" to the gadgets that are part of their everyday lives.

The idea comes from Foothill senior Kortnie Maxoutopoulos after talking with her mom about the days before cell phones and even the Internet, when her family shared a single phone line and calls were limited to 10 minutes.

Kortnie and her friends passed out fliers at the two high schools during registration this week, and she'll spread the word about the tech-free weekend — where else? — on Facebook.

She said the weekend will kick off with a meeting before tonight's concert in the park, and she has invited people to bring board games, Frisbees and blankets.

Saturday will start with a hike on the ridge at 11 a.m., and socializing at 3 p.m. at the dairy downtown. At 6 p.m. there will be games or the opportunity to just hang out at the sports park. On Sunday, there will be a swim party at Kottinger Ranch pool at 2 p.m., and a gathering at 6 p.m. at the tennis park.

Maxoutopoulos said the whole idea is to build personal relationships.

"People — at first, they're kind of scared. They don't think they can do it," she said. I think it's really great for them to step out of the box, get to meet people, and get to know them face to face."

Maxoutopoulos said there's been some interest, but it's too soon to tell how many will show up. She said she doesn't mind if it starts slow, but is hoping the idea will spread.

—Glenn Wohltmann

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FedEx robbers due in court next month

By GLENN WOHLTMANN

Not only were the victim and at least two of the men involved in last week's robbery FedEx employees, but court records show that the key witness in the case also worked for the company.

The two men charged in the holdup so far — Jason Niusulu, 23, of Hayward and Dominique Hamilton, 21, of Union City — will be back in court Sept. 9 to enter pleas. Police said the two were FedEx employees and friends who worked the loading area.

FedEx driver Francisco Matute,

32, of San Rafael was making a delivery at 10:45 a.m. Aug. 11 at a business in the 4300 block of Hacienda Drive when he was confronted by four men wearing masks and hooded sweatshirts, according to Pleasanton police. Court records said the four men had handguns and that one of the men pointed a shotgun at Matute and ordered him to open the cargo area where the men unloaded "numerous boxes containing Apple computers."

According to court records, a second FedEx truck pulled up during the holdup and that driver wrote

down the license plate number of the car the masked men used. That car, a gold Buick sedan, had been rented by Hamilton's mother, court records said.

Hamilton was arrested as he arrived for work in the car Thursday night. Police reports said a sawed-off shotgun inside the vehicle matched the one used in the robbery.

During questioning, the mother of Hamilton's child pointed police toward Niusulu, saying the holdup was his idea, according to court records,

See **ROBBERY** on Page 8

Citizens Watchdog Committee

MEASURE B INTRODUCTION

8th ANNUAL REPORT TO THE PUBLIC

JULY 2010

ACTIA

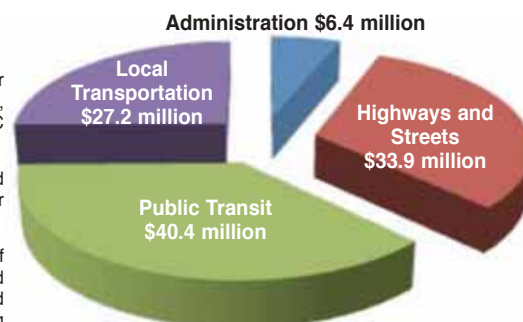
Visit http://www.actia2022.com/files/managed/Document/1481/CWC_Annual_Report_July2010.pdf for the complete report.

2008–2009 Financials

Total revenues for fiscal year 2008-2009 (FY 08-09) were \$113.0 million. Audited expenditures for the same year totaled \$107.9 million. The continuing economic decline, which began in late 2008, is resulting in lower revenues and having a significant impact on programs, in particular. The CWC continues to monitor this situation closely.

The measure B fund balance of \$132.2 million is currently committed to capital projects and program expenditures, including \$127.1 million from previous years and \$5 million designated for future expenditures.

CWC members met with ACTIA's auditors and reviewed Measure B's Audited Statement of Revenues and Expenditures for July 1, 2008 through June 30, 2009. The independent auditors did not identify any accounting concerns, and the CWC accepted this audit. In addition, CWC reviewed and accepted an audit of the 4.5 percent ceiling on administrative costs and the 1 percent ceiling on administrative staff costs mandated by Measure B and found ACTIA in compliance.



FY 08-09 EXPENDITURES TOTAL \$107.9 MILLION

MEASURE B INTRODUCTION

In November 2000, Alameda County voters approved Measure B, which extended the County's half-cent transportation sales tax to 2022 and set forth a 20-year Expenditure Plan for use of the resultant revenues. Responsibility for managing Measure B funds rests with the Alameda County Transportation Improvement Authority (ACTIA), made up of 11 elected officials from within Alameda County.

Measure B also established a Citizens Watchdog Committee (CWC) to monitor all ACTIA expenditures on projects, programs, and administration for compliance with the Expenditure Plan, including timely delivery of projects. The CWC reports its findings annually to the public.

This eighth annual report covers ACTIA expenditures during the fiscal year ending June 30, 2009, and CWC actions since July 1, 2009, with a particular focus on the effect of the economy on project and program delivery.

The CWC has been meeting regularly since June 2001. Our meetings are open to the public. Meeting schedules and agendas are available at ACTIA's website.

CWC ACTIVITIES

The CWC routinely receives updates on the progress of project and program implementation, and continues to monitor the delivery of projects and programs, particularly in relation to deadlines and requirements detailed in the voter approved Expenditure Plan. One of the goals of the Expenditure Plan is that projects be completed in a timely manner.



The CWC has kept watch on all projects, programs, and administrative costs and the progress in meeting Local Business Contract Equity Program (LBCE) goals. Over the past year, the CWC focused special attention on the items listed below.

ACTIA PROJECTS, PROGRAMS AND ADMINISTRATIVE COSTS REQUIRING SPECIAL ATTENTION:

BART Oakland Airport Connector Project: regarding funding and project implementation after the extension of the full funding deadline to March 31, 2011

Telegraph Avenue Corridor Bus Rapid Transit: to ensure compliance with full funding requirements of the Expenditure Plan

Route 92/Clawiter-Whitesell Interchange and Reliever Route: to ensure the project conforms with the Expenditure Plan

Dumbarton Rail Corridor: to ensure compliance with the full funding requirements of the Expenditure Plan

Administrative Costs at ACTIA: to ensure compliance with cost ceilings mandated by Measure B Expenditure Plan

Contracting Processes at ACTIA: to ensure opportunities are accessible to businesses in Alameda County

More information on the following is available on the Alameda County Transportation Improvement Authority website: www.actia2022.com

- Fiscal Year 08-09 Pass-through Program
- Measure B-funded Programs including Grants
- Measure B-funded Capital Projects
- Measure B Reauthorization
- Public Participation
- CWC Members



GOODBYE TO CWC LONG TERM CHAIR – ROBERT RABURN

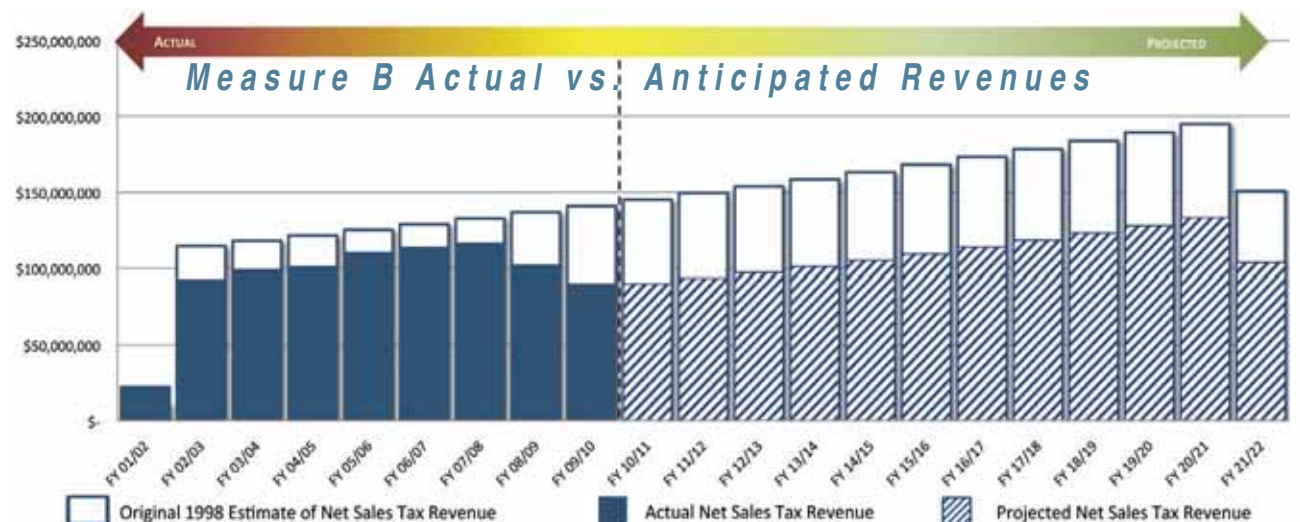
Robert Raburn has been the chair of the CWC since its inception in June 2001, as appointed by the East Bay Bicycle Coalition (EBBC). Robert is resigning from the CWC after 10 years of exemplary service and leadership. Thank you, for your many years of dedication and service!

THE CURRENT RECESSION AND NEED FOR REAUTHORIZATION

ACTIA's ability to fund its programs and projects clearly depends on the state of the economy. Measure B funds are vulnerable to economic changes, and any downturn can have a direct effect on services that these net sales tax revenues fund. The chart below compares the original 1998 estimate of Measure B revenues with the combination of actual revenues thus far and the currently projected revenue over the next 12 years. Cumulatively, the total revenue from 2002-2022 is projected to fall a full \$1 billion short of the original estimate of \$3 billion.

ACTIA, along with its partner agencies, will develop an Expenditure Plan for Measure B reauthorization in conjunction with the Countywide Transportation Plan and incorporate feedback from local officials, agencies, interest groups, and the public. Outreach and plan development efforts are underway and will continue through 2012.

In addition, in January 2010, the ACTIA Board and the Alameda County Congestion Management Agency (ACCMA) Board agreed to merge the two agencies and form the Alameda County Transportation Commission. Combining these two agencies will improve efficiency and reduce redundant expenditures for general overhead, business systems and systems support, consulting services, and project delivery, where there is significant overlap. Combining agencies will also streamline processes and align policies and programs.



ACTIA PROJECTS — The voters approved 26 capital projects throughout the County for infrastructure improvements, such as BART rail extensions, highway expansions, local streets and roads enhancements, intermodal projects, and other local projects. In 2003, the ACTIA Board added the Vasco Road Safety Improvement Project funded from the Measure B Emergency Congestion Relief Fund, and in 2008, it added the I-80 Integrated Corridor Management Project.

ACTIA PROGRAMS — ACTIA allocates about 60 percent of Measure B revenues to five programs. Most of these funds are passed on each month to cities, the County, and transit agencies on a formula basis, with a portion distributed as competitive grants. ACTIA maintains funding agreements with each jurisdiction for the program funds it disburses. Jurisdictions must report each fiscal year on how they have used these funds, and provide their total project costs, an independent audit, and a written report detailing expenditures. Summary reports from every jurisdiction are on the ACTIA website at www.actia2022.com. In FY 08-09, ACTIA provided a total of \$54.5 million in pass-through funding for programs, and the jurisdictions leveraged these funds for total projects costs reported as \$322.4 million. This Measure B allocation funded approximately 68 bicycle and pedestrian projects, 173 local streets and roads projects, 16 mass transit projects, and 30 paratransit projects.



