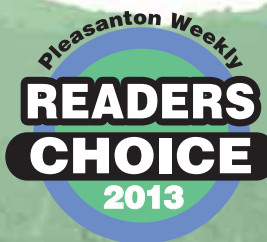


Pleasanton Weekly

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AROUND PLEASANTON



By JEB BING



JEB BING

David Stark, the Public Affairs Director for the Bay East Association of REALTORS at left, with Dublin Mayor Tim Sbranti at last week's meeting of Valley Real Estate Network. Sbranti talked about commercial and residential growth in the city he calls one of the most diversified in Tri-Valley.

Dublin mayor says city is growing, getting better

Mayor Tim Sbranti told a group of Realtors last week that his city is more diversified than most, making it a community with housing, businesses and a city government that welcomes all. In remarks to the Valley Real Estate Network, Sbranti said few cities have managed to build housing for as many different income levels as Dublin with retail and commercial businesses following the population growth.

Dublin is now one of the most ethnically-mixed cities in the Tri-Valley, and it is attracting large businesses to locate in the city because their entire work forces can afford to live nearby among friends and compatible retail stores.

Just 12 years ago, Sbranti said Dublin was home to a few good chain restaurants and mostly basic retail stores. Today, it's become a city known for its high-value, Indian, Pakistani, Asian and Middle Eastern restaurants as well as a growing number of recognized eateries. Recognizing a continuing need for mixed housing, the City Council has changed zoning restrictions to encourage more high-end housing as well as affordable to market rate apartments along the Dublin Boulevard corridor that appeal to BART and other public transportation commuters.

Dublin's parks also are becoming among the best in the area, with a new indoor-outdoor aquatic center

approved for Emerald Glen Park in the center of the city. The facility will include a sports pool designed for competitive meets, water polo and waterpark type amenities and events planned for all age groups.

Camp Parks, which Sbranti said was too small to become part of the major military base reductions a few years ago, has now become a facility needed by the Army to replace training facilities that were closed. The camp will soon be expanded with at least six new training facilities to replace its old Korean/Vietnam war era buildings and will remain a permanent training installation. That will save hundreds of civilian jobs at the base that were at risk. The Army also has agreed to a land exchange with Dublin, turning over 187 acres of prime land along Dublin Boulevard to a housing developer that is now working with the city on construction plans.

Sbranti said he is proud that Dublin took advantage of the recent economic downturn to re-think its land use laws. Parking restrictions were changed to allow more retail development on some of the wide open, under-developed parking lots in the downtown area. A new housing project geared to senior veterans has been approved for the long-vacant Crown Chevrolet site with more retail stores next to it. Several new restaurants are now vying for permits to build next to Sprouts, the grocer that has drawn shoppers to the old Circuit City site.

"We even have a cricket pitch over at our new Fallon Sports Park, which is another amenity only Dublin has to appeal to a widely diversified and growing population," Sbranti said. ■

About the Cover

Horatio Fitz-Simon admires his trophy at a recent race. The young driver has his sights set on driving Formula One cars. Contributed photo. Design by Kristin Herman.

Vol. XIV, Number 13



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Streetwise

ASKED AROUND TOWN

After the Boston Marathon bombings are you afraid to go into large crowds?



Jeff Falcon

CEO/president of Custom Window and Cabinet Company

I will not stop doing anything, I'll just continue to be vigilant. Every time an incident like this occurs, it re-energizes our concern for safety at high profile gatherings, but only inasmuch as it may serve to heighten our awareness and vigilance. The folks in Israel have lived this philosophy for decades.

Lisa Xenakis

Compliance officer at plumbing company

No. We are Americans. We are tough, unafraid, bold pioneers. That is our ancestry, it is in our blood, and it is woven into the very fabric of our identity to stand up to terror.



Stephanie Losee

Managing editor at computer company

Not even a little bit. It actually didn't even occur to me to be afraid to go anywhere until you asked me this question. No matter what terrible things happen, I will not be afraid to go and live and do. It would be like trying to avoid earthquakes and getting struck by lightning.

Andy Hitesman

Bartender

No. I will not allow the bombings to scare me or to affect my everyday life. Bad things can happen anywhere and at any time and it would be terrible to go through life worrying about that possibility all the time instead of just going about my business.



Michelle Hitesman

Bartender

No. I think people have to live their lives and not allow the few bad people out there to control where they go and what they do.

—Compiled by Nancy, Jenny and Katie Lyness

Have a Streetwise question? E-mail editor@PleasantonWeekly.com

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DIGEST

Drug turn-in tomorrow

The Pleasanton Police Department is partnering tomorrow with the Drug Enforcement Administration for the fourth annual Drug Take Back Program. Drugs may be brought to the lobby of the Police Department, 4833 Bernal Ave., from 10 a.m. to 2 p.m. for the drop-off, which is free and anonymous.

This is a chance for people to rid their homes of potentially dangerous expired, unused and unwanted prescription drugs. Police point out that medicines languishing in home cabinets are susceptible to misuse and abuse. Representatives from Mothers with a Purpose will be at the event to assist and share relevant information with the public about this abuse.

For more information, call Sgt. Penelope Tamm at 931-5100.

Ed Kinney awards

Friends and family members are invited to a champagne reception from 5:30-7 p.m. Monday at Museum on Main, 603 Main St., to honor this year's recipients of the Ed Kinney Community Patriot Award: Harry Miller, known for promoting youth sports, and Christine Steiner, housing advocate.

Now in its ninth year, the Ed Kinney Community Patriot Award honors the memory of the former mayor who also was the master of ceremonies for the all-volunteer Fourth of July celebration held in Lions Wayside Park each year. The organizing team for that event, plus the past recipients of the award, select each year's awardees.

Learn transportation options

The city of Pleasanton will host the eighth annual Transit Fair at the Pleasanton Senior Center, 5353 Sunol Blvd., from 10 a.m.-1 p.m. Wednesday.

This free event is for all ages and will feature transit agencies such as BART, WHEELS, the Alameda County Transportation Commission, Pleasanton Paratransit Service, Senior Support of the Tri-Valley Transportation Services and the ACE train to share information on transportation options in Pleasanton and beyond.

A special lecture on Bicycle and Road Safety is scheduled from 10:30-11 a.m. An ombudsman from the California Department of Motor Vehicles will also be in attendance. And a BART representative will issue Senior Clipper Cards to those 65 and older.

ACE parking lot off bounds for carpoolers

Fairgrounds needs spaces kept open for patrons of its events

BY DOLORES FOX CIARDELLI

People exiting vehicles at the ACE parking lot on Pleasanton Avenue recently have received reminders that the spaces are not for those who carpool. Signs with this message mark both ends of the large lot across from the Fairgrounds but efforts have been ramped up to make sure everyone gets the message.

"It seems the owner/operator of the lot is getting serious about enforcing this anti-carpool policy because they recently had a small army of parking lot attendants handing out fliers reiterating this policy," said Pleasanton resident Brian Ishaug. "The Pleasanton ACE train parking lot is popular for carpoolers because the train can be used as a back-up. This alleviates one big problem of carpooling, being stranded because the person driving can't drive back for some reason."

"It's also a convenient meeting place because



DOLORES FOX CIARDELLI

Signs at the ACE parking lot state that it is not for carpoolers.

the train can be used as an alternative to carpooling if not enough people show up to carpool," he added.

John Giovannoni, ACE operations manager, said he and his staff have been monitoring the parking lot after requests from the Fairgrounds.

"We've had situations lately where the lot has been getting more full," Giovannoni said. "The Fairgrounds asked for our assistance. We've watched people, asked for ACE passes, and advised them that it's not reserved for commuters."

The lot is owned by Alameda County and managed by the Alameda County Fair. When the Altamont Commuter Express began to stop in Pleasanton 14 years ago, some hoped a parking lot would be built on the city-owned property just south of Bernal Avenue, and use of the

See ACE on Page 7



FILE PHOTO/STEVE QUICK

A shuttle service being offered in a pilot program by the East Bay Regional Park District will enable more hikers to enjoy views from the Pleasanton Ridge, including Mount Diablo in the distance.

Pleasanton Ridge begins shuttle runs

Three-day pilot program set to begin May 4

People who are unable to hike all the way up and down Pleasanton Ridge will be able to get a lift up to the top as part of a pilot program being offered by the East Bay Regional Park District.

Three runs on three days have been scheduled as part of the pilot, to see if there's interest in continuing it, said park district spokeswoman Emily Hopkins.

"Part of our mission is to provide access to our regional parks for all of our community, so this is a way people who can't make that steep hike can get up to the ridge," Hopkins said. "It is a one-way service."

Those who take the shuttle, scheduled to run May 4, May 15 and June 1, will have three opportunities each of those days. The shuttle will run at 9 a.m., 10:30 a.m. and noon.

Anne Kassebaum, recreation services manager for the park district, said the van will not use the Foothill Trail.

"What's going to happen is the shuttle is going to pick up folks at the Foothill staging area. They're going to be exiting the park and turning left on Foothill Road — they'll be going north on Foothill

Road. We're going to be driving up an easement road that we have, it's a gated road," Kassebaum said. "The first stop will be the Bay Leaf Trail."

The van will then double back and follow the Ridge Trail, she said.

"It will make a second drop off at the North Ridge Trail and Sinbad Creek, and then the van's going to be continuing the trail down the other side, exiting the park, turning right and heading out to 580 and coming back again," Kassebaum said.

Hopkins said that route will have less impact on people than the Foothill Trail.

"Because it is a pilot it will be limited and we'll be studying how it goes," Hopkins said.

At eight people per trip, that's 24 a day the shuttle can carry, and Hopkins said people have already signed up.

"There does seem to be public interest," she said, adding, "25 or 30 people have registered already."

Passengers will have the option of a 4.66 or 9.22 mile hike back.

Reservations are required for the shuttle; there is

See RIDGE on Page 6

Refinance team charged in swindle

CEO arrested while in court for attack

BY GLENN WOHLTMAN

Former financier William Hogarty was set for a preliminary hearing Monday on an allegation of attacking and threatening his former roommate at his Livermore mansion. Instead, he was led from the courtroom in handcuffs, facing 12 new counts of real estate fraud, three counts of criminal conspiracy and one count of perjury.

That's in addition to a civil case filed by several people who claimed he defrauded them and they lost their homes as a result.

Hogarty, 49, is the owner of the now defunct OF Lending, which claimed to do short-pay refinancing (SPR), allowing homeowners who were underwater on their homes to renegotiate with their banks.

The perjury charge stems from Hogarty's recent bankruptcy hearing, in which he was allowed to withdraw his filing by mutual agreement with the federal court.

Hogarty declared bankruptcy in 2011, which blocked him from being added to the civil case, filed by former clients.

The criminal case against Hogarty and three co-defendants is now being handled by Alameda County's real estate fraud division. A court filing in Hayward says Hogarty lied under oath to U.S. Bankruptcy Attorney Margaret McGee regarding his financial assets and interests.

"At the hearing, Defendant Hogarty committed perjury when he testified that he 'gave out \$421,000' (in) refunds to clients," Alameda County court documents say. "Based on the foregoing investigation and OFL financial records collected by the U.S. Department of Justice - Office of the United States

See HOGARTY on Page 6

Help solve the Big Draw Monet Mystery: Clue 3

Judge Harris rode up to see John Crellin, the owner of the Ruby Hill Winery. The house was filled with works of art all done by the same artist — Eva Kottinger Burnett.

"John, I want to know your whereabouts and activities the day of Mr. Howell's party," said Judge Harris.

"Well," answered John, "I was invited to the party, even though he didn't want to serve my wine and served that swill from Villa Armando Winery over on St. John Street. I decided to bring a case of my Ruby Hill wine over, so everyone could see how much better it is. I put my case down by the table and went to get extra glasses. But then the party broke up and I went home."

"Do you remember seeing anything or anyone unusual?" asked the judge.



"I only talked to Eva about her painting. But when I got home and unpacked my wine, a bottle was missing. In its place was a pencil sketch of some kind of scene. I liked it 'cuz it looked like one of Eva's. Wait here and I'll go get it."

He returned with a pencil drawing of arbors covered with flowers and handed it to Judge Harris. He turned the picture over and saw writing on the back. It said: "This is the way flowers look. This is real art!" ■

Now it's up to you to solve this 100-year-old mystery. If you do, you will be entered to win one of the fabulous prizes from *The Big Draw: A City-Wide Arts Celebration* on May 11.

Go to www.The-Big-Draw.com to learn how to play or pick up instructions at a participating merchant. This mystery combines fact and fiction. To learn more about Pleasanton's history, go to the Museum on Main or Towne Center Books to read up.

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HOGARTY

Continued from Page 5

Trustee from Defendant Hogarty, he did not distribute \$421,000 in refunds."

The documents also claim Hogarty and co-defendants James Allen Rivera Jr., Gregory Wayne Lomba and James Torpey conspired to defraud people of their property, that they conspired to commit false advertising, and conspired to collect advance fees.

The four are also charged with a combined 12 counts of grand theft, for taking more than \$69,000 from clients who hoped to save their homes.

An inspector from the Alameda County District Attorney's Office "learned from former OFL employees that when Defendant Hogarty needed funds to pay for his overdrafts, mortgage, yacht or other personal expenses, Defendant Hogarty would instruct employees to pay for such expenses from his OFL bank accounts." The inspector "also learned from former OPL employees that OFL bank accounts were consistently overdrawn \$80,000 to \$100,000 and OFL received daily calls from banks regarding overdrawn checks," court documents say.

A second inspector "determined that 66 OFL victims paid a collective total of \$369,326.79 in advance fees to Defendant Hogarty and/or his OFL associates for a reduced mortgage in the SPR program," according to court documents. "All 66 victims were unsuccessful in their efforts to obtain a reduced mortgage in OFL's SPR program and only 8 out of the 66 victims received a partial refund totaling \$26,875 from Defendant Hogarty and his company OFL."

According to court documents, Hogarty was "fully aware that Wells Fargo Bank, Chase Bank and Bank of America did not participate in the SPR program," and he told his employees to sell the program to

clients even if they had Bank of America home mortgages.

He also "encouraged OFL associates to charge as much as they could in advance fees from potential OFL clients," and, when a law was passed prohibiting advance fees, OFL continued to collect those fees from clients, court documents state.

Hogarty and Rivera falsely advertised a high SPR success rate to potential clients, when in reality the success rate was 3% or less, according to court documents, which say the advance fee for an SPR was determined by Hogarty, and that "many applications that OFL sent out to their client's lenders were incomplete."

In one case, where the mother of a client went to OFL's offices and demanded documents about her son's account, Hogarty became irate, pushing her and knocking her glasses off, court documents say.

In a recent interview with the Pleasanton Weekly, Hogarty said he was not responsible for any of the losses to OFL's clients.

"None of these clients were my clients. They were all agents' clients," he said, blaming Rivera for the misdealings. "He was the man behind 80% of the problems. I paid dearly for that."

He also blamed the victims, saying some of them now say they don't know what they signed.

Hogarty appeared on a Bay Area television show, "View from the Bay," in January 2010, where he promoted his company, and claimed he'd saved one woman \$370,000 by doing a short-pay refinance. On the show, Hogarty advised people to never submit false or untruthful information.

"The truth is always best," he told the show's hosts.



William Hogarty

Hogarty, Rivera, Lomba and Torpey also face additional time under a California enhancement that increases possible prison time for white collar crimes. The four, court documents say, had a "pattern of related felony conduct" that involved "the taking of and results in the loss by another of more than \$100,000."

Hogarty, the 2005 Mr. California Bodybuilding Champion, still faces felony aggravated assault and threats charges, in which his former roommate claims he was choked until he nearly blacked out. The preliminary hearing was postponed when Hogarty was arrested on the new charges.

He has since been released on bail, and the \$250,000 bond from his criminal charges was renewed. Lomba and Torpey were each being held on a \$100,000 bond, and Rivera could not be located.

In the civil case, 22 people have claims under the lawsuit that now includes Hogarty. Virtually every employee of the company was named in the suit, including both Hogarty's wife, Christy, and his ex-wife, Micaelanne Hogarty — along with Riviera, Tiffany Carr and Lomba. That case alleges clients paid upfront fees ranging from \$1,200 to \$12,000, for the company's short-pay refinancing services.

At least three people have already won judgments against Hogarty.

Hogarty sold his home in a short sale, exactly the type of deal he told clients they could avoid.

The 12,978-square-foot mansion, with eight bedrooms, a 12-car garage and swimming pool was promoted by Hogarty and his wife Christy as Northern California's answer to the Playboy mansion. It was the scene of risque parties, such as the Fallen Angels Lingerie Party and Mardi Gras at the Mansion. Hogarty said those parties were in full compliance with the law. ■

RIDGE

Continued from Page 5

a \$10 fee for residents of Alameda and Contra Costa Counties, and a \$12 fee for non-residents.

"This is for people only, we will not be taking dogs or bicycles on the shuttle," Hopkins said. "When people call for registration, we'll send out information — people need to understand that they do need to be able to make the hike, they do need to bring water and have suitable footwear."

While it's unlikely to be an issue because of the time of year, Hopkins said the service is weather dependent.

"We do have to be mindful of the condition of the road and the trails," she said.

The Park District discussed the idea of shuttles for more than a year, and if the pilot is successful, it could become a regular feature.

"I believe our board is interested in that," Hopkins said. "We're interested to see how this works out."

People interested in taking one of the trial runs for the shuttle should call (888) 327-2757.

—Glenn Wohltmann

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ACE

Continued from Page 5

Fairgrounds lot was supposed to be temporary.

"That parking lot has quite a history," said Janet Lockhart, Alameda County Fair board president and interim CEO. "Recently there was an agreement between the Alameda County Supervisors, the city of Pleasanton and the Fairgrounds that that will serve as the permanent location for the ACE train parking lot. We finally resolved the issue."

The city of Pleasanton has agreed to help with paving and restriping the lot every 15 years.

A small portion of the parking lot is reserved year-round for ACE travelers, Lockhart said. During the annual County Fair, which runs this year from June 19-July 7, additional parking for train riders is provided near the Satellite Wagering Facility on Valley Avenue and a shuttle provides a ride to the ACE platform. At that time the lot becomes preferred parking for the Fair.

But Lockhart pointed out that parking is important year-round for the Fairgrounds, which is used continually for events that often draw large crowds.

"The Fair tries to be a good neighbor to everybody but when there's an event, there's an event," Lockhart said. "Sometimes people don't stop and think about the Fair being a business."

"It's the only place ACE people can park," she added. "They need to have it available to them. We also need spaces available — we don't know what we are going to book, a big luncheon or dinner. Sometimes it's problematic when they have a lot of participants."

Three Silicon Valley companies, including Google, rent parking spaces at the Satellite Wagering Facility for their employees who then ride their buses to work, she noted.

"I can understand residents getting tense about it being in the middle of their community and not being able to use it," Lockhart said, "but it's owned by the county, not the city."

"If this no carpool parking policy is strictly enforced, it could force carpoolers that want to use the train as a back-up to park on nearby city streets instead of the ACE train lot," Ishaug said. "I am frustrated that public money is paying for that lot, but it's not being used in the best public interest: to promote train riding and carpooling."

Giovannoni said some drivers park in the lot then take the passenger shuttle to Bishop Ranch, or to BART to avoid paying BART parking fees.

"We will be putting in security cameras with license plate readers so when someone goes into lot after hours — the last train leaves at 10 — it will set off a trigger," Giovannoni said. "At first we will put a flier on the car saying, 'Please don't do it again.'"

"It's safe where we are, we understand that," he added. "But they should be using a Park 'n' Ride." ■

DOWNTOWN

New life for Main Street

"A downtown is only the synergy of its parts. The pieces cannot be isolated. The whole is enhanced by each of its parts, but those parts must relate and connect to make a complex whole."

—Roberta Gratz,
"Cities Back from the Edge"

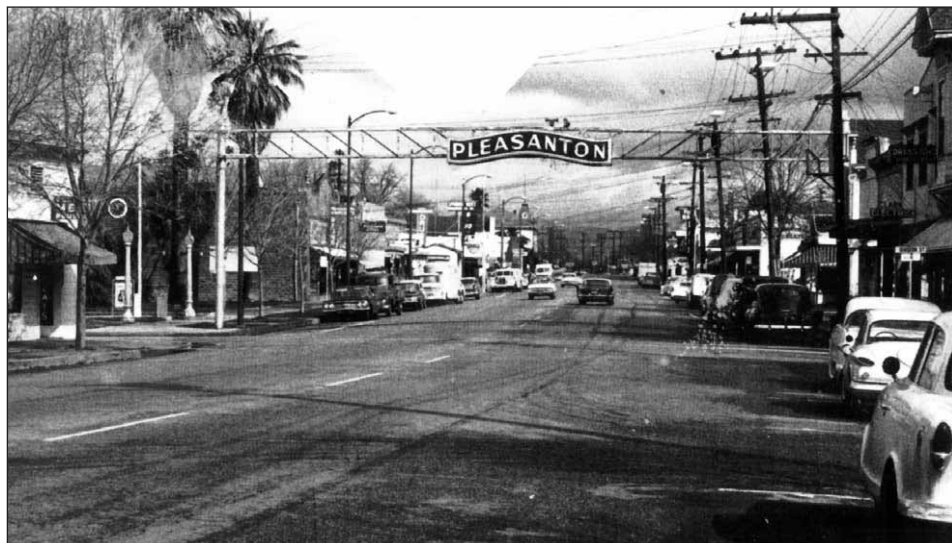
I've lived in "Old Town" Pleasanton and supported downtown businesses since high school in the '50s. I've worked downtown, owned residential and commercial properties downtown, including Main Street (still do), designed and built new buildings downtown and restored old ones. One might say downtown has been a large part of my life. I was a participant as Main Street evolved from a "working street," serving the every day needs of a small town community, to where it is today. Now the question is "What role do we want Main Street to play tomorrow and what's our long term plan to get there?"