STAPLES RANCH

Continued from Page 5

Public hearings on Staples Ranch and City Council action to approve the final development plans will come in two stages, with the most important hearing on the supplemental EIR and Stoneridge Drive considerations on Tuesday. A second hearing would come at the council's regular meeting Sept. 7 to approve specific development plans, with time set aside at its meeting Sept. 21 if additional actions need to be taken.

City Manager Nelson Fialho, who has spearheaded negotiations on

Staples Ranch development issues with Steven Bocian, assistant city manager, and Brian Dolan, director of community development, said he believes all of the groups that have been involved in the Staples issue "are now on the same page."

"I'm confident that we have an agreement in place that the council can accept on Aug. 24," Fialho said.

If approved, specific projects would be able to get under way once the property is annexed into the city. These include:

- Stoneridge Creek Pleasanton, a 45-acre senior continuing care community to be developed by Continuing Life Communities (CLC), with up to 800 units for

assisted living, skilled nursing and independent living residents.

- Hendrick Automotive Group, which wants to build a new auto mall on its 37-acre portion of Staples, next to the junction of I-580 and El Charro Road, directly across El Charro from a the 160-plus store outlet mall that Livermore has approved, but where a new developer is being sought.

The plan for Staples also includes 11 acres set aside for future use as a retail center and about 17 acres identified as parkland, with about 10 acres earmarked for a two-story, four rink facility to be built by San Jose Arena Management, a subsidiary of the San Jose Sharks. ■

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Council signs off on agreement to scuttle housing cap

Unanimous vote also authorizes legal payments of \$1.9 million to housing coalitions

By JEB BING

The Pleasanton City Council agreed Tuesday to pay \$1.9 million in legal fees to two affordable housing coalitions in a 4-0 vote that also scuttled the city's voter-approved 1996 housing cap that was designed to prevent runaway residential growth.

With the vote, the council authorized the first payment of \$995,000 from its "Self-Insurance Retention" fund as the first of two installments totaling \$1.9 million in taxpayer funds to cover legal fees incurred by Urban Habitat and Public Ad-

vocates, who first sued the city in 2006 over affordable housing issues, including the cap.

Last March, Judge Frank Roesch of the Alameda County Superior Court ruled in favor of the housing coalitions and ordered Pleasanton to strip the housing cap from its rule books.

Attorney Tom Brown, who was hired as outside counsel to represent Pleasanton in the litigation — and whose firm also was paid \$500,000 for its services — told the council that the legal battle saw early successes for the city in

early Superior Court rulings, but then lost on appeal to both the State Court of Appeal and the State Supreme Court, with the case ultimately being decided by Roesch.

Attorney General Jerry Brown also sued the city over its new General Plan that included the housing cap and joined the affordable housing coalitions in their Superior Court suit.

The settlement agreed to Tuesday ends all litigation against the city over these issues with Brown's office also agreeing to waive any claims against the city for reim-

bursement of its legal expenses.

It also removes a ruling by Roesch that had prevented Pleasanton from issuing any commercial building permits until the negotiations had been successfully completed or the city had appealed his decision. With little commercial development under way in the current economy, the ruling had no impact on Pleasanton although some investors had expressed concerns if the ban lasted much longer.

The settlement brought groans from the four council members but they also said they had little choice in settling litigation that Attorney Tom Brown and other legal experts said would likely become much more costly if an appeal was filed with little chance of winning the case. Mayor Jennifer Hosterman was on vacation Tuesday and did not join in the final council vote.

In ruling against Pleasanton, Roesch agreed with the two housing coalitions that the housing cap violated state law and prevented the city from accommodating its regional "fair share" housing needs assessment numbers (RHNA) as mandated by the state. In response, and as part of the settlement, the city agreed to rezone additional acreage of available land for high density housing — apartments and town houses up to 30 units per acre. That process is now under way in a sec-

tion of Hacienda Business Park.

The housing cap of 29,000 units was adopted in 1996 by voters at the recommendation of the late Mayor Ben Tarver, former Mayor Tom Pico and others on the City Council at the time. Pico said it was an arbitrary figure that allowed the city and school district to plan ahead for serving residential needs as the city reached build out.

The latest figures reported by the city show that 27,000 apartments and homes have been built in Pleasanton with few requests for additional housing in the current building downturn. That could change and Urban Habitat representatives convinced Roesch that the cap would prevent the city from building sufficient housing in the future to accommodate its state-imposed share of low-income, affordable and workforce housing.

Councilwoman Cindy McGovern said the housing cap was put in place with good intentions by Pleasanton voters who wanted to keep the small town appeal and not overwhelm the city with more traffic than it can handle or exceed the planned limits on water and sewer capacity.

The city's Growth Management provision remains in place, which limits the number of housing permits each year to no more than 350 units. ■

ROBBERY

Continued from Page 6

which stated that Niusulu denied his involvement but let police search his room. During the search they found clothing and a pellet gun similar to what was used in the holdup.

After court Wednesday, a conflict broke out between the two fami-

lies, when Hamilton's father told deputies that Niusulu's father had threatened him and was waiting in the parking lot of the court building. Deputies escorted the Hamilton family outside to avoid trouble.

Pleasanton police said detectives are working with investigators from FedEx and following leads on the two remaining men. ■

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GLENN WOHLTMANN

Superintendent Parvin Ahmadi and Principal Jim Hansen talk to parents at Amador Valley High.

SCHOOLS

Continued from Page 5

There are still two vice principal positions in the process of being filled. These are at Amador Valley High, replacing Ben Fobert, and at Hart Middle School, replacing Terry Conde.

Some of the moves won't be official until the next Pleasanton School Board meeting, which is scheduled for Monday. ■

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GUEST OPINION

BY MATT MORRISON

A Staples Ranch agreement that suits everyone

The iconoclastic Victorian author Samuel Butler wrote, "An obstinate man does not hold opinions, but they hold him; it is like a devil, only cast out with great difficulty." Perhaps it was providence then that delayed the June 15 City Council meeting for Staples Ranch because the opinion holding me was not whether we would be back in court, rather it was planning how to go about it.

The line between obstinacy and firmness is strong and decisive. The smallest share of common sense will suffice to detect it, and there is little doubt that few people pass this boundary without being conscious of the fault.

As morally firm as I felt defending the species and habitat represented on the 140-acre Staples Ranch site, the common sense fact is that projects planned for Staples Ranch look pretty good in any economic scenario, and absolutely phenomenal given the current state of affairs.

Now, our judicial system is primarily concerned with determining who's right and who's wrong. Judges have a difficult time resolving issues when arguments from both sides have merit, thus the resolutions come about slowly.

Fortunately a nexus developed around the senior complex, Continuing Life Communities. None of the parties to any Staples Ranch controversy are opposed to the senior complex. The project became a genesis to converse about how to address our other concerns and remove obstacles to the senior complex and other Staples Ranch projects.

The conversation culminated in a July meeting with all the parties from the 2009 lawsuit. Our basic

goals were the appropriate mitigations for the biological resources and managing Stoneridge Drive extension. Happily, after a marathon six-hour meeting, all parties reached a tentative agreement that we are presenting to the City Council.

Biological mitigations fall into two areas. The agreement calls for Alameda County to preserve the riparian habitat of the Arroyo Mocho adjacent to Staples Ranch and to replace the riparian area from the Stoneridge Drive bridges at a 3:1 ratio. The County is also contributing to a significant purchase of open space habitat elsewhere in Alameda County to replace the upland habitat on Staples Ranch lost from construction. These mitigations both will provide benefits in perpetuity.

We understood the regional imperative to opening Stoneridge Drive through to Livermore; also the severe, unavoidable impacts from this new major thoroughfare. With the agreement we hoped to ensure that a dialogue is opened with the city and Stoneridge Drive residents by mandating at least one workshop be held in the neighborhood to detail the construction timeline, planned mitigations, etc.

By far the most important aspect of the agreement is to place a barrier on the Stoneridge Drive extension to through traffic until Jack London Boulevard is completed between Stoneridge Drive and the rest of Livermore. There is no great reason to subject the Stoneridge neighborhood to I-580 cut-through traffic before the route to Livermore is complete.

I encourage the City Council to resolve the final obstacles to developing Staples Ranch by adopting this agreement.

Matt Morrison is a 2nd-year law student at the University of San Francisco Law School. He co-founded Friends of Pleasanton which was active promoting workshops for planning Staples Ranch community and neighborhood parks. Morrison is also a party to the 2009 lawsuit and settlement over the Staples Ranch environmental documents.



LETTERS

Stoneridge Jobs Bill

Dear Editor,

Those of us who hope to move into Stoneridge Creek Continuing Life Retirement Community have spoken at length about how it will benefit seniors. However, the development and operation of Stoneridge Creek is also like Pleasanton's own Jobs Bill.

In these tough economic times, it is important to realize that during the two and a half years of construction, Stoneridge Creek CLC will employ hundreds of construction workers. Then, once it is in full operation, over 400 workers will staff it. These careers will range from various director and manager positions to pro-

fessional nursing, maintenance and culinary staff as well as various part-time service opportunities.

Also, estimates are that the development fees generated by Stoneridge Creek will exceed \$20 million despite minimal traffic generation and no impact on the city's schools. Millions more will be collected each year in property taxes.

Stoneridge Creek will not only be a beautiful housing option for current and future residents and their parents where they can age in place, it will also provide significant employment opportunities for the community.

At its Aug. 24 meeting, the Pleasanton City Council will be asked to take the first step in the approval process leading to the construction of Stoneridge Creek.

Barbara Hempill

EDITORIAL

THE OPINION OF THE WEEKLY

Housing cap settlement: What they said

Pleasanton City Council members reluctantly signed off Tuesday on a settlement agreement that dismisses several lawsuits filed against the city over affordable and adequate workforce housing issues, scuttles a voter-mandated 1996 housing cap, and awards \$1.9 million in legal fees to the two affordable housing coalitions that successfully sued the city in the first place. Another \$500,000 already has been paid to the outside legal counsel Tom Brown, who defended the city during the four-year-long litigation.

Although the settlement ends the city's legal challenges over its housing policies, it now requires prompt action in providing more high-density housing specifically targeted to low-income tenants and more apartments and homes to meet state requirements under its "fair share" allotment of workforce housing. Although the council voted 4-0 to accept the settlement (Mayor Jennifer Hosterman was on vacation Tuesday and did not vote), members expressed strong opinions about their action. A summary of their comments follows:

• Vice Mayor Jerry Thorne: I believe this is the best agreement we could have under the circumstances. To continue the litigation would have put us in a big black hole. However, I have continuing concern that the state is seizing control over local land issues. I fully intend to do everything that I can working with the League of California Cities and the other 18 boards and commissions that I sit on to preserve and defend our right for local control over land use issues. All of us need to be tough with our state legislators to make sure they are doing everything they can to preserve local control.

■ Councilwoman Cheryl Cook-Kallio: No one likes to be told what to do and here we have the state and the courts telling us just that. Even though we have lost our housing cap, I think we are going to be smarter and more creative to successfully look at housing units and how they are going to be allocated. We have not lost the ability to control growth so this does not adversely impact our quality of life. We should also note that there are three state Assembly members representing Pleasanton, which means that there are possibly three votes on issues this community favors.

■ Councilwoman Cindy McGovern: I took comfort in knowing we had a housing cap in place that would keep our community smaller, that we could use as a way to sustain the community, to spare us from endless growth, to keep our police and fire departments strong and adequate. Maybe some poor choices were made along the way with the type of housing that was built but growth management at no more than 350 units a year has been adequate for development. I now realize that the state continues to take away local housing control and it's not stopping. We need to assure people that we are looking at ways of controlling growth in order to keep our city as nice as it is today.