I look at those questions this way. Stoneridge Mall, the new Outlets by the freeway, and Main Street, Pleasanton, have one thing in common. All three are destinations where the intent is to remove people from their cars and transform them into pedestrians walking past the goods, services and attractions each has to offer. The difference is, at Stoneridge and the Outlets you won't be walking past five day, 9 to 5, low vitality banks and drive-in/drive-out automobile-oriented businesses.

What you will walk past is a continuum of walk-in/walk-out pedestrian-oriented businesses operating as a unit for their own best interest and the success of the whole. And much like parking lots, closed banks and stand-alone automobile-oriented businesses create "gaps" in the pedestrian environment and "spaces" between pedestrian businesses. Shoppers and strollers lose interest and return to their cars. The banks and automobile-oriented businesses may prosper from their Main Street locations, but at "some cost" to the street.

Craig Semmelmeier, the owner of the highly successful Tully's Plaza on Main Street echoed this same view recently, saying, "*Tully's Plaza is one of the highest earning areas in downtown, comparable per square foot at Stoneridge Shopping Center, and one under-performing tenant can drag the others down*" and businesses "*have an obligation to do more than pay rent; they have an obligation to be popular within the community.*" Now the obvious question is, "Why is this downtown's highest earning area and

Paid for by Robert Byrd



can we do a parallel analysis on Main Street itself, as a whole?"

Let's do the math. When Tully's Plaza opened, the pedestrian vitality its pedestrian-oriented businesses created encouraged others in the area to open pedestrian-oriented businesses. These businesses in turn generated pedestrian customers for their own businesses and customers for other pedestrian-oriented businesses in the area. Everyone wins. Businesses benefit from an increasing customer base, property owners benefit from higher rents and Main Street users benefit from a vibrant pedestrian environment. Sounds pretty good to me.

So what's our plan? I don't know; this is where I get confused. We take the positive lessons we learned from Tully's on the southern section of Main Street and go over to the northern section and do exactly the opposite. We replace Domus, a walk-in/walk-out pedestrian-oriented retail business, with True Value, a 10,500 sq. ft. stand alone drive-in/drive-out automobile-oriented national hardware chain. "*So beam me up Scotty, I must be on another planet.*"

Now don't get me wrong. I mean no disrespect to any Main Street business or property owner, or anyone for that matter, and I'm certainly not implying that success for Main Street would be a continuing string of businesses like the ones at Stoneridge or the Outlets. Our downtown is unique in its own way. What I am suggesting is that we explore a new way of thinking about our downtown. One where we judge new businesses and new projects by how pedestrian-friendly, individualized and locally owned they are and what they add to the whole.

For these reasons, cities like Livermore enacted pedestrian rules designed to fit their own "Main Street" at the very beginning of their downtown revitalization process. We did not! When we drafted our Downtown Specific Plan in 2002, Main Street property owners and the Pleasanton Downtown Association (PDA) argued that we didn't need rules — that property owners themselves should decide what's best.

Now oddly enough, I agree with the ownership part because I look at Main Street ownership this way. Main Street businesses rely on Main Street users for their very existence. And Main Street property owners rely on businesses for rent. So, in that sense, Main Street really does belong to everyone, or at least to Main Street users. And partners Big Brother and the PDA, the partnership's management team, doesn't even have a definition for pedestrian-oriented or automobile-oriented. So in truth, this means the partnership really doesn't have a plan for Main Street either.

So I'm thinking, maybe a good forward-looking vision for us would be the one we borrow from Tully's, Stoneridge and the Outlets. "*Individual pedestrian-oriented businesses operating for their own best interests and the success of the whole.*" Now partners, that's my view. Tell us what you think — we own the place!! Although sometimes it seems like the PDA thinks downtown belongs to them. For instance, I wrote asking why PDA supported another predominantly drive-in/drive-out northside project that arguably negatively affected not only most every business in that area except the one PDA was supporting, but also the area's revitalization potential itself.

So, what did PDA say? Well, nothing! Leadership wouldn't comment. Apparently leadership operates this quasi-public organization like the New York mafia did during the Kefauver hearings. If you can't explain your actions using real facts and defensible logic, then just take the 5th and refuse to talk about it — that it is way more important to win than it is to be right. Now to me this seems unproductive to our partnership and disrespectful to PDA's dues-paying business owners, as well as downtown's tax-paying property owners (that's me) and raises questions of favoritism and unfair business practices. So partners, next time I'll fill in the details and you can decide for yourself what's right.

—Robert W. Byrd



New book for Paws to Read

CBS 5 News reporter Juliette Goodrich was the guest reader Tuesday evening at the Pleasanton library Paws to Read program, which is run by Valley Humane Society and teams children ages 5-12 with pets and their owners to practice reading. Goodrich read the new book she wrote, "Paws Goes to the Library," illustrated by Susan Shorter, which is being sold to raise funds for the program. It tells the story of a dog with embarrassingly large paws who discovers that his flaw makes him the perfect companion for a young boy struggling to read. Paws to Read also has a new little stuffed dog mascot — named Paws.



"When you combine kids who love to read, a group of amazing Paws volunteers and dozens of well behaved and loving dogs in one room its quite a magical event," Goodrich said. "Reading my book for the first time to this group was a real treat for me and a way to give back to an amazing program. I think the dogs even liked it, too."

"When I covered a news story on the Paws to Read program I immediately thought this program needs its own book," Goodrich explained. "Six months later with a little help from my kids and other young critics, 'Paws Goes To The Library' was created."

Clockwise from above: Juliette Goodrich reads her new book to Katelyn; Dakota greets young reader Angel with a kiss; Sophia enjoys petting Bella, brought to Paws to Read by his owner Dave Becker; Mia and Mister enjoy each other even when they are not reading.

PHOTOS BY MIKE SEDLAK



KATHY NARUM ★★ ★ CITY COUNCIL



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Pleasanton Weekly
Lincoln Club – Northern California

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Walmart to open its Neighborhood Market in Pleasanton in mid-July

Full-service supermarket to move into building in Meadow Plaza vacated by Nob Hill 3 years ago

By JEB BING

Walmart representatives announced this week that they will open their Neighborhood Market in mid-July, wrapping up several years of contentious debate over whether Walmart should be allowed to expand in Pleasanton.

The Neighborhood Market will be one of about 200 of the company's grocery stores in the U.S. and similar to one opened late last year in San Ramon.

Construction crews are now renovating the former Nob Hill store, a unit of Raley's that was closed three years ago. By agreeing to make only upgrades to the building, Walmart was able to acquire a Pleasanton permit to move into the store since there are basically no major construction changes to the site, which has long been zoned for a grocery store.

Former Councilman Matt Sullivan and union representatives opposed Walmart's bid to open here. They claimed that Walmart pays its employees "below scale" wages and benefits and that, as a non-union grocer, it could undercut other grocery stores in the way it prices merchandise.

Walmart first opened its Neighborhood Markets in 1998 as part of a grocery-focused business that is separate from regular Walmart stores, including one in Pleasanton. The new Pleasanton store will be approximately 34,000 square feet and feature a wide variety of products, including fresh produce, meats and dairy products, frozen foods, dry goods and staples. The store will include a pharmacy, deli and bakery.

Chester Gray, district manager for Walmart, and Amelia McLearn briefed City Manager Nelson Fialho and others on the city staff earlier this week. They said the new Pleasanton store will bring additional economic activity to Meadow Place, which is located on Santa Rita Road, and will create up to 65 new jobs. They said Walmart's full-time hourly wages as of Jan.



PHOTO COURTESY WALMART

Produce center as it will look at the new Neighborhood Market that Walmart will open in mid-July at the site of the former Nob Hill grocery store on Santa Rita Road.

1 are \$12.93 an hour.

In 2011, Walmart, the Walmart Foundation, Sam's Club and customers and associates throughout the state gave more than \$33.3 million in cash and in-kind gifts to communities throughout California.

In the Pleasanton area, those benefiting from Walmart contributions included Tri-Valley Haven Food Bank, Open Heart Kitchen, Alameda County Food Bank, Valley Humane Society, Foothill High School and Alisal, Fairlands and Donlon elementary schools. ■



WEEKLY MEETING NOTICES

City Council/Housing Commission Joint Workshop

Wednesday, May 1, 2013 at 7:00 p.m.

Operations Services Remillard Room, 3333 Busch Road

- Joint Workshop with the Housing Commission to Discuss City Affordable Housing Policies Related to New Multi-Family Rental Residential Development

Housing Commission

Thursday, May 2, 2013 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Approval of Annual Agency Plan for the Pleasanton Housing Authority
- Approval of Annual Operating Budget for Kottinger Place for Fiscal Year 2013/14
- Update and Discussion Regarding the East Pleasanton Specific Plan Alternatives Plans
- Approval of Proposed Affordable Housing Agreement for St. Anton Partners / Nearon Site Apartment Development

Historic Preservation Task Force

Tuesday, April 30, 2013 at 6:30 p.m.

Civic Center, Conference Room 3, 157 Main Street

- Discuss matters related to Historic Preservation

Commission Vacancies Recruitment

Extended

The City Council is accepting applications for the following Commission vacancies:

Bicycle, Pedestrian & Trails Committee

Civic Arts Commission

Committee on Energy & the Environment

Economic Vitality Committee
for the following groups:

Green Economy/Environmental Industry
Financial Services
Medical Technology
Residential Real Estate Developer

Human Services Commission

Planning Commission

City representative to the Alameda County Mosquito Abatement District

Applications are available at the City Clerk's Office, 123 Main Street, or on the City's website at

<http://www.ci.pleasanton.ca.us/pdf/newcommapp.pdf>. For additional information,

contact the Office of the City Clerk at (925) 931-5027. **Application deadline Friday, May 3, 2013 at 5:00 p.m.**

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 completing an interest card on our website at www.cityofpleasantonca.gov

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 release new sketch in old missing persons case

Man disappeared without a trace in September 2003

By GLENN WOHLTMANN

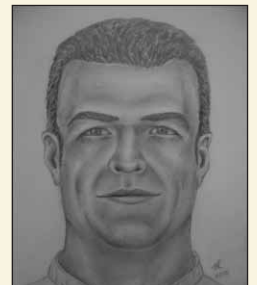
Pleasanton police have released a new composite picture of a man who disappeared nearly 10 years ago.

Shane Anest was 22 years old when he was reported missing Oct. 1, 2003. He was last seen in the Archstone Apartment Complex located at 5650 Owens Drive on Sept. 28, 2003, and has not been seen or heard from since.

Anest would be 32 years old now, and police say the case has been active since his disappearance. A sketch of what Anest may look like today was made by forensic artist Marie Rankin.

He is described as a white male adult, 5 feet 10 inches tall, 170 pounds, with brown hair and brown eyes. Anest had a tattoo of a deck of cards on his chest, the letter "S" tattooed on his right shoulder, and possibly a half inch letter S tattooed between his left thumb and first finger. He may also have the words "Shane" or "Anest" in Old English writing tattooed on his upper back or upper right arm.

Anyone with information about Anest's whereabouts is asked to contact the Pleasanton police Investigations Unit at 931-5134, and reference Pleasanton Police Department case No. 2003-5793. ■



Artist's rendering of what Shane Anest might look like today, 10 years after he went missing.

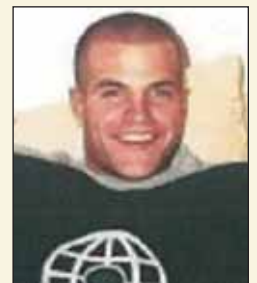


Photo taken near the time Anest disappeared.

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GUEST OPINION

By KEVIN WALTHERS

A tax on students

Tuition and fees are replacing the state investment in higher education

Lost in the bipartisan rhetoric over college affordability is simple fact: It's not costs that are rising at public colleges and universities — it's the price students pay that is increasing. This is an important and serious distinction. "Cost" is the amount it takes to educate a student.

The bipartisan rush to stand up for college affordability is based on an assumption that tuition and fee increases are driven by increased spending on campus. It's simply not the case. Analysis by the Delta Cost Project finds that from 2000 to 2010 "tuition increased primarily to replace institutional subsidies."

Last month, the State Higher Education Executive Officers Association reported that the share that students pay for education continues to grow, reaching more than 42% in 2012. Similarly, the National Association of State Budget Officers (NASBO) finds that "state spending on higher education is more erratic than other areas of state spending" and that colleges and universities "have tended to shift costs to student tuition and fees" to replace state funds.

The evidence is clear — tuition increased as a way to partially replace the funds formerly invested in undergraduates by state and local government, essentially creating a tax on college students to fund state and local government.

The impact on community college students is particularly significant. The Delta Cost Project concluded that reduced funding profoundly impacts efforts to provide education to the most economically or academically disadvantaged students in our nation.

The conversations that focus on tuition and fees assume that there is no innovation in public higher education. At Las Positas College

we now offer 11 degrees and 15 certificates where more than half of the program can be completed online — this includes one degree and one certificate that can be fully completed online. By the end of this academic year, LPC students will be able to enroll in eight transfer programs that provide guaranteed acceptance to a CSU institution. By the end of next year we will offer 15 transfer degrees.

This type of innovation is taking place throughout the state community college system and demonstrates that colleges want to be accountable and forward-thinking. The impact on students is real and substantial. Even with a renewed focus on core transfer programs, transfer degrees, online education and a commitment to career-technical education, many California community colleges have waiting lists that extend beyond the funding available to provide classes.

Given that California must create an additional 1 million degree and certificate holders by 2025 to meet workforce demands, the passage of Proposition 30 provided a strong statement that the governor, Legislature and California voters are committed to a shared educational investment that will pay long-term dividends. Without an ongoing state investment, the "tax" students are paying to fund shortfalls in other areas of government will continue to deprive many of these young people of the college education that is so important to moving into the middle class and to ensuring economic stability for our state and our nation.

Kevin Walthers has been president of Las Positas College since August 2011. He came here from the West Virginia Community and Technical College System and holds a doctorate degree in educational leadership and policy from the University of Utah. He served in policy roles with the Utah State Legislature and as a senior administrator with the Utah State Board of Regents.



Kevin Walthers

EDITORIAL

THE OPINION OF THE WEEKLY

Effort under way to provide more affordable apartment housing here

The Pleasanton City Council and the city's Housing Commission will hold a special joint meeting Wednesday to determine how best to provide affordable housing in new high density apartment complexes now that Pleasanton's long-standing inclusionary zoning ordinance has been declared invalid. Until recently, developers were required to provide at least 15% of their apartments at affordable rates ranging from low- to very-low as well as a mix of moderate-priced rentals based on the income of tenants. But a Los Angeles court, in a suit successfully filed by Palmer/Sixth Street Properties, declared a similar ordinance illegal. In a final review, the state Supreme Court agreed, and cities, including Pleasanton, that had similar requirements can no longer enforce them.

The ruling only affects rental units, and Pleasanton inclusionary housing ordinance continues in effect for single family home and condominium projects, although most of the new developments in the city are for apartments. Two weeks ago, the council approved a high density apartment development at California Center, formerly CarrAmerica, an office complex that will now include apartments and a small retail center. The Housing Commission rejected the plan and urged the council to delay action on the proposal until a substitute law could be written and approved to force the inclusion of more affordable apartments. The developer, Pleasant Partners, voluntarily agreed to set aside 16% of the units in the affordable category, but not for low- to very-low income tenants as the commission insisted.

As with other developers, Pleasant Partners also offered to meet the city's insistence that it "contribute" to other municipal and school needs as part of gaining a development agreement. The developer will give \$2.5 million to be used toward building out more of the Bernal Community Park and also will pay well above the state's statutory fees to the Pleasanton school district. But with those agreements, Pleasant Partners said the rubber band of contributions had been stretched to its limit, and the council accepted the final agreement.

Wednesday's workshop, to be held starting at 7 p.m. in the city's Operations Center on Busch Road, is open to the public. It's not a regular meeting of either group so no decisions will be made, although both the Housing Commission and council are hoping for a comprehensive plan for consideration this summer. Given the finality of the judicial decision on Palmer vs. the City of Los Angeles, however, Pleasanton's best hope may be in providing incentives to encourage more contributions toward affordable housing. Lower rents offered to low income tenants are paid by those renting market rate apartments, where monthly rentals generally are \$2,500-\$3,000 for two-three-bedroom units in Pleasanton.

Affordable housing is in woefully short supply in Pleasanton. Unless the state Legislature restores the city's ability to require affordable housing, agreement to move forward in a cooperative way with developers may be the council and Housing Commission's best hope in helping those who work here and want to make Pleasanton their home.

LETTERS

Elect Narum

Dear Editor,

I have known Kathy Narum for many years — we have both worked for Pleasanton's city government. Her knowledge and abilities along with her dedication have been part of the reason for our city's history and success. She has served on many of our committees and commissions — she has the "know how" to be on the

City Council. She has the experience necessary to serve on the City Council. Please elect her to the City Council.

Howard Seebach

Why I support Miller

Dear Editor,

People ask my why I support David Miller in his quest to become a Pleasanton City Councilman. The answer is simple, respect. Yes, respect for the hardship of his journey through life and the achievements

he has accumulated. Born in humble surroundings in Arkansas, his struggles to overcome life's inequities and the personal awards he achieved in doing so are noteworthy. I hear others echo the same desires. They however demand respect, decry inequalities, beg for inclusiveness and seek redistribution of wealth they did not earn. You have heard it just as I have. And I say if you want my respect, earn it by deed not by word.

In order to restore a culture that is fast eroding we must start small and at the grass roots. And the

Pleasanton City Council and small city councils like it are the beginning. This current omnipotent government of ours has lost touch with reality and has certainly lost its creditability due to over influence of special interest groups. You said, in the last two election cycles, that you all wanted hope and change. Well, you have your wish in front of you, now act on it. Remember that this country was built from the ground up, not vice versa as some would have you believe.

William H. Mallery

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It's time on for the drink, s

The online ba at WW Readers Choice v

Here are the categories in this year's contest:

Services
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 Best Commercial Real Estate Service Provider
 Best Computer Repair
 Best Credit Union
 Best Dry Cleaner
 Best Financial Planning Firm (Non-brokerage)
 Best Financial Planning Brokerage
 Best Mortgage Company
 Best Mortgage Professional
 Best Photographer
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Born to race

13-year-old has started his engine

By Glenn Wohltmann

A young racer from Pleasanton Middle School has been tearing up the track lately, staging some impressive come-from-behind victories.

Horatio Fitz-Simon, 13, has been racing just about two-and-a-half years and has been a challenger at some national level races. He hopes to become Pleasanton's answer to Jackie Stewart, racing Formula One open-tired cars like those at the Indianapolis 500.



"Ever since he was a little baby he wanted to race," said Fitz-Simon's father, Ian. "He persuaded me to get a go kart when he was 5 years old."

Horatio's early career came to a stop, though, when his mother balked at the potential dangers.

"I had a crash and my mother wouldn't let me kart anymore," the young driver explained.

Horatio and Ian eventually talked her into allowing him to race, and he's back at it with a vengeance, according to Ian, who said early on, when the family took him to practice, they had to wait for him to literally run out of gas before they could go home.

"He started karting (again) when he was 11. He's up against kids that were carting since they were 5 and he's now challenging on a national level," he said. "Horatio completely comes to life when he races — he's a completely different person. Under pressure is when he shines most."

Horatio hopes to compete as an open-wheel driver, following in the footsteps of his hero, Ayrton Senna, a Brazilian driver who won three Formula One world championships.

"He wants to race Formula One. His ultimate goal is to race Formula One for Ferrari," Ian said.

Like soccer, open-wheel racing is more popular outside the country. Americans have football, and they have NASCAR (National Association for Stock Car

Auto Racing), which races modified stock cars that originated when moonshiners beefed up their cars to outrun treasury agents. The rest of the world has soccer and Formula One, which can trace its history to the early 1900s.

While NASCAR has gained in popularity in recent years, adding tracks across the country, America has only one well-known Formula One track, at the Indianapolis Speedway. Internationally, that's a different story: Formula One is well-known, with races like the Monaco Grand Prix and Le Mans drawing the sport's elite.

Racing is in the Fitz-Simon blood. Ian raced Porsches for a bit when he was younger, and Horatio's older brother raced for a time. For a while, the family had a McLaren M10 Formula 5000 series car in their great room. Horatio was born within earshot of Silverstone Circuit race track in England, known as the home of British motorsports.

Horatio races in the Rotax Mini MAX class, with a 13.5 horsepower engine. It's the same engine every driver uses, so no one gets an unfair advantage.

Karting, like NASCAR, uses a point system, with points awarded depending on what place a driver comes in and points taken away or time deducted for infractions.

Horatio made a comeback on a recent weekend after a frustrating stint at the Auto Club Speedway in Southern California where he was in first place in points when a mechanical problem knocked his car out of the race.

"At the main event Saturday, he had a DNS, a did not start," said David Cole, of ekarting news, an online publication that follows karting. "Anytime you have a DNS, it hampers your chances."

Horatio came back Sunday for a win, his second victory in 2013 Challenge of America Mini Max racing. While he won, he lost points — and the championship — for not being able to compete in the Saturday races.

"It's just racing, I think. For us it happened on a day it shouldn't have happened," the young driver said.

The loss doesn't seem to have slowed him down. Recently at the Red Line Oil Karting Championships, a regional competition that draws young drivers from California and Nevada, Horatio qualified for pole position, the prime starting position. He also set the fastest lap, and won heats one and two.

"He's definitely one of the up-and-coming young drivers we have in the sport. I've watched him over the last two years and he's coming into his own," Cole



Above and left: Horatio Fitz-Simon screams around the track in his Rotax Mini MAX, No. 156; below, a young Fitz-Simon already has his head in racing.

CONTRIBUTED PHOTOS

said. "I think he's been making some very big improvements over the last 12 months."

He called karting "one of the best-kept secrets in racing," explaining that many professional drivers got their start driving karts before moving up.

While every driver likes to win, Horatio particularly likes a very specific type of victory.

"My favorite part probably is when I have everyone against me, not believing, and when I come up and finish high in the field," he said. "I feel best about myself when I come from the back."

He's done it more than once, including one time where he started out in 17th place, passing everyone to win.

At 13, Horatio is about to make the transition to racing in the Mazda teen series, which is open to 13- to 19-year-olds, and then on to Formula F single seat racers like their larger counterparts, Formula Ones.