■ Councilman Matt Sullivan: It wasn't the City Council that put the housing cap in place; it was the voters saying this is what they wanted. My first reaction was to appeal this. For a court to strip away our control of local land use, which is something I strongly believe in, especially when voters said this is what they want, goes against my belief to accept this. But as we (the council) got into this and understood the issues more thoroughly and the limited action we could take on appeal, I came to realize that an appeal would be very difficult and expensive. If we lost on appeal, our city could have been faced with decisions the community didn't want.

We're looking at a type of housing (in Hacienda Business Park) that we haven't seen much in Pleasanton in the past. This agreement gives us some discretion with the decisions of the Hacienda housing task force that the community and council can weigh in on. We will be able to assure we have environmental standards in place, and that the community can referend this project if it isn't acceptable.

I am not happy with this whole thing. I think it's an example of the state and other people, especially with the Attorney General weighing in, continuing to pre-empt local decision-making authority in many types of ways, especially related to housing activities. Still, based on the circumstances we found ourselves in, I believe that we are much better off with this (agreement) than had just the court ruling been implemented. ■



Visit Town Square at PleasantonWeekly.com to comment on the editorial.

WEEKLY MEETING NOTICES

City Council (Special Meeting)

Tuesday, August 24, 2010 @ 6:30 p.m.
City Council Chamber, 200 Old Bernal Avenue

• PUBLIC HEARING: STAPLES RANCH

A. SUPPLEMENTAL REPORT to the Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report Supplement (SEIR) and related California Environmental Quality Act (CEQA) documents (CEQA Findings, Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Plan (MMRP), Case PSP-11 (Stoneridge Drive Specific Plan Amendment), and Case PRZ-44 (Pre-zoning/rezoning of the Staples Ranch Site), and the Staples Ranch Policy Statement. (Note: This item includes the June 15, 2010 agenda report concerning the Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report Supplement)

B. Policy Statement by the County of Alameda and the cities of Dublin, Livermore and Pleasanton regarding Transportation Priorities and Commitments in the Tri-Valley

Planning Commission

Wednesday, August 25, 2010 @ 7:00 p.m.
City Council Chamber, 200 Old Bernal Avenue

• PUD-02-07M and PCUP-210, Pleasanton Gateway, L.L.C.

Application for a modification of the Bernal Property PUD development plan, and for a Conditional Use Permit for the operation of a grocery store and drive through uses for a mixed-use development including approximately 129,370 square feet of commercial/ retail floor area and approximately 588,781 square feet of office floor area on an approximately 39.22-acre site located at 6750 Bernal Avenue, between the northbound I-680/Bernal exit ramp and Valley Avenue.

• PAP-146, David & Stephanie Persin, Hans & Roxana Hoehne, and Joe & TinaMarie Perry, Appellants (PADR 2090, Rodney & Trina Lopez, Applicants)

Appeal of the Zoning Administrator's approval for Administrative Design Review to construct an approximately 80 square foot single story addition and an approximately 1,038 square foot second story addition to the existing residence located at 6114 Homer Court.

• PCUP-272, Preet Raey/Fancher Development Services for California Pizza Kitchen

Application for a Conditional Use Permit to operate a restaurant with alcoholic beverage service after 10:00 p.m. at 1328 Stoneridge Mall Road in the Stoneridge Mall Regional Shopping Center.

• PCUP-273, Diamond Pleasanton Enterprise

Application to modify the approved Conditional Use Permit (UP-90-43) for the operation of Status (formerly Aura Nightclub) at 4825 Hopyard Road to allow an outdoor seating/standing area and to increase the maximum occupancy at the facility.

• PCUP-277, Anytime Fitness, Jordan Boreman

Application for a Conditional Use Permit to operate a fitness facility at 3500 Bernal Avenue, Suite 110, in the Vintage Hills Shopping Center.

• PCUP 278, TNT Fire Protection Inc., Thomas Peterson

Application for a Conditional Use Permit to operate a fire sprinkler contractor business at 1039 Serpentine Lane, Suite C, in the Valley Business Park.

Committee on Energy & Environment

Wednesday, August 25, 2010 @ 6:00 p.m.
Operation Services Center, 3333 Busch Road

- Please visit our website at www.ci.pleasanton.ca.us to view the agenda for this meeting.

Hacienda Task Force

Thursday, August 26, 2010 @ 7:00 p.m.
Pleasanton Library, 400 Old Bernal Avenue

- Presentation and discussion of Alternative Planning Concepts

ALL MEETINGS ARE OPEN TO THE PUBLIC AND PUBLIC COMMENT IS WELCOME

The above represents a sampling of upcoming meeting items. For complete information, please visit www.ci.pleasanton.ca.us/community/calendar

POLICE BULLETIN

Man punched by burglar

A daytime break-in Aug. 11 at a home in the 4000 block of Alvarado Street of Pleasanton turned violent when the homeowner returned.

"He found someone inside his house. He asked

what was going on, why the guy was inside," said Pleasanton police Sgt. Jim Knox. "He didn't respond. The guy asked again and he (the burglar) punched him."

The homeowner, who was punched in the head, was not seriously injured.

Knox described the burglar as a black male, 25 to 30 years old, 5 foot 8 to 5 foot 10 inches tall and 200 pounds. Police are following up on some leads, including a possible description of the car.

POLICE REPORT

The Pleasanton Police Department made the following information available. Under the law, those charged with offenses are considered innocent until convicted.

Aug. 12

Theft

- 8:36 a.m. in the 6800 block of Singletree Court; identity theft
- 10:36 a.m. in the 6300 block of Calle Altimira ; identity theft
- 2:13 p.m. in the 4100 block of Jensen Street; identity theft
- 2:14 p.m. in the first block of Stoneridge Mall Road; identity theft
- 2:22 p.m. in the first block of Stoneridge Mall Road; identity theft
- 11:15 p.m. in the 400 block of St. John Street; petty theft

Aug. 13

Theft

- 5:21 p.m. in the 1500 block of Stoneridge Mall Road; petty theft
- 8:15 p.m. in the 2100 block of Arroyo Court; petty theft

Burglary

- 6:12 a.m. in the 2900 block of E. Ruby Hill Drive
- 4:03 p.m. in the 5600 block of Owens Drive

Vandalism

- 1:27 p.m. at I-680 northbound
- 3:27 p.m. in the 7000 block of Johnson Drive
- 2:08 a.m. in the 5200 block of Hopyard Road
- 2:21 a.m. at the intersection of Foothill Road and Bernal Avenue
- 7:59 p.m. at the intersection of Morganfield and Santa Rita roads

Aug. 14

Theft

- 7:32 p.m. in the 1000 block of Stoneridge Mall Road; petty theft

Vandalism

- 2:10 p.m. in the 4700 block of First Street

Drug/alcohol charges

- 1:11 a.m. at the intersection of Del

Valle Parkway and Hopyard Road; DUI

- 10:34 a.m. in the 4300 block of Black Avenue; possession of a non-narcotic controlled substance; possession of paraphernalia

Aug. 15

Theft

- 12:19 a.m. in the 4300 block of Valley Avenue;
- 10:09 a.m. in the 8100 block of Canyon Creek Circle; identity theft
- 11:53 a.m. in the 1300 block of Stoneridge Mall Road; grand theft
- 7:32 p.m. in the 3200 block of Touriga Drive; petty theft
- 8:38 p.m. in the 4500 block of Rosewood Drive; petty theft

Vandalism

- 10:11 a.m. in the 4600 block of Herrin Way

Drug/alcohol charges

- 12:34 a.m. in the 4200 block of Valley Avenue; public drunkenness
- 9:30 p.m. at the intersection of Hopyard Road and Stoneridge Drive; DUI

OBITUARIES

Richard Jackson Smith

Richard Jackson Smith, formerly of Pleasanton, died Aug. 3 at the age of 67 in Bakersfield, where he lived for the past eight years.

He was born June 29, 1943, at St. Paul's Hospital (now ValleyCare) in Livermore and lived most of his

life in Pleasanton. He worked first for Jackson & Perkins and then DeVore Nurseries as a rose grower. He always loved Ford Mustangs, owning several over the years and enjoyed ice hockey.

Mr. Smith was preceded in death by his parents Leroy and Leola Smith and brothers Robert, Bill, Pete and Jim. He is survived by his longtime companion Judith Crank of Bakersfield; daughter Leann Carrick (Dan) of Patterson and son Rodney Smith

(Pam) of Brentwood; four grandchildren; sister Dora Lee Thompson and brother Don; as well as numerous nieces and nephews.

A celebration of his life will be held from 1-4 p.m. Aug. 28 at the community center of the Vineyard Village Senior Apartments, 3700 Pacific Ave., Livermore. Donations may be made to Boy Scouts of America Troop 90, 720 Oak St., Brentwood 94513, or Mercy Ships (www.mercyships.org).

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Going natural

*Farmer Shawn harvests
5 acres of organic produce
for local consumption*

By DOLORES FOX CIARDELLI

Farmer Shawn Seufert strolled down the covered dirt road next to his fields on a recent summer morning, extolling the benefits of organic foods.

"It's part of the slow food movement, munching on a freshly picked red pepper in the field at 5:30. We like to pick lettuce in the morning, a hybrid iceberg that's naturally nutrient-rich."

Seufert specializes in tomatoes, peppers, melons, raising more than an acre of tomatoes. He sells to local restaurants and at farmers markets, mostly to members of his Community Supported Agriculture program, known as CSA.

"We have 250 members who come to the market each week and pick up a fresh box of seasonal produce," he said. "The focus is on quality."

Whatever harvest is less than perfect goes to the chickens.

"They eat better than most people," he said. Suddenly Seufert spied a gopher peering out from a loose mound of dirt between rows of plants. Seufert hurled the pepper core at the gopher, then headed for the shed to get a trap. As he works, Seufert, said Seufert, a high fence keeps out pests, and the dog, Bella, takes care of squirrels.

Such is life at Terra Bella Family Farm. Seufert raises 46 edible crops, certified organic. The list of flowers too varied to mention.

"We try to keep diverse and as small as possible at a sustainable size," he said. "That way we can forecast what we can produce."

It's a family business he runs with his wife, Beth. They started in 2006 on 1-1/2 acres on Castlewood Road just south of Castlewood Golf Course. In 2009, recently Terra Bella began farming another 3.5 acres near the Sunol Water Temple at the 18-acre Sunol AgPark, founded in 2006, and run by the University of California-based SAGE (Sustainable Agriculture Education).

Seufert says he learns a lot from the other farmers, such as the Mien from Laos who grows strawberries. He followed their example and installed irrigation tubing, using it to tie the cucumbers and bean plants.

The produce is planted compactly. Flowers are interspersed and on the roadside to serve as "beneficial attractants," drawing harmful insects away from the vegetables.

"We grow as many flowers as possible," Seufert said, pointing to a sunflower that was host to a cucumber beetle. "Each flower has a specific time of year to feed bees and to feed insects, so the ecosystem is balanced."

Rows of herbs grow together, as do peppers and squash. Artichokes are interspersed with flatleaf parsley.

"They're nice companion plants," said Seufert. "Their root systems are different, they compete for nutrients, and you don't overwater the artichokes as much because the parsley has a green canopy of parsley over the bed."

"I read in the Farmers Almanac that it's not cool enough for artichokes this summer," he said.

Otherwise this time of year sees tomatoes, melons and squash, "all heat loving." His melons will peak in late September, including handheld melons, French cantaloupes and watermelons planted from seeds from kibbutzim.

The farm has about six employees, and Seufert said he never needs to look for help. "I'll come to us."

Boxes of gleaming Spanish eggplant and tomatoes were waiting to be trucked to the Pleasanton farmers market for CSA members.

"They look like we've been waxing them," Seufert pointed out. "They have a natural luster."

Seufert, 30, didn't always plan to be a farmer. Beth was a teacher for five years.

"I'm from L.A. and I never grew anything but even a houseplant," Seufert said. "I liked growing and being outdoors. But elementary education was my focus at UC Santa Cruz."

While there he noticed a 15-acre farm and decided to go to the university's Center for Agroecology and Sustainable Food Systems.



DOLORES FOX CIARDELLI

Above: Shawn Seufert farms 5-1/2 acres in Sunol and Pleasanton, with the harvest going mostly to members of his Community Supported Agriculture program, who pick up boxes of produce each week. "The focus is on fresh," says Seufert. **Right:** Flowers amid the crops serve as "beneficial attractants," drawing harmful insects away from the produce. Newly picked peppers gleam as though they were waxed.

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s. He was

one of 50 farm apprentices accepted into the intensive six-month program, with four to six hours of classes each day plus four to six hours of harvesting and packing CSA shares.

“I was immersed into the farming culture, harvesting, marketing,” he recalled.

He noted that the mission of the school is to have its students go out and spread the word about sustainable agriculture. The center also gave him a network of contacts.

“I have lots of friends farming in Santa Cruz, Pescadero,” he said, “all with 2 to 12 acres.”

Terra Bella Family Farm’s CSA program provides weekly boxes of fresh produce for \$30 per week paid by the season. Some people share memberships, for \$15. The food is so fresh that it easily lasts two weeks, noted Seufert.

He partners with five other farms to be sure of a variety, plus two bakeries.

“I like collaborating. It minimizes the risk,” he said. “We can pull fruit any day of the month.”

A recent week’s offering included rainbow chard, onions, eggplant, peppers, heirloom tomatoes, a bunch of herbs, basil, snow peas, romaine, nectarines and pluots. The baked offering was ratatouille focaccia bread made by Bibiane Bakery using what Seufert didn’t sell at farmers market.

Members pick up their produce at the farm on Foothill Road in Pleasanton.

“They can bring their carrot tops to feed to the goats,” Seufert said.

Vegetables, fruits, herbs and baked goods are spread out for members to choose their own.

“They energize each other. They show up and bring their own harvest bags. The kids can help pick it out — then they’re invested,” Seufert explained.

He compares pickup days at the farm to the old rural post office, a gathering place where people enjoy camaraderie.

“We’re trying to bring the community together,” he said.

To this end, the farm recently hosted a tomato tasting, and Seufert plans canning workshops.

Members are eating with the seasons, he pointed out, “What should be eaten rather than what we want to be eating.”

Terra Bella also has 30 egg memberships that last for 12 weeks to receive a dozen eggs.

“We collect four dozen eggs in the evening,” Seufert said. “They are sold before they are laid.”

Seufert found the Pleasanton location thanks to the farmers’ nemesis, the Mediterranean fruit fly. He had a job setting traps for Alameda County during the 2006 scare, and a co-worker of his discovered the acreage on Foothill Road, the site of the Hearst hunting lodge.

“We’ve built up a beautiful space,” Seufert said. “We live in a converted barn. It’s more like a homestead. We have over 80 birds, chickens, ducks and two goats.”

Beth works at the homestead, and their 2-1/2-year-old son Ollie helps out, too — dragging in the empty crates and coolers after they return from farmers markets.

Terra Bella sells to local restaurants, including Wentle, the Palm Event Center and Eddie Papas. It hosts a dinner onsite at the end of the summer season.

“The first one was in the barn, then our home, and now it will be in the fields,” said Seufert. “The chefs do a five-course meal with the finest cuts of meat, and wine pairing with the best food at the peak of the season.”

The Chef’s Dinner, scheduled for Sept. 4, also has live music for a celebration of food that wastes no energy as it goes from the farm to the dinner table.

It’s a wonderful life, Seufert said, although a lot of hard work that continues 24-7.

“I love what I do,” he said. “We’re living a rich lifestyle.”

This includes his son having time with mom and dad, and all gathering for lunch at their home.

“We’re eating the freshest food in the world,” Seufert added. “It took us four years to build it up. We built something from nothing.”

To learn more, visit www.TerraBellaFamilyFarm.com. ■

Why Community Supported Agriculture?

- } CSA keeps food dollars in the community.
- } Encourages cooperation among farmers.
- } With a “guaranteed market,” farmers can invest their time in growing, not selling.
- } Supports biodiversity through preserving small farms producing a wide variety of crops.
- } Creates dialog between farmers and consumers.
- } Creates sense of stewardship of local land.
- } Increases understanding of how, where and by whom our food is grown.

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ON THE TOWN



AMERICAN

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4889 Hopyard Road, Pleasanton, 469-6266. Winner of The Pleasanton Weekly's Reader Choice Awards for "Best American Food Restaurant" and "Best Meal under \$20," Eddie Papa's American Hangout celebrates the regional food and beverage cultures of America. Bring the whole family to enjoy iconic dishes from across the United States, Old World Hospitality, and hand crafted artisan cocktails. www.eddiepapas.com

BARBECUE

Red Smoke Grill

4501 Hopyard Road, Pleasanton, 734-0307. Home of the Tri Tip and Blue, Red Smoke Grill was Voted Reader's Choice Best 2006, 2007, 2008 and 2010. Dine in or take out rotisserie chicken, ribs, prawns, salads and tri tip, or pulled pork sandwiches. Relax with a beer or a bottle of wine. Visit www.redsmokegrill.com.

BREW PUB/ALEHOUSE

The Hop Yard American Alehouse and Grill

3015H Hopyard Road, Pleasanton, 426-9600. Voted Best Watering Hole in Pleasanton, The Hop Yard offers 30 craft beers on tap as well as great food. The full-service menu includes appetizers, salads and grilled fare that will bring you back time and again. Banquet facilities available. On the web at www.hopyard.com.

470 Market Place, San Ramon, 277-9600. Featuring a giant 8-foot projection screen for major sporting events, they also feature 30 beers on tap and a great grill. Go in for the beer, go back for the food. More at www.hopyard.com.

ITALIAN

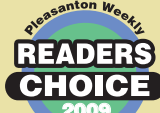
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THE CITY OF

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The City of Pleasanton invites you to apply for vacancies on the following commissions and committees:

Human Services Commission

2 Members, 1 Alternate

Library Commission – 1 Member, 1 Alternate

Parks & Recreation Commission – 1 Alternate

Bicycle, Pedestrian and Trails Committee (BPTC)

- Five (5) at-large members
- One (1) at-large youth member.

Economic Vitality Committee

1 representative from each of the following categories:

- Commercial Services Firm
- Environmental Industry
- Infrastructure
- Medical Technology
- Professional Services Firm

Youth Master Plan Implementation Committee

1 representative from each of the following categories:

- Faith Community Representative
- Five (5) High School Seats (Amador Valley High School, Foothill High School, Village High School)
- Middle School Representative (Harvest Park)
- Young Adult Age 18-22
- Preschool Parent At Large
- Middle School Parent At Large
- High School Parent At Large

Alameda County Transportation Improvement Authority (ACTIA) Citizens Advisory Committee

- 2 Pleasanton representatives

Alameda County Advisory Commission on Aging

- 1 Pleasanton representative

Applications are available at the City Clerk's Office, 123 Main Street, or on the City's web site at www.ci.pleasanton.ca.us. For additional information, contact the Office of the City Clerk at (925) 931-5027.

Applications must be received no later than 5:00 p.m., Friday, September 10, 2010. Postmarks are not accepted.

If you are interested in serving on a commission or committee that has no current vacancies listed, you may register your interest in future vacancies by contacting the Office of the City Clerk at (925) 931-5027 or by completing an interest card on our website at www.ci.pleasanton.ca.us.

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Book Clubs

PLEASANTON LIBRARY BOOK CLUB

This book club meets next at 7 p.m. Aug. 23 at the Pleasanton Public Library, 400 Old Bernal Ave. The book this month is "Olive Kitteridge" by Elizabeth Strout, 13 rich narratives that offer insights into the human condition - its conflicts, tragedies and joys. The Sept. 27 book is "Sag Harbor" by Colson Whitehead. Call 931-3400 ext. 7 or visit www.pleasantonlibrarybookclub.wordpress.com.

Concerts

CONCERTS IN THE PARK Enjoy great music from 7-8:30 p.m. Fridays at Lions Wayside Park (corner of First and Neal streets), a wonderful community event. Enjoy rock 'n roll tunes from the Cocktail Monkeys on Aug. 20, and come back for Latin rock from La Ventana on Aug. 27. Visit www.pleasantondowntown.net.

Events

'FROGMAN' ARTIST TED COTTERILL Artist Ted Cotterill will present his latest work from 10 a.m.-1:30 p.m., Saturday, Aug. 28, at Studio 7 Fine Arts Gallery, 400 Main St. He will offer his new brilliant frog sculptures, providing fun for all ages with a deeper view into his unique work. Call 846-4322 or visit www.studio7finearts.com.

CASINO NIGHT TO BENEFIT ALZHEIMER'S ASSOCIATION Heritage Estates is hosting a Casino Night from 7-9:30 p.m., Friday, Aug. 27, at 900 E. Stanley Blvd., Livermore. All proceeds will go to the Alzheimer's Association. Suggested donation \$20. There will be prize drawings with the grand prize valued at \$750. RSVP 373-3636.

GOODGUYS 24TH WEST COAST NATIONALS This largest automotive event in the Western United States is from 8 a.m.-5 p.m. Aug. 27-29 at the Alameda County Fairgrounds, 4501 Pleasanton Ave. More than 3,500 hot rods and customs through 1972 vintage, vendor exhibits, swap meet, live music, seminars, cruising, model car show and miniature engine exhibit, arts and crafts and more. Cost is \$18 for adults, \$6 for children 7-12. Call 838-9876 or visit www.good-guys.com.

NEW WORLD MUSIC ACADEMY OPEN HOUSE New World Music Academy will celebrate its fifth anniversary with an Open House from 1-4 p.m., Saturday, Aug. 21, at the academy, 1258-H Quarry Lane. There will be games, food, instructor performances and demo classes. The academy will host a performance at 2 p.m., Sunday, Sept. 5, at the Pleasanton Public Library, 400 Old Bernal Ave. Call 462-5400, e-mail frontdesk@NewWorldMusicAcademy.com or visit www.NewWorldMusicAcademy.com.

NORTHERN CALIFORNIA DOLL AND TEDDY BEAR SHOW This show and sale is from 10 a.m.-3:30 p.m. Aug. 21 at the Alameda County Fairgrounds, 4501 Pleasanton Ave., featuring more than 130 tables of lovable dolls and teddy bears. Doll

repair dealers will be at the show to discuss your needs. Cost is \$5 for adults, \$2 for children 6-14. Call 947-1572 or visit www.hermanshow.com.

PEACEFUL WAR PROTEST

Pleasantonians 4 Peace has an ongoing peaceful war protest from 5 to

6 p.m. on the fourth Wednesday of the month, at First and Neal streets. Contact Cathe Norman at 462-7495; Matt Sullivan at mjs7882@gmail.com; or kdowd-ing@pacbell.net. Visit www.Pleasantonians4Peace.org.

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MOVIES IN THE PARK: 'THE PRINCESS AND THE FROG' Residents are invited to enjoy "The Princess and the Frog" at dusk Aug. 26 at Amador Valley Community Park, 4301 Black Ave. The park features picnic and barbecue facilities, two play structures, plenty of open space and ample parking. Call 931-5044 or visit www.ci.pleasanton.ca.us.