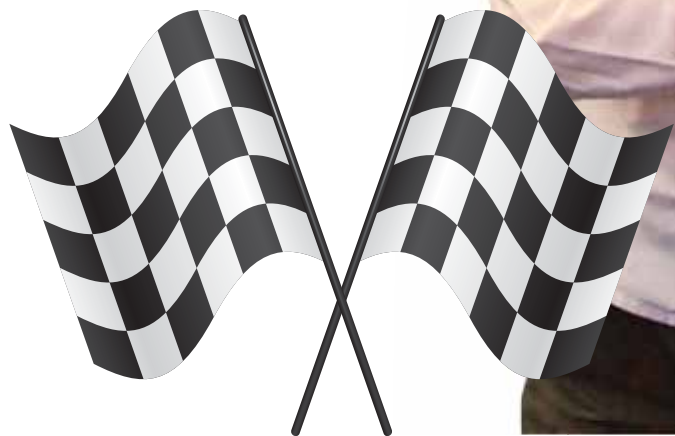
"It's a huge step coming from karts to cars. The suspension changes everything," Horatio said.

Racing isn't cheap. Ian estimates it will cost \$65,000 to get Horatio into a Formula F car. That means looking for sponsors.

"Horatio completely comes to life when he races — he's a completely different person. Under pressure is when he shines most."

Ian Fitz-Simon
Horatio's father

"I'd love to get a sponsorship because that's the only thing I think is holding me back. Usually, they get drivers at the front who are usually winning, they get the best sponsorships," Horatio said. "Five years from now — I can't guarantee anything but I'm just going to work my hardest at school and racing and see how far I can get." ■



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For more information about these camps, see our online directory of camps at PleasantonWeekly.com/Camps.

POLICE BULLETIN

Seven arrested on felonies in three police stops

Careful police work led to the arrest of seven people in three separate incidents in recent days.

In one, a man and woman from Turlock were arrested for receiving stolen property after an officer noticed a suspicious car in a parking lot on Bernal Avenue between Foothill Road and Interstate 680, according to police reports.

Daniel Allen Coats, 31, was on parole and Heather Victoria Salen, 29, was on probation; a search of

their vehicle turned up \$5 bills that had been altered to look like larger denominations, police reports said. Police seized five counterfeit \$50 bills and one \$100 bill in the incident, which occurred around 1:53 p.m. April 17.

Coats was also arrested for forgery and Salen was also arrested for being under the influence of drugs, along with parole and probation violations, reports said.

Three people from Stockton were arrested after a call to police around 3:27 a.m. April 22 when a resident heard a car alarm go off near his home. That resident followed a ve-

hicle that was driving away. He lost sight of it, but police were later able to pull over a vehicle matching the description.

Pamalina Rebecca Sanchez, 19; Thaveesak Kham, 23; and Michael Lydell Powell, 33, were arrested at the intersection of Vineyard Avenue and Manoir Lane for auto burglary, receiving stolen property and possession of burglary tools, police reports said. Police discovered a pry bar, lock punch and wire cutters in the vehicle, along with a stolen catalytic converter and a glass pipe used to smoke methamphetamine. Kham was also arrested for possession of drug paraphernalia.

Two others were arrested at around 4:45 a.m. April 18 after police spotted a car registered in Modesto driving through residential streets.

Rachel Lee Baltimore, 43, of Modesto and Miguel Angel Rosas, 32, of Mountain View were in the car that was pulled over on Via de los Milagros. Police spotted a stolen catalytic converter inside and three others in the trunk. The two were arrested for receiving stolen property and possession of burglary tools.

In other police reports:

• A gang of people stole lingerie worth more than \$1,800 in an

April 20 grab and run robbery at Victoria's Secret at Stoneridge Shopping Center.

Police are looking for six to eight suspects, including two black males and four to six black females. In all 44 brassieres were stolen in the incident, which took place at about 2:42 p.m.

• Two men were arrested in a bungled burglary at about 1:05 p.m. April 17 in the 9200 block of Klemetson Drive. Jesse Robert Nieto, 45, of Hayward and Jason Michael Medeiros, 46, of Dublin were arrested after a homeowner came home and found them in her garage, attempting to steal a bicycle worth \$2,300.

• An overnight burglary at a home in the 2500 block of Skimmer Court netted more than \$4,200 in electronics, jewelry, liquor and other items. Among the items stolen was a \$1,000 Tiffany silver and gold watch, a \$700 laptop, a \$600 laptop, cigars and several bottles of liquor. Entry was through an unlocked front door in the break-in, which occurred between 8:10 a.m. April 15 and 1:30 p.m. April 16.

• A \$3,500 computer was taken from Pure Red Creative in the 5700 block of Stoneridge Mall Road in an April 20 burglary that occurred around 1:02 a.m. A rear door was

broken to provide access.

• An April 23 burglary at a home in the 5800 block of Sterling Greens Circle yielded \$1,000 cash, along with a \$600 flat screen TV, a \$300 flat screen TV, a \$100 video game console, and gift cards worth \$95. Entry was through an unlocked living room window; the break-in occurred between 11:10 a.m. and 3:25 p.m.

• The front door was pried open at Sportclips in the 4000 block of Santa Rita Road in an overnight April 18 burglary. Three TVs valued at a total of \$600 were taken, along with \$150 in computer equipment, a \$150 computer monitor and \$17 in change. The break-in occurred between 8:30 p.m. April 18 and 9:35 a.m. April 19.

• A scam led to the loss of more than \$972 from Korean Village in the 1800 block of Santa Rita Road. The owners received a call saying they hadn't paid their electric bill and it would be shut off if not paid immediately; they bought two reloadable debit cards that can be used instead of cash, and the money from the cards was transferred to the scammer.

Under the law, those arrested are considered innocent until convicted.

—Glenn Wohltmann

OBITUARIES

PAID OBITUARIES

Hans James Hansen

March 14, 1957-April 17, 2013

Hans James Hansen, 56, of Pleasanton, passed away on April 17 surrounded by his family. Hans was born to Howard and Virginia Hansen in Pleasanton, where he lived his entire life except for his years away at college. He met his wife Jill at Amador and they were married for 35 years. In his thirties, he became a



Christian, which became the cornerstone of his life. His belief was the source of his incredible strength and optimism through his years of illness. Hans was a brilliant engineer, earning many patents, and truly enjoyed going to work every day. He will be remembered for his fantastic sense of humor and ability to make friends wherever he went.

He is survived by his daughter Katrina (Seth) High of Boulder, CO, his son Aaron (Barbara) Hansen of Coronado, his daughter Sarah Hansen of San Francisco, and his daughter Ann-Marie (Nicholas) Smith of Woodland Hills. A memorial service will be held at 11 a.m. on Saturday, April 27, at Cornerstone Fellowship in Livermore. Donations in Hans' name may be made to Hume Lake Ministries (www.humelake.org) or to Gospel for Asia (www.gfa.org).

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POLICE REPORT

The Pleasanton Police Department made the following information available.

April 17

Commercial burglary

■ 6:40 p.m. in the 1100 block of Stoneridge Mall Road

Auto burglary

■ 12:11 p.m. in the 4200 block of Rosewood Drive

■ 1:53 p.m. in the 3200 block of W. Lagoon Road

April 18

Child abuse

■ 9:20 a.m. in the 4200 block of Payne Rd

Residential burglary

■ 7:35 p.m. in the 1600 block of East Gate Way

Drug/alcohol violations

■ 4:01 p.m. at the intersection of Case Avenue and Bernal Avenue; DUI

■ 5:38 p.m. at the intersection of Hacienda Drive and I-580, under the influence of a controlled substance, possession with intent to sell methamphetamine

April 19

Auto theft

■ 8:11 a.m. in the 9300 block of Benzon Drive

Residential burglary

■ 2:55 p.m. in the 7400 block of Alder Ct

Weapons violation

■ 11:24 p.m. at the intersection of Hopyard Road and I-580; possession of a handgun, hashish possession

April 20

Auto theft

■ 8:41 a.m. in the 700 block of Palomino Drive

Drug/alcohol violations

■ 3:41 a.m. in the 5200 block of Hopyard Rd; possession of a controlled substance, paraphernalia possession

■ 1:40 p.m. in the 6100 block of W. Las Positas Boulevard; marijuana possession, paraphernalia possession

Auto burglary

■ 12:46 a.m. in the 300 block of St. Mary Street

■ 7:34 a.m. in the 2400 block of Via de los Milagros

■ 11:09 a.m. in the 4200 block of Sheldon Circle

April 21

Theft

■ 3:08 p.m. in the 3800 block of Vineyard Avenue; fraud

Drug/alcohol violations

■ 1:12 a.m. in the 1800 block of Santa Rita Rd; minor in possession of alcohol

April 22

Commercial burglary

■ 12:54 p.m. in the 7000 block of Commerce Circle

DUI

■ 12:35 a.m. at the intersection of Dublin Boulevard and Dougherty Rd

April 23

Child abuse

■ 7:48 a.m. in the 2200 block of Segundo Court

■ 7:52 a.m. in the 200 block of Rachael Pl

Auto burglary

■ 10:14 p.m. in the 1000 block of Stoneridge Mall Road

■ 10:29 p.m. in the 7200 block of Valley View Court

Prowling

■ 7:18 a.m. in the 4600 block of Lakewood Street

Drug/alcohol violations

■ 1:08 a.m. in the 3200 block of Arbor Drive; possession of a controlled substance

■ 7:01 p.m. in the 1800 block of Santa Rita Road; DUI

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Events

NEIGHBORHOOD ESTATE/GARAGE SALE Come to the Arbor Drive neighborhood estate/garage sale, 8 a.m.- 2 p.m., Friday, April 26, and Saturday, April 27, starting at 3237 Arbor Drive through almost 40 homes for the fun. Every kind of item you can think of plus a 66 Thunderbird. Not an event you'll want to miss.

Exhibits

FRESH WORKS III EXHIBIT Fresh Works III: Annual Open Juried Exhibit will run Wednesday, April 24-Saturday, May 25 at Harrington Gallery, 4444 Railroad Ave. Admission free, donations appreciated. A public reception and awards ceremony will be 1-3 p.m., Saturday, April 27. Call 931-4849.

Film

MAKE 'EM LAUGH: "THE PRODUCERS" Las Positas College presents "The Producers" with film historian Dr. Candace Klaschus at 7 p.m., Thursday, May 2, at the Pleasanton Public Library, 400 Old Bernal Ave. See you at the movies!

Fundraisers

DESTINATION IMAGINATION LEMONADE STAND Harvest Park/Hart Destination Imagination Team is hosting a Lemonade Stand from 2-5 p.m., Sunday, April 28, at 3798 Fairlands Dr. to raise funds for its trip to the Global Finals in Knoxville, Tenn. Contact Coleen at 462-9443 or itoazuma@yahoo.com.

FRED BILETNIKOFF HALL OF FAME GOLF CLASSIC/OAKLAND RAIDER TOURNAMENT NFL Hall of Famer and Oakland Raiders legend Fred Biletnikoff will be hosting the Golf Classic/Oakland Raider Tournament on Monday, April 29, at Ruby Hill Golf Club. Proceeds go to supporting youth in the Bay Area. Contact the Biletnikoff Foundation at 556-2525 or go to www.biletnikoff.net.