Fundraisers

KIDS AGAINST HUNGER GARAGE SALE More than 3,000 clothes and pairs of shoes will be for sale at \$1 each, from 9 a.m.-3 p.m., Friday-Saturday, Aug. 20-21, at Vineyard Christian Church, 460 N. Livermore Ave., Livermore. Proceeds benefit Kids Against Hunger-Pleasanton. Bring shopping bags. Visit www.kidsagainsthunger.org.

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Recreation

HORSE N' AROUND Gather the clan and hitch up your wagon to learn about the history we share with the wonderfully intuitive creature that helped shape the world we live in - the horse, of course - from 11 a.m.-12:30 p.m. Aug. 28 at Alviso Adobe Park, 3465 Foothill Rd. There will be crafts, some horsing around and a visit from a special guest. Cost: \$5 resident; \$8 non-resident. Call 931-3483 or email enicholas@ci.pleasanton.ca.us.

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210 Garage/Estate Sales

Pleasanton, 4192 Payne Road, August 22, 8am-1000n

Pleasanton, 6366 Paseo Santa Maria, Aug 20, 21 & 22: 8-3 MOVING SALE! Tools, Collectible Dolls, Dining room set, Reclining sofa, Youth bed, Plants, Antique Stove & sewing machine, Patio chairs & other household/garage items.

Pleasanton, 6905 Corte Pacifica, Aug. 20 & 21, 8 a.m.-2 p.m.

215 Collectibles & Antiques

Antique - Mahogany End Table - \$75.00
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220 Computers/Electronics

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235 Wanted to Buy

Wanted to Buy
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245 Miscellaneous

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Amateur Radio Enthusiast and Photographer looking to buy old ham radio/photo equipment, tubes, testers, old hi-fi stereos, speakers & other items of interest. Call Nelsen 530-725-0777 (Cal-SCAN)

2011 Entertainment Coupon Books - \$30

Best Offer Porta Washer & Dryer - \$ make an o

HOME STAGING TRAINING - \$199.00

Local Red Worms & worm casting - \$25/lb

Non-stick stove top grill - \$20

RED WORMS FOR COMPOSTING - \$25.00

Walker - \$150.00

250 Musical Instruments

Antique Upright Grand Piano - \$900 OB
Yamaha DGX500 - \$500.00



330 Child Care Offered

After School Care
Pick children up after-school & provide care, homework help with possible tutoring services. CA licensed teacher. Pleasanton area. Call 925-922-9082.

Live in AuPair Childcare

345 Tutoring/Lessons

Everything-About-College.com
College Admissions Specialist. Everything you need to manage the college applications and admissions process.

FLUTE, CLARINET and SAX lessons

Now is a great time to become the musician you have always wanted to be, have fun learning, and preparing yourself to do much better work academically! Beginners through very advanced students are welcome to learn your choice of music: old favorites, hymns, standards, classics, pops, marches, and Broadway show tunes. Please contact Margaret Settle at 925-837-6371.

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Retired Scientist enjoying TUTORING Middle, High School & College STUDENTS in math, algebra, geometry, pre-calc & chemistry. CALL DOUG @ 925-858-5842

Math Tutoring

High school math/English tutoring: Essay writing, college application essays, Alg., get ready for Geometry. SAT/ACT prep. Ret. teacher, Cal. credential. 925-462-3807

PERSONALIZED TUTORING

Mathematics, Science, English, SAT, etc. 510 512 6321



550 Business Opportunities

In Search of a bookkeeper
In Search of a bookkeeper. Qualifications:

- Excellent computer skills
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 - Internet-capable -Quick learner
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 - Ability to work independently as well as part of a team
 - Strong verbal and written communication skills
 - Strong organizational skills
 - Ability to perform several tasks simultaneously
 - Would work only 3 days a week (i.e. Mondays, Wednesdays & Fridays)
 - Maximum of 2hrs during work days -\$1200 per month (i.e. \$300/wk)
- Only qualified and interested applicants reply to: quartzcharles@yahoo.com

560 Employment Information

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Extra Income! Assembling CD cases from Home! No Experience Necessary! Call our Live Operators Now! 1-800-405-7619 EXT 2450 http://www.easywork-greatpay.com (AAN CAN)

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Drivers - Regional Runs
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Are you an enthusiastic, highly motivated individual with excellent sales and communication skills? Would you like to work part-time 25-30 hours a week? We have the job for you. Work from Tuesday-Friday in downtown Sacramento. We offer a base hourly salary plus commission and bonuses. You will be selling CNPA's newspaper network advertising products. Previous newspaper sales experience a plus. Job responsibilities will include telemarketing to businesses, prospecting in the form of mailing, emailing and establishing a good relationship with clients. Email your resume to: maria@cnpa.com with the subject line "Marketing Sales". (Cal-SCAN)

Over 18?
Between High School and College? Drop that entry level position. Earn what you're worth!!! Travel w/Successful Business Group. Paid Training. Transportation, Lodging Provided. 1-877-646-5050. (Cal-SCAN)

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615 Computers

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624 Financial

Cash Now!
Get cash for your structured settlement or annuity payments. High payouts. Call J.G. Wentworth. 1-866-SETTLEMENT (1-866-738-8536). Rated A+ by the Better Business Bureau. (Cal-SCAN)

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801 Apartments/Condos/Studios

San Carlos, 2 BR/2 BA
San Carlos, Walk to Town and Shops, 2BR, 2Ba, Garage, no Smk/pets, \$1,800.00 650-598-7047

805 Homes for Rent

ALL AREAS - HOUSES FOR RENT
Browse thousands of rental listings with photos and maps. Advertise your rental home for FREE! Visit: http://www.RealRentals.com (AAN CAN)

809 Shared Housing/Rooms

ALL AREAS - ROOMMATES.COM
Browse hundreds of online listings with photos and maps. Find your roommate with a click of the mouse! Visit: http://www.Roommates.com. (AAN CAN)

Pleasanton, 1 BR/1 BA - \$700.00

Room For Rent in Apartment Near Downtown Pleasanton Great Location, Inside Laundry, Lg. Apartment, Water & Garbage Incl. \$600.00 A Month. Call 925-216-3302

825 Homes/Condos for Sale

California: Foreclosed Homes
30+ bank-owned homes selling by auction August 23-26, 2010. Don't miss this sale! Get all the details at www.CalHouseAuction.com or call 1-866-539-1082. (Cal-SCAN)

Foreclosed Home Auction
275+ Nor Cal Homes / Auction: August 28. Open House: August 14, 21 & 22. REDC / View Full Listings www.Auction.com RE Broker O1093886. (Cal-SCAN)

Pleasanton, 2 BR/1.5 BA - \$310,000

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Pleasanton Weekly

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OPEN HOMES THIS WEEKEND

Brentwood

4 BEDROOMS
957 Windmeadows Drive \$290,000
 Sun 1-4 Alain Pinel Realtors 251-1111

Livermore

5 BEDROOMS
5833 Newhall Way \$749,750
 Sun 1:30-4:30 Alain Pinel Realtors 251-1111

Pleasanton

3 BEDROOMS
1151 Donahue Drive \$799,500
 Sun 1-4 Alain Pinel Realtors 251-1111

4 BEDROOMS
1012 Bartlett Place \$1,085,000
 Sun 1:30-4:30 Pat Burns 876-2655

3039 Briggs Court \$1,449,000
 Sun 1-4 Prudential Cal Realty 963-1984

3039 Briggs Court \$1,449,000
 Sun 1-4 Prudential Cal Realty 963-1984

3766 Smallwood Court \$2,395,000
 Sun 1-4 Tom Fox 872-1275

3232 Balmoral Court \$749,950
 Sun 2-4 Alain Pinel Realtors 251-1111

4803 Del Valle Parkway \$759,950
 Sat/Sun 1-4 Prudential CA 734-5061

1545 Orloff Drive \$789,000
 Sun Alain Pinel Realtors 895-9950

7633 Chestnut Way \$850,000
 Sun 1-4 Valley Brokers 437-5830

5791 San Carlos Way \$854,950
 Sat 1-4 Alain Pinel Realtors 251-1111

5 BEDROOMS
5063 Monaco Drive \$1,049,000
 Sun 1-4 J. Rockcliff Realtors 251-2500

749 Crystal Lane \$1,145,000
 Sat 1-4 Blaise Lofland 846-6500

863 Sunny Brook Way \$1,549,000
 Sat/Sun 1-4 Blaise Lofland 846-6500

6 BEDROOMS
2403 Raven Road \$799,000
 Sat/Sun 2-4 Alain Pinel Realtors 997-4905

2403 Raven Road \$799,000
4593 Del Valle Parkway \$898,000
 Sun 1-4 Keller Williams 200-2457

San Ramon

4 BEDROOMS
10065 El Dorado Drive \$649,000
 Sat/Sun 1-4 Prudential Ca Realty 577-0913

To place an ad or open home please contact
Andea Heggelund (925) 600-0840 x232
 or e-mail aheggelund@pleasantonweekly.com
 *Ask about online and email advertising.

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This luxurious estate home includes 8,415 sq. ft., 6 BR, 7 full and 2 half BA, executive office, custom 9 seat home theater and an elevator. Situated in prestigious Ruby Hill with golf course views, your family will enjoy all the amenities this private gated community offers, including golf, tennis, clubhouse, parks and community pool. **Offered at \$3,599,000**

512 Bunker Lane, Castlewood, Pleasanton



A gorgeous home with custom features, 4 BR + bonus, 3 1/2 BA, approx. 4,000 sq. ft., over a 1/2 acre lot. Situated at the end of Bunker Lane in Castlewood Country Club. **Offered at \$1,599,000**

2161 Pomezia Ct., Ruby Hill, Pleasanton



NEW LISTING! Beautiful 3,500 sq.ft. 4 BR, (4th is a custom office), 3 full BA, gourmet granite kitchen, 10,000 sq.ft. lot with privacy, built-in bbq area & pond w/fountain. **Offered at \$1,175,000**

SOLD IN AUGUST BY THE FABULOUS PROPERTIES TEAM
KELLER WILLIAMS 4791 Mangrove Dr. in Dublin; 3045 Bertolli Dr. in Livermore; 10 Castledown Rd., 484 Sylvaner Dr., 8424 Moller Ranch, 2189 Pomezia Ct., all in Pleasanton
 KW Broker DRE License #01395362