Live Music

JAZZ PIANIST AT PLEASANTON LIBRARY Larry Vuckovich brings his "Beyond Category" diverse jazz repertoire at 2 p.m., Sunday, April 28, at Pleasanton Library, 400 Old Bernal Ave. Event is free.

Miscellaneous

15TH ANNUAL ARTISTS' FLEA MARKET Come to the 15th annual Artists' Flea Market from 8 a.m.- 2 p.m., Saturday, April 27, at DeLucchi Park. A great place to buy paints, frames, canvas, art books, bargain art, pottery seconds and inexpensive supplies for kids. For details or to ask about your own booth space, call Gail at 846-8960.

On Stage

'SHE LOVES ME' Pacific Coast Repertory Company presents "She Loves Me" at 8 p.m. Fridays and Saturdays, and 2 p.m. Sundays, April

TAKE US ALONG



Top of Diamond Head: While the Amador Varsity Boys Basketball team was in Oahu for the Merv Lopes Basketball Classic last year, parents and siblings took in the sites of Oahu and hiked to the top of Diamond Head, taking along their Weekly.

12-28, at the Firehouse Arts Center, 4444 Railroad Ave. Cost is \$19-\$35. Call 931-4848 or visit www.firehousearts.org for more information.

Project Read needs volunteer tutors to help adults with English skills. Training is 1-4 p.m., Saturday, April 27, at the library, 400 Old Bernal Ave. Contact 931-3405 or PennyJohnson@CityofPleasantonCa.gov.

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Judy Roghien, 2013 Volunteer of the Year

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WHAT'S HAPPENING AROUND THE VALLEY — MUSIC, THEATER, ART, MOVIES AND MORE

ArtBlock returns to 1st Wednesday

Street fairs kick off with booths, music, farmers market

As thousands of folks converge on Main Street for the 1st Wednesday Street Parties this season starting next week, ArtBlock will also return. This spot on Angela Street at Main gives artists a venue to display their works, and it gives art enthusiasts a place to find paintings, hand-blown glass, carved wood, unique jewelry and more.

"ArtBlock represents the best and most creative work of artists from the Bay Area and especially the Tri-Valley, giving the 1st Wednesday Street Party a very special local flair," said Laura Olson, executive director of the Pleasanton Downtown Association, which sponsors the street parties.

The area will include artists doing live demonstrations and available to discuss their pieces, and Pleasanton Art League and Livermore Art Association will have booths with their artists.

Each 1st Wednesday will feature a different artist as follows:

- May 1: Courtney Jacobs
- June 5: Debbie Wardrobe
- July 3: Sue Evans
- Aug. 7: Debbie Jensen
- Sept. 4: Sylvia Thompson

ArtBlock is sponsored by the PDA and Studio Seven Arts, which is at the same location. Angela Street will be closed to traffic from 4:30-10 p.m., with a large area reserved for both kids and adults to create their own chalk art.

1st Wednesday Street Parties include more than 200 booths of local businesses and non-profit groups, plus food booths and a beer and wine garden with live music. This month Caravanserai — The Santana Tribute will play the hits of Carlos Santana in celebration of Cinco de Mayo.

"We're thrilled to welcome Caravanserai to our beer and wine garden this month," Olson said.

A farmers market, Market on Main, will be located near the intersection of Main and St. John streets, with about a dozen local growers selling fresh fruits, vegetables and flowers.

This year premieres a new feature called Green Scene, a collaboration with the city of Pleasanton and Hacienda Business Park. At the September street party, which has been dubbed "Celebrate Green," the downtown will welcome vendors involved in energy



KELLEY FOULK

Artwork by the Artist Hines was featured last May at ArtBlock on Angela Street during the 1st Wednesday Street Party, shown below.

efficient technology, waste reduction, water conservation and recycling. Organizations will be on hand to describe the money-saving rebates available with home energy efficient upgrades.

"Every year the PDA looks for new ways to make our events fresh and engaging for the community, so I'm very excited about the return of ArtBlock and Market on Main, and the addition of Green Scene to our 1st Wednesday Street Parties," Olson said. "I think the 1st Wednesday crowd will love these exciting aspects of an already popular event." ■



NEW PLEASANTON HOME ON NATIVE GARDENS TOUR

Tomorrow is deadline to register for Bringing Back the Natives

BY DOLORES FOX CIARDELLI

Visiting gardens that feature native California plants can be inspiring. Just ask Beth Clark. Her Pleasanton drought-tolerant, low-maintenance yard is new on this year's Bringing Back the Natives Garden Tour.

"I had been thinking for awhile that I would like to get rid of the lawn in the front," she said. "Even though I watered it a lot there were a lot of bare patches. And it was work to mow it every week."

Clark didn't know much about native plants but she liked the idea and went on the Bringing Back the Natives tour two years ago.

"I saw one yard where it didn't look as wild and random as some of the gardens I'd seen," she recalled. "I didn't want it to look like it was in the mountains. I wanted it somewhat structured."

Clark contacted the landscapers and gave them a list of plants she wanted.

"They planted it, and since then I've been swapping and adding my touches to it," she said. "I'm a gardener. I maintain it, and I add to it. But it was such a big expense that I couldn't get the vision. I worked with them on the design."

"I've had to replace some plants along the way that couldn't handle our heat out here," she added, cautioning others to remember the high

Tri-Valley temperatures when shopping at nurseries in the Berkeley-Richmond area.

Clark is pleased with her new garden.

"I'm very happy for a couple of reasons," she said. "Maintenance — we don't have to do something every week, like with a lawn."

"I'm really happy thinking that this is a garden that's really good for wildlife," she continued, "and I'm saving water."

She loves sitting on the patio enjoying the butterflies, the bees and the birds.

"It's just wonderful — through the fountain I can see the hummingbirds out there," she said.

Clark is happy to open her garden to the tour this year, which takes place from 10 a.m. to 5 p.m., Sunday, May 5.

"I think the idea of putting in native plants is really a good one," she said. "I learned from going on that tour, and I would like to teach other people."

The self-guided Bringing Back the Natives Garden Tour features 40 gardens in Alameda and Contra Costa counties. Tomorrow is the last day to register, at www.BringingBackTheNatives.net.

A booklet is mailed with the list of homes and 20 tickets for admission; most people visit four to six gardens. Although the tour is free, donations of \$15 are encouraged because funding from public agencies has been cut. ■



COURTESY BRINGING BACK THE NATIVES TOUR

Beth Clark's drought-tolerant, low-maintenance garden in Pleasanton includes a fountain and plants that attract wildlife, including butterflies, bees and hummingbirds.



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115 Announcements

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210 Garage/Estate Sales

PA: Citywide Yard Sale, June 8
Helping the environment and making money has never been so easy. Reusing - whether you donate, buy, or sell - is one of the best ways to reduce waste and keep usable stuff out of the landfill.
Join us for the Palo Alto Citywide Yard Sale on June 8.
Details will be posted on <http://www.PaloAltoOnline.com/yardsale/>
The map and listings will be uploaded to this page and be printed in the **June 7, 2013** edition of the **Palo Alto Weekly**.

Pleasanton, 4329 Diavila Street, April 27, 9-2
Pleasanton Multi Family Garage Sale Sat. April 27, 9am-2pm, 4329 Diavila Street. Crrn of Stoneridge & Santa Rita Road. Furn., sports equip, golf clubs and appliances.

Pleasanton, 4979 Dolores Drive, Saturday, April 27, 8 a.m.
Moving Sale! - Saturday, April 27th- Starting at 8 a.m. 4979 Dolores Drive, Pleasanton, CA 94566
Furniture, Children's Toys, Patio Furniture, Household Items

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995 Fictitious Name Statement

GRAND TECHNOLOGY GROUP FICTITIOUS BUSINESS NAME STATEMENT
File No.: 476426
The following person(s) doing business as: Grand Technology Group, 130 Raccoon Ct., Fremont, CA 94539, is hereby registered by the following owner(s): Ying-Chi K. Wei, 130 Raccoon Ct., Fremont, CA 94539. This business is conducted by an individual. Registrant began transacting business under the fictitious business name(s) listed herein 03/01/2013. Signature of Registrant: Ying-Chi Wei. This statement was filed with the County Clerk of Alameda on 03/22/2013. (Pleasanton Weekly, Apr. 5, 12, 19, 26 2013)

PLACE AN AD ONLINE fogster.com PHONE (925) 600-0840

PET OF THE WEEK

Uno needs a forever home

Uno is the sweetest little Daschund mix you would ever want to meet. He is about 4 years old and came into the shelter as a stray. Uno has one eye missing and a little hop in his get-a-long, but his vet exam declared nothing remarkable about his condition; he's in great physical shape and loves to run with wild abandon around the big yard at the shelter and go for walks. He is a little quiet when first meeting new people, but once he knows you he is crazy about you. Tri Valley Animal Rescue is sponsoring his adoption fee and he has his bag packed with a bed, food, collar, leash and toys. Meet Uno at the East County Animal Shelter, 4595 Gleason Dr., Dublin, open every day from 11:30 a.m. to 5:30 p.m.



OPEN HOMES THIS WEEKEND

Danville

3 BEDROOMS
5575 Old School Road \$1,679,000
 Sat 1:30-4:30 Alain Pinel Realtors 314-1111

4 BEDROOMS
1610 Fountain Springs Circle \$779,000
 Sun 1-4 Alain Pinel Realtors 314-1111

Diablo

6 BEDROOMS
2381 Alameda Diablo \$3,800,000
 Sun 2-5 Alain Pinel Realtors 314-1111

Livermore

3 BEDROOMS
3879 Yale Way \$529,995
 Sat/Sun 1-4 Linda Futral 980-3561

10 Rollingstone Common \$550,000
 Sat/Sun 1-4 Coldwell Banker 847-2200

1695 Genoa St \$555,000
 Sat 1-4 Coldwell Banker 984-3262

4 BEDROOMS
5102 Bianca Wy \$620,000
 Sun 1-4 Gene and Cindy Williams 918-2045

1891 Meadow Glen Dr \$649,000
 Sat/Sun 1-4 Miranda Mattos 336-7653

Pleasanton

3 BEDROOMS
5478 Corte Paloma \$785,000
 Sat/Sun 1-4 Jennifer Branchini 577-6113

4 BEDROOMS

3710 Smallwood Ct \$1,525,000
 Sun 1-4 Keller Williams Tri-valley 397-4200

3314 Dunsmuir Ct \$755,000
 Sat/Sun 1-4 George McKean 426-7100

2740 Laramie Gate Circle \$839,000
 Sat/Sun 1-4 Tim McGuire 251-1111

1142 Mataro Ct \$1,120,000
 Sat/Sun 1-4 DeAnna Armario 260-2220

701 Montevino Dr Call for price
 Sun 1-4 Coldwell Banker 847-2200

5770 Stonecliff Vista Ln Call for price
 Sat/Sun 1-4 Cindy Gee 963-1984

5 BEDROOMS

959 Oak Manor Way \$2,149,000
 Sun 1-4 Tom Fox 872-1275

1465 Irongate \$1,548,000
 Sun 1-4 Mike Carey 963-0569

6 BEDROOMS

1121 Via di Salerno \$2,550,000
 Sun 1-4 Fabulous Properties 980-0273

San Ramon

4 BEDROOMS
6020 Westside Dr \$1,245,000
 Sat 1:30-4/Sun 1:30-4:30 Coldwell Banker 837-4100

137 Shadowhill Circle \$669,900
 Sat 12-4/Sun 1-4 Alain Pinel Realtors 934-1111

SALES AT A GLANCE

Dublin (Mar. 7-14)

Total sales reported: 10
Lowest sale reported: \$350,000
Highest sale reported: \$1,470,000
Average sales reported: \$761,150

Livermore (Mar. 7-14)

Total sales reported: 25
Lowest sale reported: \$82,000
Highest sale reported: \$915,000
Average sales reported: \$487,360

Pleasanton (Mar. 7-14)

Total sales reported: 19
Lowest sale reported: \$205,000
Highest sale reported: \$2,695,000
Average sales reported: \$887,105

San Ramon (Mar. 29-Apr. 10)

Total sales reported: 19
Lowest sale reported: \$250,000
Highest sale reported: \$1,062,000
Average sales reported: \$705,105

Source: California REsource

HOME SALES

This week's data represents homes sold during Mar. 7-Apr. 10

Dublin

7012 Ann Arbor Way R. & J. Carter to S. & R. Thornton for \$505,000

5943 Annandale Way J. Page to S. Velpuri for \$1,470,000

4802 Boxwood Way S. Parkar to D. Panjwani for \$655,000

5501 De Marcus Boulevard #259 M. & M. Polce to N. & D. Bhargava for \$350,000

2965 Glen Abbey Place F. & J. Luu to P. & T. Desale for \$1,045,000

6646 Hemlock Street F. & D. Cerros to S. & C. Gurske for \$470,000

7020 North Mariposa Lane KB Home to Z. Yao for \$595,000

4065 Rosehill Place K. & G. Fleener to S. Binani for \$839,500

4671 Valley Vista Drive Brookfield Mariposa to R. Narayanan for \$830,000

4680 Valley Vista Drive Brookfield Mariposa to S. Venkateswaran for \$852,000

Livermore

286 Acorn Place M. Swearingen to B. Nordmeier for \$780,000

4671 Apple Tree Common Federal National Mortgage to E. Aki for \$340,000

2574 Bess Avenue Vanata Trust to Laflash Trust for \$915,000

894 Carmel Avenue W. Larson to B. Garnica for \$526,000

2284 College Avenue P. & S. Sullivan to A. & R. Paulin for \$645,000

4313 Daffodil Way Bank of New York to X. Lin for \$268,000

2337 Del Monte Street T. & A. Gratny to A. Perez for \$465,000

763 El Rancho Drive J. & S. Diaz to O. Satarzadh for \$340,000

974 Elaine Avenue T. & D. Ryan to P. & S. Sullivan for \$435,000

1043 Essex Street J. & D. Logeman to B. Adams for \$615,000

107 Glacier Drive A. & S. Valenton to M. & C.

Whisler for \$500,000

185 Heligan Lane #5 D. & C. Sierra to B. & D. Skube for \$445,000

5503 Idlewild Avenue Petty Trust to R. Smith for \$400,000

3056 Lucca Circle Ponderosa Homes to D. & K. Turner for \$774,500

3067 Lucca Circle Ponderosa Homes to D. & K. Perez for \$759,000

1087 Murrieta Boulevard #144 R. Mort to T. Tisdale for \$120,000

1085 Murrieta Boulevard #242 C. Masson to C. McKean for \$82,000

563 Nightingale Street Inceptanova Properties to A. & M. Francisco for \$477,000

878 Pine Street G. & V. Deguzman to T. Phan for \$475,000

1708 Placer Circle Patrick Lyman & Associates to B. & K. Lindemann for \$615,000

2175 Roan Court J. Korbar to B. Su for \$407,500

4933 Shirley Way R. Valencia to T. & J. Deng for \$345,000

5402 Starflower Way R. Chan to T. & C. Trinta for \$505,000

448 Virginia Drive Hackler Trust to M. & K. Zizzo for \$505,000

1142 Wagoner Drive J. & B. Fragoso to J. & E. Buchanan for \$445,000

Pleasanton

5766 Athenour Court A. & M. Sylvestri to C. Radhakrishnan for \$796,000

4715 Augustine Street Raney Trust to R. Emmett for \$635,000

4209 Brindisi Place Fife Trust to H. Hou for \$1,635,000

2751 Chocolate Street S. Bandyopadhyay to K. Yalamanchi for \$691,000

313 Del Sol Avenue B. Hadlock to A. Keller for \$950,000

4366 Fairlands Drive C. & L. Costa to B. & K. Lane for \$490,000

4244 Garibaldi Place Clauser Trust to G. & B. Kirk for \$651,000

See SALES on Page 22

Find more open home listings at pleasantonweekly.com/real_estate

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OPEN SAT & SUN 1-4

The extraordinary cul-de-sac location of this classic 3 bedroom, 2½ bath residence provides convenient access to parks, shopping, schools and downtown Pleasanton. Tastefully updated with open kitchen, granite counters, abundant cabinetry and laminate flooring. Pie-shaped lot features a larger rear yard, BBQ island, pond with fountain, raised garden beds and side yard access.

Offered at \$785,000 • 5478 Corte Paloma, Pleasanton

Stunning home in Gale Ranch with 4 bedrooms + bonus room. Gorgeous hand-painted kitchen cabinetry with center island, built-in fridge, walk-in pantry, gas range and dual ovens. Hardwood floors, central vacuum, newer carpeting & custom paint. Resort-like yard with solar heated pool, spa & more!

Offered at \$1,075,000 • 521 Morning Glory Court, San Ramon

Looking for more? I have more listings coming soon.

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Open Sat & Sun 1-4 Just Listed!

Coming Soon

8005 Regency Drive
 Laguna Oaks beauty! 3500 sq. ft. updated. 5 bed 3 bath, granite, hardwood, nice bkyd. Must see, call Cindy for details.

Pending!

2577 Arlotta Pl.
 Offered at \$1,478,000

Pending!

7913 Paragon Cir.
 Offered at \$1,518,000

5770 Stonecliff Vista, Canyon Oaks, Pleasanton
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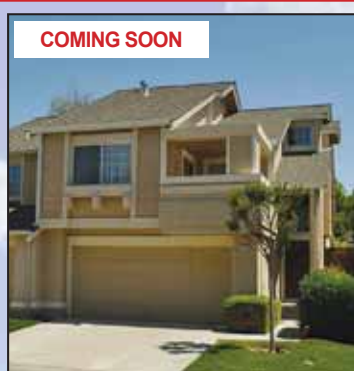
Open Sun 1-4

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Open Sunday 1-4

New on the Market - 959 Oak Manor Way, Pleasanton
Beautiful one of a kind, custom built home on a gated, private court. 5 bedrooms, 5.5 bathrooms, approx 5,389 sq ft. Secluded lot is over 59,000 sq ft w/ absolutely breathtaking views. Gourmet kitchen, 3 fireplaces & an elevator. Professionally landscaped yard w/pool and spa. **Offered at \$2,149,000**



Tom Fox
Broker Associate LIC # 00630556
925.872.1275
www.TomFox.com
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**New Listing
1121 Via Di Salerno,
Pleasanton
(Ruby Hill)**

6 bedrooms, 6.5 baths
6774 SF on .56 acre
lot. Stunning French
Country home on
the golf course.
**Offered at
\$2,550,000**



Open Sun 1-4

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www.FabulousProperties.net CA Lic#s 01735040, 01713497



Coming Soon! Beautifully remodeled Tuscan style 4 bed/3 bath. Resort style backyard! Call for more details.



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**4514 Central Pkwy,
Dublin**
3 bedroom, 2 1/2
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2 car garage built
in 1999. Interior
freshly painted,
new upgraded
carpet throughout.
Great location
to shopping,
transportation
and schools.
**Priced
at \$490,000**



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OPEN SUN
from 1-4

3912 VIERRA STREET - This gorgeous Ruby Hill home boasts 5 bedrooms, 4.5 bathrooms, approx. 6781 sq.ft. of luxurious living, approx. 20,808 sq.ft. well-appointed lot with all of the gourmet amenities. Offered at **\$ 2,388,000**



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Kruger Sterling Team, Keller Williams Tri-Valley Realty
925.980.9265 krugersterling.com
DRE Lic# 01012330



3298 Monmouth Ct., Pleasanton
Just listed! Beautiful 4 bdrm, 3 bath home in Pleasanton Meadows. Energy efficient home with solar panels to eliminate your electric bill! Beautifully updated, quiet court location, walking distance to school, parks and community pool! Priced in the mid \$700's

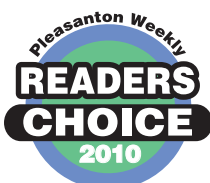


Dave & Sue Flashberger
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4063 Page Ct., Pleasanton
Cute as a button! 3 bedroom, 2 bath home on a rare 10,000 sq ft lot with side access! Build a detached garage...the possibilities are endless. Beautifully remodeled kitchen and bathrooms, cozy family room with fireplace. Priced in the low \$600's

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SALES

Continued from Page 20

- 3540 Mercato Court** Harborview Mortgage to M. & S. Monahan for \$1,875,000
 - 3433 Norton Way #7** C. Brunson to N. Jiang for \$205,000
 - 1549 Ridgewood Road** J. Sensiba to B. Plotts for \$765,000
 - 3930 Rockingham Drive** J. & J. Oh to A. Sharma for \$785,000
 - 2566 Skylark Way** Curtis Trust to L. Liao for \$830,000
 - 653 St. John Street** Jackson Trust to D. Lowry for \$1,032,000
 - 7249 Stonedale Drive** B. & T. Peterson to Palm Limited for \$520,000
 - 7349 Stonedale Drive** Davis Trust to Y. Zhao for \$500,000
 - 1916 Ticino Court** A. & N. Gill to R. Patel for \$2,695,000
 - 4192 Torino Court** Last Mile Properties to T. Thankappan for \$425,000
 - 2687 Trevor Parkway** S. & N. John to K. Hui for \$725,000
 - 3462 West Las Positas Boulevard** Miles Trust to M. & K. Brown for \$650,000
- ### San Ramon
- 10041 Alcosta Boulevard** Cory Trust to B. Khoo for \$750,000
 - 1772 Blakesley Drive** Chang Trust to R. Subramanian for \$783,000
 - 9897 Broadmoor Drive** M. Sahar to N. & V. Mahadik for \$690,000
 - 236 Canyon Woods Way #F** US Bank to A. & N. Chakravarty for \$422,000
 - 1603 Cedarwood Loop** E. Calderon to A. Pramanik for \$625,000
 - 2719 Derby Drive** M. Cassacia to K. & D. Pendurthi for \$899,000
 - 138 Dogwood Place** Sturgess Trust to Faccini Trust for \$453,000
 - 558 Fallen Leaf Circle** R. Madrilejo to S. & L. Vatturi for \$720,000
 - 69 Fife Court** Cooper Trust to J. & J. Overmier for \$835,000
 - 2368 Keats Lane** Castle Peak Loan Trust to S. Yerneni for \$1,062,000
 - 6194 Lakeview Circle** Pirogovsky Trust to R. Golonova for \$650,000
 - 4707 Malayan Street** W. & D. Goodeill to M. Shanmugavelu for \$760,000
 - 7563 Northland Avenue** R. & C. Pringle to L. Wu for \$650,000
 - 160 Reflections Drive #24** M. Barnes to E. & M. Chan for \$330,000
 - 208 Riverland Court** Y. & M. Kim to H. Li for \$990,000
 - 2933 Silva Way** J. & H. Chang to L. Yu for \$890,000
 - 10 Terraced Hills Way** M. & C. Elbert to R. & H. Parikh for \$710,000
 - 1264 Ustilago Drive** M. & H. Haket to Y. Chan for \$928,000
 - 805 Watson Canyon Court #362** M. Didas to R. Ren for \$250,000