Fran & Dave Cunningham
 925-202-6898
 DRE License #01226296 & 00930892

Donna Garrison
 925-980-0273
 DRE License #01735040

Susan Schall
 925-397-4244
 DRE License #01713497

HOME SALES

This week's data represents homes sold during July 2010

Dublin

6561 Bantry Bay Street Federal Home Loan Mortgage to S. Huang for \$350,000

4186 Clarinbridge Circle US Bank to Y. Kim for \$360,000

5523 Crestridge Terrace Wells Fargo Bank to A. & T. Han for \$785,000

7124 Cross Creek Circle #A Wells Fargo Bank to S. Chundi for \$275,000

7799 Crossridge Road Brightman Trust to P. & S. Smith for \$642,500

3465 Dublin Boulevard #222 Toll Dublin Limited to R. Downie for \$393,000

3465 Dublin Boulevard #414 Toll Dublin Limited to A. Jaljaa for \$383,500

3465 Dublin Boulevard #432 Toll Dublin Limited to S. Wu for \$394,000

4206 Ferrello Court #9456 T. Chan to Y. Guo for \$640,000

3653 Finnian Way G. & J. Hoffman to V. Lau for \$520,000

4325 Fitzwilliam Street T. & A. Poupich to Y. Poon for \$379,000

7735 Gardella Drive J. & S. Zapp to D. & J. Mourning for \$497,000

5982 Hillbrook Place P. Dattilo to M. Wong for \$495,000

8034 Iglesia Drive Primacy Closing Corporation to R. & M. Flegel for \$675,000

3317 Madden Way R. Vasa to S. Wang for \$700,000

3764 Oakhurst Way Oechsner Trust to M. & A. Patel for \$782,500

4488 Peacock Court C. Guan to L. Lee for \$618,000

4619 Rimini Court #12 J. & U. Titterington to Wong Trust for \$552,500

6953 Stagecoach Road #H Federal National Mortgage to J. & P. Lee for \$185,000

7587 Sutton Lane Moura Trust to L. Rhone for \$485,000

11408 Winding Trail Lane Erwin Trust to J. & K. Crump for \$410,000

6209 Woodvale Terrace Cartus Financial to S. & J. Wong for \$895,000

Pleasanton

2110 Alexander Way M. Hatch to S. & V. Kolli for \$435,000

2158 Alexander Way Bank of America to Z. Xu for \$393,500

6636 Amber Lane G. & D. Weinberg to S. & S. Tilley for \$1,502,000

4823 Arlene Place K. & M. Jolly to V. & C. Rusu for \$1,071,000

2168 Armstrong Drive S. & A. Fink to M. Tsoi for \$555,000

5087 Blackbird Way J. Walker to S. Kuang for \$780,000

1264 Creek Trail Drive W. Lutz to Y. Guan for \$1,100,000

7835 East Canyon Meadow Circle Federal National Mortgage to R. Tyra for \$280,000

4519 Gatetree Circle Dronkers Trust to D. Ma for \$735,000

4617 Gatetree Circle R. & S. Rains to J. Diamond for \$710,000

4116 Georgis Place S. Egelston to A. Modarressi for \$385,000

3191 Half Dome Drive P. & V. Johnson to M. Dickinson for \$660,000

998 Hopkins Way M. & L. Knop to Emery Trust for \$1,065,000

4914 Middleton Place Beeson Trust to M. & L. Knop for \$1,295,000

4571 Mohr Avenue GSR Mortgage to R. Stramler for \$555,000

8185 Mountain View Drive #A Friedman-Gibson Trust to K. Geers for \$278,000

848 Sylvaner Drive A. & K. Geoffrey to S. & I. Grant for \$730,000

3791 Thistle Way Federal Home Loan Mortgage to D. Pettinichio for \$245,000

3307 Touriga Drive S. Amini-Nejad to S. Rajkumar for \$720,000

San Ramon

2870 Aptos Way P. & C. Hoefs to C. & Y. Eastman for \$560,000

701 Ardleigh Court S. Javaheri to L. & X. Dinh for \$1,040,000

3441 Ashbourne Circle S. & A. Ahmed to Gonzalez Trust for \$1,375,000

132 Black Calla Court S. & D. Warren to G. & C. Schniegenberg for \$772,500

2740 Bollinger Canyon Road Deutsche Bank to Shyvers Trust for \$260,000

9861 Brunswick Way D. & T. Yust to D. Calcagno for \$600,000

1036 Canyon Hills Road E. & C. Fernandez-Falcon to D. Wright for \$895,000

100 Copper Ridge Road Legacy Copper Ridge to K. Smith for \$399,000

3879 Crow Canyon Road J. Fong to D. King for \$348,000

9587 Davona Drive M. & S. Martincello to H. Ly for \$550,000

28 Hurst Court Chang Trust to F. & J. Lee for \$780,000

2280 Keats Lane G. & K. Walsh to J. Kumar for \$809,000

22 Lakeridge Court Cole Trust to E. & M. Jacobson for \$565,000

3409 Lanai Drive M. Wetter to C. & B. Giron for \$697,500

225 Reflections Drive #14 S. Decoite to P. Zamani for \$143,000

135 Reflections Drive #15 L. Fisher to A. Kim for \$165,000

2263 Rosemount Lane RWW Properties to S. Rangappan for \$983,000

Source: California REsource



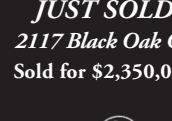
JUST LISTED
 8274 Regency Dr.
 Offered at \$1,448,000



JUST LISTED
 18 Foothill Place
 Offered at \$2,388,000



JUST SOLD
 2556 Arlotta Pl.
 Sold for \$1,355,000



JUST SOLD
 2117 Black Oak Ct.
 Sold for \$2,350,000

JUST LISTED! 3039 Briggs Ct., Pleasanton
 Offered at \$1,449,000



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 3 BR 2.5 BA + loft, 3 years new, granite counters in kitchen, lots of upgrades! Community pool/club-house 925.847.2200



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1866 CORTE CAVA
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 3 BR 3 BA 1 bedroom and 1 bath downstairs and much more! 925.847.2200



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7912 PERSICA CT
GREAT HOME! **\$558,000**
 3 BR 2.5 BA on court location w/lrg yard, tile flrs, granite kitchen, wd flooring upstairs, long driveway 925.847.2200



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 1 & 2 bd condos/2 bd townhouses, vaulted ceilings avail, w/garages, gated, renovated/upgraded 925.847.2200

DANVILLE
1349 LAWRENCE ROAD
PRICE REDUCED! **\$1,299,000**
 5 BR 3 BA 1.4 level acres, pl/spa, covered/lighted arena w/sand ftng, 5 stall barn w/pipe paddocks 925.847.2200

6975 JOHNSTON ROAD
PRICE REDUCED! **\$1,697,000**
 4 BR 3 BA 19+ acres, living w/stone/travertine frplc, 9 stall barn covered indoor arena & MUCH more! 925.847.2200

DIABLO
2374 ALAMEDA DIABLO
PRIVATE AND SECLUDED! **\$2,045,100**
 5 BR 5 full BA + 2 half 4.33 acre property, lrg office/den, 2 separate liv areas for multi fam or in-laws, pool/spa 925.847.2200

DUBLIN
4685 SUMMER GLEN
BEAUTIFUL HOME! **\$929,900**
 5 BR 4 BA Lrg kit/fam rm w/eat-in dining, granite kit cntrs, wd flrs on main level, soaring ceilings 925.847.2200

FREMONT
34155 TONY TERRACE
GREAT LOCATION! **\$540,000**
 3 BR 2.5 BA new paint throughout, wd laminate flrs, frplc in liv rm, tile entry, bckyrd w/roses 925.847.2200

LIVERMORE
1248 DEEP CREEK
GREAT HOME! **\$649,000**
 3 BR 3 BA 1 stry aprx. 1858 sf, kit w/SS

appli, granite cntsrs/islnd, crown molding, fully landscaped 925.847.2200

#10 STORYBOOK LANE
GORGEOUS PROPERTY! **\$499,000**
 well is in, perked for septic, paved driveway to parcel, NOT raw land, many imprvemnts are in! 925.847.2200

6056 CLIMBING ROSE COMMON
GORGEOUS UPGRADED HOME! **\$425,000**
 3 BR 2.5 BA + upstairs loft, kitchen w/tile cntsrs, SS appli, hrdwd flrs in kit/fam/dining, 1/2 bth down 925.847.2200

PLEASANTON
2237 KAMP COURT
BEAUTIFULLY REMODELED **\$1,050,000**
 4 BR 3 BA Approx. 2,900 sq. f.t, kitchen with granite and stainless steel appliances/beautiful pool 925.847.2200

4386 KRAUSE STREET
BEAUTIFUL! **\$595,000**
 3 BR 2.5 BA many upgrades! Dual pane windows, private backyard with patio and fountain 925.847.2200

SAN LEANDRO
14985 DONALD AVE
WELL MAINTAINED **\$295,000**
 4 BR 2 BA updated kit w/granite countertops, hrdwd flrs in living/family rm, huge mster w/office space 925.847.2200

STOCKTON
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GREAT OPPORTUNITY! \$175,000
 4 BR 3 BA 2300+ sf, 3 car gar, low-maintenance yard, much more! For info visit www.RomarProperties.net 925.847.2200

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Prudential California Realty / Pleasanton Hopyard



PLEASANTON - This is it!!!! Park-like, backyard Oasis backing to the peaceful Laguna Creek, spacious single story, 4 bed 3.5 bath unique home! 4-car garage, Roman Pool, Gialita Granite, extensive patio, cul de sac, huge living/dining room combo. close to Historical downtown, schools and freeways, TRANQUILITY!!!
18 FOOTHILL PL \$2,388,000



PLEASANTON - This is it!!! Best Location in Westside Laguna Oaks Community w/ VIEWS!! 4bed, 3.5 bath, Bonus rm, Upgraded office with cherry cabinets, GRANITE, upgraded tile floors, custom paint and drapes! Newer design carpet, PARK-LIKE, backyard w/ outdoor kitchen BBQ. MARBLE entry, WINE refrig. MUST see!!
3039 BRIGGS CT \$1,449,000



DANVILLE - Stunning French Country home in Alamo Creek. Venetian Travertine courtyard entry. Built-in backyard BBQ. Gourmet French kitchen -- GE Monogram, Thermador, Bosch. Richard Marshall H/W floors in Entry, Kit, & Dining. Bonus Room with built-in Desk/Storage. Walk to Creekside Elementary.
3066 GRIFFON ST E \$969,000



DANVILLE - Master bedroom on main level! A fabulous updated kitchen overlooking family room. With gorgeous entertainment ctr. Incredible upstairs addition including a loft office area and a huge bonus room with home theater. Over-sized two car garage with large storage area. No need to preview this beauty.
133 RASSANI DR \$919,000



DUBLIN - Formal living room and dining room. Kitchen open to a spacious nook with side yard access and built-in desk, and a comfortable family room with recessed lighting, gas fireplace, built-in entertainment center and rear yard access. Lovely master suite with adjoining bath featuring a walk-in closet.
5113 S FORESTDALE CIR \$699,000



DUBLIN - Stunning and immaculate home in the heart of East Dublin. Located next to Emerald Glen Park, this home contains fantastic upgrades throughout - hardwood floors, granite tile countertops and a top notch backyard. Clear views of Emerald Glen park. Don't miss out on this opportunity.
4012 GALLAUP CT \$575,000



SAN RAMON - Great Opportunity for a beautiful 3 Bedroom condo - upgraded kitchen with granite, wood floors, new dishwasher, etc. Lots of upgrades including granite around fireplace, decorator paint, crown molding and baseboards, remodeled bath, large master and much, much more.
8985 ALCOSTA BLVD \$234,500



LIVERMORE - Needs TLC!! Quiet Location at Rear of Complex...Backyard Patio Abuts Greenbelt and Open Space for Serenity and Privacy!! Great Value for a Townhome with 1-Car Attached Garage!! Central Livermore Location...Some Updating and Community Pool...Fridge, Washer & Dryer Can Stay! Hurry!
1042 GLENN CMN \$174,990



6111 Johnson Ct., Suite 110

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Weiner &
Mcdowell
GROUP



PHYLLIS WEINER
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J. Rockcliff
REALTORS

6645 AMBER LN \$1,498,000



Carriage Gardens, Pleasanton
Beautifully upgraded custom home features 5 spacious bd, improved 1/2 acre lot. Pool, spa, waterfall, slide, sport court and more.

9663 CROSBY DRIVE \$1,898,000



Westside, Pleasanton
The finest materials and workmanship thruout, beautiful views of the hills and vistas, backs to open space. Excellent, well planned floorplan. 5Bd, 4(2) Ba.

2801 GRAY FOX CT SALE PENDING



Mediterranean Villa, Pleasanton
Seller and Buyer Represented by Weiner & McDowell

7914 PARAGON CIRCLE \$1,538,000



Laguna Oaks, Pleasanton
Popular floor plan w/ 1 Bd & Ba downstairs, 3 B/R + Bonus upstairs. Gourmet Kit w/ top of the line SS Appl., Granite Counters & Tumbled Marble Backsplash.