Tri-Valley Real Estate Directory

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dcrane@opesadvisors.com
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California Prop 60 & 90 Explained

There is a tremendous amount of confusion over Prop 60 & Prop 90. Propositions 60 and 90 are constitutional amendments passed by California voters that provides property tax relief for persons aged 55 and over. The intent of the propositions is to allow senior citizens to transfer their low property tax base if they purchase a home of equal or lesser value (in other words move down into a smaller home). The property sold must be located in one of the 8 counties currently part of the program (as always, this is subject to change. Check with the county in question to verify it is still part of this program), and you must purchase a property located in the same county or one of the 8 counties participating in this program. This program only applies to your principle residence.

Initially, many of the counties in California participated in the program. But through the years several counties opted out of the program. Currently, there are 8 counties that are part of this program: Alameda, El Dorado, Orange, Los Angeles, San Diego, San Mateo, Ventura and Santa Clara. Prop 60 allows transfer of the property tax rate if you purchase within the same county (provided that county participates). Prop 90 allows you to sell your property in a participating county, and purchase a replacement prop-

erty in any of the 8 counties that participate in the program. The seller or their spouse must be 55 or older as of the date of sale of the original property. They both do not have to be 55, only one of them. It is a one time only benefit. The only possible exception is if you become disabled.

In order to qualify, your replacement property must meet these criteria:

- It must be equal to or less than the sales price of your current residence if you purchase the replacement property before you sell your current residence
- The replacement property purchase price must not exceed 105% of the sales price of your current property if purchased within the first year after the sale >>Go to www.680homes.com to read the rest of this article.



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COMING SOON!

Luxurious single story home in the Castlewood area featuring 4 BR, 4 BTHs, vaulted ceilings, gourmet kitchen, 5+ car garage, and a private almost 3 acre lot with sweeping views! **\$2,399,000.**



JUST LISTED!

Custom home on Incredible 70 acre site on top of the Pleasanton ridge with sweeping views of oak studded canyons. 3 BR, 2 1/2 Bths, guest house, 7 car garage, and more! **\$2,699,000**



JUST SOLD!

Fabulous 4 bedroom, 3.5 bath luxury home backs to open space with hardwood floors, granite & stainless kitchen, soaring ceilings, and private 1/3 Acre lot with pool & spa! **Sold for \$1,300,000**



SOLD!

Gorgeous Castlewood home with upgrade finishes throughout! 4 Bedrooms plus bonus room, 4 full baths, pool, gated entrance, sweeping views, 3 car garage, hardwood floors, and more! **\$1,425,000**



SOLD!

Fabulous remodeled one story with 4 BR plus huge bonus room, luxurious stone master bath, walk-in closet, hardwood floors, skylights, granite & stainless kitchen, and large end of cul-de-sac lot!! **\$910,000**



SOLD!

Prime West Pleasanton home with 5 bedrooms, 3 baths, 3 car garage, granite kitchen, outdoor BBQ, hardwood floors, luxurious master suite, and more! **\$1,075,000**



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2415 POMINO WAY
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6 BR 5 full BA + 2 half Ruby Hill Stunner w/ Nanny Ste., Lg Mstr Ste., Office, Rec/Game Rm, Wine Cellar, Interior Ctyrd. 925.847.2200



PLEASANTON

3322 SANTA RITA RD
GREAT LOCATION! CALL FOR PRICING
2 BR 1.5 BA Open Kit/Din Rm. W/d Burning Fireplace in Fam Rm. Private Patio/Balcony. Indoor Laundry+Garage 925.847.2200

CONCORD

3530 NORTHWOOD DR
CUTE & WELL MAINTAINED CONDO **\$155,000**
2 BR 1.5 BA Near shops, schools and transportation. It has easy access to freeway. 925.847.2200

FREMONT

796 LOS PINOS PL
MISSION SAN JOSE **\$1,225,000**
5 BR 3.5 BA Court Location. Remodeled throughout. 2 bdrms & full bath on 1st flr. Award-winning schools!
925.847.2200

930 HANOVER ST

REMODELED THROUGHOUT **\$489,950**
4 BR 2 BA Kit w/Thermador hd, gas stove. Dual-pane windows, hrdwd/tile flring. Lrg bckyard w/side access
925.847.2200

PLEASANTON

2905 CHOCOLATE ST
STONERIDGE PLACE HOME! **\$699,900**
3 BR 2.5 BA Kit w/Corian Counters/SS Appliances. Tile flring on 1st flr. Close to Top Rated Schools.
925.847.2200

DANVILLE

1605 BRUSH CREEK PLACE
HIDDEN GEM IN DANVILLE! **\$748,888**
3 BR 2.5 BA Great Cul-De-Sac Location! Beautiful Views of Mt. Diablo. Top Schools! Great Potential
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Open SUN 1 - 4 **38724 CRANE TER**

BEAUTIFUL TOWNHOME! **\$519,000**
3 BR 2.5 BA W/d Laminate Flrs on 1st Flr. Updated Kit w/Granite Counters/newer Appl. Fireplace in Fam Rm.
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1334 MAPLEWOOD DRIVE

CHARMING HOME! **\$485,000**
3 BR 2.5 BA Formal Dining & Living Rm. Vaulted Ceilings. Eat-In Kit. Side yard access for RV/Boat.
925.847.2200

Open SUN 1 - 4 **701 MONTEVINO DR**

BEAUTIFUL CUSTOM HOME CALL FOR PRICING
4 BR 2.5 BA Open floor plan w/kit & fam Combo. Hardwood flrs. Mt. Diablo Views from Mstr. 925.847.2200

DISCOVERY BAY

2238 PRESTWICK DR
DISCOVERY BAY-GOLF COURSE HOME **\$489,000**
4 BR 3 BA Features new carpeting/paint. Kitchen has SS Appl & granite counters. Lrg bckyard w/pool.
925.847.2200

LIVERMORE

2089 N. LIVERMORE
MEDITERRANEAN VILLA **\$2,999,950**
4 BR 5 BA Spectacular entry from huge circular brick driveway. Tile Flrs. Lrg Kit w/granite. Library.
925.847.2200

Open SAT 1-4 **1695 GENOA STREET**

WONDERFUL SINGLE STORY HOME **\$555,000**
3 BR 2 BA Open Liv.rm w/wood burning fireplace. Eat-In kitchen. Fruit trees. Lrg yard w/RV Access. Andy Knuth Ph. 925-984-3262

SAN LEANDRO

Open SUN 1 - 4 **354 LILLE AVE**
OPEN SUNDAY 1PM-4PM **\$399,000**
3 BR 2 BA New Listing! Expanded Home in Best Manor. Hrdwd Flrs. Updated Kit. Close to Bart. Side Access. 925.847.2200

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PLEASANTON \$2,699,000
Incredible 70+/-acre parcel on top of the Pleasanton Ridge. Sweeping views of oak studded hills, unique home, gated entry, 8+car garage, detached guest house and more! 9745 SANTOS RANCH RD

MOXLEY TEAM

BY APPT



PLEASANTON \$1,850,000
4bd + office, 4.5ba + 1/2 bath in pool house, 4,496+/-sf, vaulted ceilings, private setting and more. Call for appointment. 7755 COUNTRY LANE

MOXLEY TEAM

BY APPT



PLEASANTON \$1,450,000
5bd plus bonus room, bed and full bath on main level, updated throughout with high end finishes. Large corner lot with 3 car garage, side yard, sparkling pool, spa and huge lawn area. 3806 PICARD AVE

SALLY MARTIN

BY APPT



PLEASANTON \$1,300,000
3bd/3.5ba + office, cedar closets throughout, 2 car garage has workshop & bonus room with full bath, 2nd 4 car tandem garage, fantastic patio with pool, aviary & gazebo. Close to downtown and 680. 6249 ALISAL STREET

MOXLEY TEAM

BY APPT



PLEASANTON \$950,000
4bd/3ba, 2,637+/-sf situated on a 6,000+/-sf lot, open floor plan, vaulted ceilings, updated kitchen, new appliances and breakfast bar. Downstairs bed/bath, private yard, pool, spa and covered patio. 1766 NURSERY WAY

TIM MCGUIRE

OPEN SAT & SUN 1-4



PLEASANTON \$839,000
Beautiful upgraded "Fir" model in The Gate. 4bd/3ba, 1897+/-sf, custom marble entry, granite kitchen and upgraded bathrooms, gorgeous backyard, sparkling pool, spa and more! 2740 LARAMIE GATE

ANNI HAGFELDT

BY APPT



PLEASANTON \$689,000
Wonderful opportunity to make this home your own. Close to parks, downtown, award winning schools, easy access to 580/680, 3bd/2.5ba, 1,651+/-sf. 3110 HALF DOME DRIVE

MOXLEY TEAM

BY APPT



PLEASANTON \$660,000
Single level in Pleasanton west side. Open floor plan with large island, breakfast bar overlooking family room, formal dining and living room, vaulted ceilings, expanded master suite with walk-in closet. 5185 SPRINGDALE AVE

MIRANDA MATTOS OPEN SAT & SUN 1-4



LIVERMORE \$649,000
4bd/3ba, 2,151+/-sf, highly upgraded home with no rear neighbors. 1891 MEADOW GLEN DR

LINDA FUTRAL

OPEN SAT & SUN 1-4



LIVERMORE \$529,995
Completely updated home from inside out! Granite slab, new cabinets, appliances and flooring all in the kitchen to start. New windows, indoor laundry, workshop in garage, 30 year roof and so much more. 3879 YALE WAY



73rd Annual Pleasanton Rose Show

Saturday, May 11, 2013

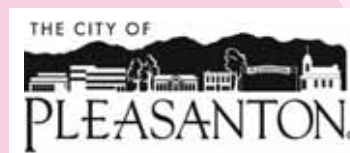
Pleasanton Senior Center
5353 Sunol Boulevard

Rose Show Exhibitor Registration	8:00 am - 10:00 am
Judging	10:30 am - 12:30 pm
Open to Public	2:00 pm - 5:00 pm
Awards Ceremony	2:30 pm

Open to the public | Entry is FREE

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www.PleasantonRoseShow.com

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