DOWNTOWN CALL FOR PRICE



Victorian Style, Pleasanton
Incredible Charm and Craftsmanship. Just 2 Blocks from Downtown Pleasanton! 3 bedrooms, 2 baths, 1878+/- sq. ft. (does not include garage apartment).

6768 ARLINGTON DR SALE PENDING



Carriage Gardens, Pleasanton
Seller and Buyer Represented by Weiner & McDowell Multiple Offers. 5 Days on the Market.

For more info, visit us at ROCKCLIFF.COM/WMG

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925.251.2500

Livermore

1983 Second Street
Livermore, CA 94551
925.667.2100

9877 Foothill Rd, Sunol 3,027+/- sq.ft. • 4 Bd • 2.5 Ba	1278 Lozano Ct, Pleasanton 9,000+/- sq.ft. • 1.05 Acre	7914 Paragon Cir, Pleasanton 5 Bd • 3.5 Ba • 4,592+/- sq.ft.	833 Piemonte Dr, Pleasanton 4 Bd • 3 (3) Ba • 5,390+/- sq.ft.	6645 Amber Ln, Pleasanton 5 Bd • 0.50+/- Acres
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Lot Acres Apx:16.01 \$1,890,000 Style Dreaming of a Home w/ nice views of the Valley, Great Castlebrook Horse Barn, 4 car storage & carport Barn with loft, Pleasanton Ridge water. Kristy and Company 925.251.2536	Formal French, Ruby Hill \$2,699,000 Custom new construction home sits on a premium lot at the end of a Cul-de-Sac. Featuring gorgeous architectural detail & quality throughout. Uwe Maercz 925.306.8758	Laguna Oaks \$1,588,000 Popular floor plan w/ 1 Bd & Ba downstairs, 3 B/R + Bonus upstairs. Gourmet Kit w/ top of the line SS Appl., Granite Counters & Tumbled Marble Backsplash. Weiner & McDowell 925.251.2550	Mediterranean, Ruby Hill \$2,250,000 Features; marble, granite, cherry finishes. Library, 4 fireplaces, huge 5-car garage. Incomparable 0.70 acre yard, pool, spa, outdoor kitchen & more. Diane Gilfether 925.648.5443	Carriage Gardens \$1,498,000 Beautifully upgraded custom home features 5 spacious bd, improved 1/2 acre lot. Pool, spa, waterfall, slide, sport court and more. Weiner & McDowell 925.251.2585
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7930 Racoon Hollow, Pleasanton 6 Bd • 3.5 Ba • 3,366+/- sq.ft.	3905 Fairlands Dr, Pleasanton 4 Bd • 2 Ba • 2,540 +/- sq.ft.	5063 Monaco Dr, Pleasanton 5 Bd • 3.5 Ba • 3,079+/- sq.ft.	5744 Hanifen Way, Pleasanton 5 Bd • 4.5 Ba • 4,021+/- sq.ft.	6224 Guyson Ct, Pleasanton 4 Bd • 2 Ba • 1,489+/- sq.ft.
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0.80+/- Acre Lot \$1,495,000 Private park-like setting w/ pool for this beautiful custom home with amazing valley views. Spacious open layout and custom designer features throughout. Peggy Cortez 925.648.5454	Lovely Neighborhood \$695,000 Very nice home. Hardwood floors, bonus room, large yard perfect for entertaining, great schools & much more! Hurry! Lisa Doyle 925.855.4046	Open Sun 1-4 \$1,049,000 Upgraded semi-custom home w/ Mt Diablo View! theatre room w/fireplace plus den! Cathedral ceilings & MORE! Diane Sass 925.699.9508	Sycamore Heights \$1,495,000 Spectacular Sycamore Heights home including a vineyard w/ views. 0.43 acre lot w/ custom engineered spool, waterfall feature & multi-colored lighting. Kelly Patterson 925.200.2525	Val Vista \$599,000 All new kitchen, granite counters. Extensive new lighting, flooring and moldings. Large fenced yard. Close to schools, shopping and freeway. Glen Landrum 925.837.7110
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4524 2nd St, Pleasanton 4 Bd • 3 Ba • 1,675+/- sq.ft.	2670 Trevor Pkwy, Pleasanton 3 Bd • 2.5 Ba • 1,614 +/- sq.ft.	6124 Corte Padre, Pleasanton 5 Bd • 5.5 Ba • 5,000 +/- sq.ft.	4073 Rosehill Pl, Dublin 4 Bd • 2.5 Ba • 2,550 +/- sq.ft.	6132 Ledgewood Ter, Dublin 5 Bd • 4.5 Ba • 4,005 +/- sq.ft.
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Downtown \$789,000 Stunning remodel on desirable 2nd St. Walk to downtown Pleasanton. Custom Cherry Cab's. Granite Slab. S/S appliances. Harwood floors thru-out. Todd E. Martinez 925.251.2571	Open Floor Plan \$649,000 Mohr Schools! Attached 2 car garage. Laundry room upstairs w/ corner lot location. Light & airy feel throughout! Julia Kim 925.648.5405	Resort Setting \$630,000 Gorgeous, new custom contemporary with so many top of the line features. \$50,000 Landscape Allowance! Mahshid Shaghafi 925.648.5340	Court Location \$749,000 Beautiful Greenbriar home is located on a wonderful court location in the desirable Rainsong development. Entertainer's dream with professional landscaping. Susette Clark-Walker 925.251.2547	Gorgeous \$899,900 One bed & 1.5 baths downstairs. Gourmet kitchen w/ slab granite & stainless appliances (includes refrigerator). Well Maintained. Professionally landscaped. Joe Frazzano 925.735.7653
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5545 Crestwood Ter, Dublin 4 Bd • 2.5 Ba • 2,584 +/- sq.ft.	DeMarcus Blvd. Unit 481, Dublin 2 Bd • 2 Ba • 1,399 +/- sq.ft.	411 Sheridan Cir, Livermore 5 Bd • 3 Ba • 3,412 +/- sq.ft.	636 Sycamore Ct, Livermore 4 Bd • 2.5 Ba • 2,553 +/- sq.ft.	6390 Owl Way, Livermore 5 Bd • 3 Ba • 2,554 +/- sq.ft.
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Bright & beautiful \$849,900 1 bd & 1 1/2 ba downstairs, volume ceilings, Travertine entry & kitchen flooring, neutral colors throughout, large master w/ retreat. Cul de sac location. Joe Frazzano 925.735.7653	Walk to BART \$429,000 Sought after complex, walking distance to BART & shopping! Style features w/ downstairs bedroom & bath. Chris Dickson 925.251.2507	Upgraded & Beautiful \$729,950 1 bd & ba down. Granite counters w/ island, tile backsplash, formal living & dining, HUGE bonus room w/fireplace. Bill & Vickie Keller 925.200.6764	RV Parking \$679,900 Court Location. RV Parking & private backyard for entertaining. Granite counter tops and MUCH MORE! Corey Green 925.899.6011	Corner Lot \$639,000 Pride of Ownership is reflected in this gorgeous home. 4 bd, + a downstairs office & 3 full ba. Expanded & remodeled kitchen w/slab granite & more. Bowers Team 925.785.3795
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Blackhawk East 4105 Blackhawk Plaza Cir. Danville, CA 94506 925.648.5300	Blackhawk West 3880 Blackhawk Rd. Ste. 200 Danville, CA 94506 925.736.6000	Danville 15 Railroad Ave. Danville, CA 94526 925.855.4000	Lafayette 3799 Mt. Diablo Blvd., Ste. 100 Lafayette, CA 94549 925.385.2330	Montclair/ Piedmont 6116 La Salle Ave., Ste 200 Oakland, CA 94611 510.339.4800	Orinda 89 Davis Rd., Ste. 100 Orinda, CA 94563 925.253.7000	Walnut Creek 1700 N. Main St. Walnut Creek, CA 94596 925.280.8500
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\$1,399,000

4897 Dolores Drive, Pleasanton
Spectacular custom home close to downtown Pleasanton, with easy access to freeways and schools. Extensive cherry detailing throughout. Gorgeous remodeled kitchen. Sparkling pool and spa. Excellent for entertaining. 5 bedrooms, 4 full baths & 2 half baths. Offered at \$1,399,000



\$799,000

5744 San Carlos Way, Pleasanton
Great custom home in South Pleasanton with a view of Mt. Diablo. Close to freeways, award-winning schools, and beautiful downtown Pleasanton. Gated courtyard, granite counters, nice private yard. 3 bedrooms plus office, 2 full baths & 1 half bath. Offered at \$799,000



Sylvia Desin
Direct: 925.621.4070
Cell: 925.413.1912
sdesin@apr.com



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The latest from The 680 Blog

Pleasanton Market Rebounds in July

July saw a fairly steep drop in closed sales for the month, but pending sales in Pleasanton increased in July, while inventory relative to pending sales tightened. That's a nice rebound after June's declines in pending sales, and may indicate that the impact of the end of the federal tax credit for home buyers may not be as significant as feared. The real estate market in Pleasanton the past three months looks remarkably like the market during the same period last year. Pending sales and inventory were nearly identical to what we had last year at this time. That's interesting given that the first half of 2010 looked very different than 2009, when inventory levels were much higher and pending sales much lower.

Overall, pending sales increased to 73 for the month of July, a 24% increase over the June figure of 59. Inventory also rose in July to 213 homes, an increase of 11 homes, or 5%, from June. Inventory relative to pending sales declined in July to 2.9 months from 3.4 months in June.

The market for single family homes priced under \$1 million accounted for 61% of the inventory in Pleasanton during July and

78% of pending sales, in line with June's numbers. Inventory in this segment increased 13 units, or 11%, to 57 at the end of July, from 44 at the end of June. Pending sales also increased 13 units in July, to 130. That's an increase of 30% over June's 44 pending

sales. Since pending sales increased more rapidly than inventory, inventory relative to pending sales fell to 2.3 months in July, compared to 2.7 months in June.

The \$1 million to \$2 million market segment saw little change in July from June. Pending sales fell from 14 in June to 13 in July, while inventory increased by only two homes to 62 at the end of July. Inventory relative to pending sales increased >>Go to www.680homes.com to read the rest of this article.



Doug Buenz

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GOLDEN EAGLE!



Elegant Golden Eagle custom home with 4 BR plus office, 3.5 BTH, new cherry & granite kit, plantation shutters, and incredible .42 acre flat lot!
\$1,599,900

PRIVACY & VIEWS!



New Property. Extreme privacy & panoramic views! Sharp 4 BR, 3 BTH home remodeled from top to bottom on .79 acres at end of private road.
\$1,199,900

POOL & SIDE ACCES!



New Property. Charming 6 BR, 3 BTH home in Rose Point with granite & stainless kitchen, hardwood floors, sparkling pool, and side access!
\$949,900

PENDING SALE!



New property. Stunning Mediterranean with 5 BR + office, 4.5 BTH, and resort-like .5 acre lot with pool, spa, sport court, and fire pit!
\$1,499,900

PENDING SALE!



Stunning Mediterranean with 5 BR plus bonus & office, 4.5 BTH, and huge flat 1/3 acre lot with sport court & BBQ.
\$1,485,000

JUST SOLD!



Stunning single story custom on 1+ acre lot with 6 car garage, hardwood floors, granite kit, finished attic/storage, and private location backing to Pleasanton Ridge open space!
\$1,625,000



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KOTTINGER RANCH

COMING SOON



1327 HEARST DRIVE, PLEASANTON
Great Location! Beautiful Semi-Custom Home on .40 Acre Lot. Expansive Deck with Panoramic Views! Private Rear Grounds. Five Bedrooms, 4.5 Bathrooms, 4,026 Square Feet. Upgraded Gourmet Kitchen with Granite Countertops, Newer Paint & Carpeting. Extensive Hardwood Floors. Expansive Master Suite. Community Pool, Park, Tennis Courts and Open Space. Walk to Main Street and Award Winning Schools!
OFFERED AT \$1,298,000

PLEASANTON SEMI-CUSTOM



4150 CREEKWOOD COURT, PLEASANTON
Don't miss this private, Pleasanton home on premium 1/2 acre lot. Large multi media/game room, upgraded kitchen and bathrooms with granite. Five bedrooms, three full bathrooms, hardwood floors, two fireplaces, three car garage, 4,002 square feet. Large secluded park-like rear yard includes expansive Trex deck, in-ground pool, Hot Springs grande covered spa, waterfall/pond, playhouse, zip line, large lawn area, mature redwood trees and large cemented side yard area. Walk to great schools & neighborhood parks.
OFFERED AT \$1,195,000

DIAMOND COLLECTION

OPEN SAT 1-4



749 CRYSTAL LANE, PLEASANTON
Don't miss this beautiful home in the desirable Diamond Collection. Five bedrooms, 5th is office/guest suite downstairs, three bathrooms, updated kitchen with new granite countertops, custom tumbled marble backsplash & stainless steel appliances. Expansive master suite with retreat & viewing balcony, new carpet throughout, three fireplaces & three car garage. Approximately 3,000 square feet. Private rear yard with in-ground pool/spa & lawn area. Lot size is 8,230 square feet. Located on quiet street. Walk to great neighborhood park and Main Street Downtown Pleasanton!
OFFERED AT \$1,145,000

BRIDLE CREEK

JUST LISTED! OPEN SAT & SUN 1-4



863 SUNNY BROOK WAY, PLEASANTON
Upgraded Avalon Model in Bridle Creek on premium .28 acre lot. Beautiful views of Pleasanton Ridge. Private rear yard with built in Fire Pit, Custom Pergola and Putting Green. Beautifully Landscaped. Five bedrooms, Private Office plus Private Guest Suite/Bonus Room (5th), 5.5 Bathrooms, 4434 Sq Ft. Gourmet kitchen with granite countertops. Custom Tile and Hardwood Flooring. Plantation Shutters. Built by Greenbriar Homes in 2001. Located on Quiet Street with No Through Traffic. Close to Downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park.
OFFERED AT \$1,549,000

PLEASANTON HILLS

AVAILABLE SOON



5071 MONACO DRIVE, PLEASANTON
Beautiful upgraded Harrington Model in Pleasanton Hills. Panoramic views of Mount Diablo, the valley and Pleasanton Ridge. Four bedrooms (one downstairs), three bathrooms, upgraded kitchen, crown molding, plantation shutters, upgraded doors and casings, newer dual pane windows and three car garage. Expandable option for fifth bedroom. Approximately 3,000 square feet. Lot size is 8,158 square feet with upgraded landscaping. Located on quiet street. Just steps to great neighborhood parks and Main Street Downtown Pleasanton!
OFFERED AT \$1,029,000

COTTAGES AT DUBLIN RANCH

PENDING



4444 CHANCERY LANE, DUBLIN
Beautiful upgraded Westcott model in excellent condition! Three bedrooms, plus bonus area (4th bedroom), 2.5 bathrooms, 2,250 sq. ft. Granite countertops, hardwood floors, all appliances included. Master suite includes spacious sitting/viewing balcony. Washer & dryer included. Spectacular views and easy access to two car garage (drive straight in). Across the street from new park. Walk to Emerald Glen Park. Not far from Hacienda Crossings Shopping Center and Dublin Ranch Golf Course. **OFFERED AT \$529,000**

ORIGINAL COUNTRY FAIR

PENDING



2468 VIA DE LOS MILAGROS, PLEASANTON
Desirable "Original Country Fair". Excellent location. Convenient to everything. Walk to all levels of schools & parks. Customized highly upgraded home with five bedrooms, 3.5 bathrooms, bonus/game room, 3,787 square feet. Three car garage, remodeled kitchen with granite and custom backsplash, custom cabinets & built-ins, plantation shutters throughout, newer high quality roof, two wood burning fireplaces. Very private beautiful grounds include in-ground black bottom solar heated pool & spa, exposed aggregate patio with flagstone, beautiful landscaping on .27 acre lot.
OFFERED AT \$1,369,000

COUNTRY FAIR

PENDING



2649 CALLE ALEGRE, PLEASANTON
Original Ponderosa's Country Fair. Location, location, location. Convenient to everything. Great schools. Don't miss this Pleasanton home in sought after Original Country Fair. Four bedrooms, 2.5 bathrooms, 2,651 square feet. Two wood burning fireplaces. Beautiful private rear grounds include in-ground pebble tech pool, built-in outdoor kitchen/BBQ, expansive stone patio, sauna, basketball/sports court and waterfall on .26 acre lot.
OFFERED AT \$999,500

PLEASANTON HEIGHTS

PENDING



4262 TAMUR COURT, PLEASANTON
Walk to downtown from your custom home. Great location at back of court and adjacent to Kottinger Park. Don't miss the large park-like private rear yard with in-ground pool, expansive decking, mature trees and beautiful landscaping. Approximately .27 acre lot. Views of Mt. Diablo. Everything is on one level, except downstairs bonus or guest suite. Four bedrooms, three baths at 2,524 square feet. Three car garage. Optional sauna. Walk to elementary school(s).
OFFERED AT \$879,500

VENTANA HILLS

SOLD! REPRESENTED BUYER & SELLER



998 HOPKINS WAY, PLEASANTON
Beautiful, highly upgraded home on premium lot in Ventana Hills. Four bedrooms, formal office (4th), 2 1/2 bathrooms, 2,550 square feet. Completely remodeled kitchen and master bath. New hardwood flooring, newer carpet, three car garage. Private rear yard with panoramic views, built-in BBQ island, backs to open space on 9,216 square foot lot. Walk to Main Street downtown & great neighborhood park.
SOLD FOR \$1,065,000 "AS IS"

BONDE RANCH

SOLD! REPRESENTED BUYER



4914 MIDDLETON PL., PLEASANTON
Beautiful private home in Bonde Ranch. Four bedrooms, 4th is office/guest suite downstairs, bonus room, 3.5 bathrooms, updated kitchen with granite countertops, stainless steel appliances. Expansive master suite with retreat, three car garage. Approximately 3,609 square feet. Private rear yard with in-ground pool/spa & lawn area, covered patio. Lot size is 11,994. Located on quiet street. Walk to great neighborhood park and Main Street downtown Pleasanton!
SOLD FOR \$1,295,000

CASTLEWOOD

SOLD



480 BUNKER LANE, PLEASANTON
Beautiful upgraded private estate on .73 acre lot, built in 2000. Panoramic views of surrounding hills. Four bedrooms, bonus/game room, 3.5 bathrooms, approximately 3,606 square feet. Gourmet kitchen with granite countertops and stainless steel appliances. Private office with custom cherry built-ins. Beautifully landscaped. Viewing balcony. Expansive very private rear grounds ideal for entertaining. Includes: pebble tec solar heated in-ground pool & elevated spa, covered cabana with built in BBQ, bathroom & heater. Bocce court, play area, oversized three car garage.
SOLD FOR \$1,465,000



MOXLEY TEAM BY APPT



7208 ROSECLIFF CT. \$1,750,000
Gourmet cook's kitchen & entertainers delight. 5 BD/ 5.5 BA w/ 5,330sf. plus theater room, office and library. Outdoor kitchen, large patio & pool. PLEASANTON

JANNA CHESTNUT BY APPT



4128 STANLEY BLVD \$1,675,000
Exquisite, unique property featuring 3 living structures. Grand main house, guest cottage, historical barn w/rec room & studio, pool & pool house. Must See! www.4128StanleyBlvd.com PLEASANTON

DOUG BUENZ BY APPT



7909 DORAL COURT \$1,599,000
Fabulous Golden Eagle luxury home! 4bd/ 3ba, granite/cherry kitchen, pool,spa, BBQ, stunning views of the ridge! PLEASANTON

TREVOR CREAGER BY APPT



622 HAPPY VALLEY RD \$1,500,000
This gorgeous lot has stunning 360 degree panoramic views! 3.5+/-acre parcel. Bring your horses & building plans! you will not find another like it! PLEASANTON

MOXLEY TEAM BY APPT



910 E MOCKINGBIRD LANE \$1,235,000
Own 1.2 acres 5 minutes from downtown. Existing 3BD 2.5BA 1,937sf. home w/ pool. Flat lot w/ barn, workshop, pens and chicken coop. Buildable Lot w/ endless possibilities. PLEASANTON



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KAT GASKINS SAT 1:00-4:00



5791 SAN CARLOS WAY \$854,950
Semi-custom home offers pure serenity! 4bd,3ba, court location, updated granite/tile kitchen, new carpet and paint throughout, private backyard with waterfall and Timbertech deck. PLEASANTON

TIMOTHY MCGUIRE BY APPT



4520 LIN GATE ST \$809,000
4bd/3ba, 2,179+/-sqft home on a Court, full bed/bath downstairs, Hardwood floors, Granite/Cherry kitchen, SS appliances, Granite eat-in kitchen, inside laundry, custom wrought iron staircase, Plantation shutters and fresh paint. PLEASANTON

MOXLEY TEAM OPEN SUN 1-4



1151 DONAHUE DRIVE \$799,500
3Bd 2.2Ba 2,162sf. Single Level. Hardwood flooring, open kitchen, large master suite. Formal dining, nook & bar seating. Walk to community pool. PLEASANTON

SYLVIA DESIN BY APPT



5744 SAN CARLOS WAY \$799,000
NEW PRICE! Nice 2-story, 3-bedroom home near elementary & middle schools, 680 freeway, and downtown Pleasanton. Many custom details. Updated kitchen and baths. Great floorplan. PLEASANTON

BRAD SLABAUGH SAT&SUN 2:00-4:00



2403 RAVEN RD \$799,000
6bd/2.5ba, 2538+/-sf, new kitchen appliances, granite counters. Bathrooms have new tub/shower enclosures, new counter & flooring. Dual zone heat & A/C w/electric air filters. New Roof/carpets. PLEASANTON

TIMOTHY MCGUIRE SUN 1:00-4:00



1545 ORLOFF DR \$789,000
4bd/2ba, 2348+/-sqft single story home, Granite/Cherry kitchen, SS appliances, fresh paint, carpets, Great Room with vaulted ceiling, remodeled baths. PLEASANTON

JOYCE JONES SUN 2:00-4:00



3232 BALMORAL COURT \$749,950
Updates Galore, 4bd, 3ba, w/pool, hot tub, granite counters, white cabinets, raised ceiling w/sky light in kitchen, hardwood flooring, beautifully updated baths, indoor laundry and MORE! PLEASANTON

LANCE & KELLY KING SUN 1:30-4:30



5833 NEWHALL WAY \$749,750
Boasting a gourmet kitchen with granite slab, ss appliances, center island, formal living and dining rooms, built in media niche, sparkling new pool and hottub, outdoor kitchen, and attached garage. LIVERMORE

JO ANN LUISI SUN 1:00-4:00



957 WINDMEADOWS DRIVE \$290,000
Super clean and lovingly maintained. This 4 bedroom, 2.5 bath home features an open floor plan and upgraded appliances. Located close to walk trail. BRENTWOOD