

# Pleasanton Weekly

Folk group marks  
53 years onstage

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VOL. XV, NUMBER 25 · JULY 18, 2014

PLEASANTONWEEKLY.COM

## CUISINE *creations*

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sports  
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hot picks



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### PUBLIC NOTICE REVIEW AND PUBLIC COMMENT ON THE ALAMEDA COUNTY FIRE DEPARTMENT

Public Comment Period  
July 15, 2014 through August 15, 2014

#### WHAT IS BEING PROPOSED?

The Alameda County Fire Department (ACFD) announces a 30-day public comment period for the Draft Initial Study and proposed Negative Declaration pertaining to the Sunol Fire Station, Sunol, California. The Site is located within on land currently owned by San Francisco Public Utilities Commission. The Draft Initial Study addressed the 16 resources as required in the CEQA document.

#### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) – MITIGATED NEGATIVE DECLARATION

Based on an Initial Study, the ACFD has determined that no significant environmental impacts would result from the Sunol Fire Station Project, therefore, in compliance with the CEQA, a Mitigated Negative Declaration is proposed. The Mitigated Negative Declaration, Initial Study, and all related documents are available for review and comment.

Go to [www.groundzoneees.com](http://www.groundzoneees.com). Click on Project Experience. Then click on the report link below Project Reports. A hard copy of the report is also available at the Pleasanton Public Library at 400 Old Bernal Rd. and the Alameda County Library at 2400 Stevenson Blvd. in Fremont.

#### WHY THIS NOTICE?

The purpose of this notice is to provide you with the opportunity to learn more about the project and to provide the ACFD with your comments on the Draft Initial Study and the proposed Mitigated Negative Declaration.

#### HOW DO I PARTICIPATE?

You may participate by providing your written comments on the Draft Initial Study and proposed Mitigated Negative Declaration. All comments will be carefully considered before a final decision is made on the Initial Study and proposed Mitigated Negative Declaration. Comments may be mailed, hand delivered, faxed, or emailed. All written comments must be delivered to:

Pete Pegadiotes, Manager

Alameda County Fire Department, 835 East 14th Street #200

E-mail: [ppegadiotes@acgov.org](mailto:ppegadiotes@acgov.org), Phone: (510) 670-5880, Fax: (925) 875-9387

All comments must be in writing and must be postmarked no later than August 15, 2014. Faxed, hand-delivered, or emailed comments must be received no later than 5:00 p.m. on August 15, 2014.

Thank You  
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# AROUND PLEASANTON



By JEB BING



THE GREAT BULL RUN

Running with the bulls comes to Pleasanton next weekend in an event similar to the one shown above.

## Run with bulls next Saturday if you dare

The Great Bull Run and Tomato Royale are coming to the Alameda County Fairgrounds next Saturday, and the events are not for the faint-hearted or those with coveted clothes.

The thrilling, day-long festival appeals to runners and spectators alike for being an Americana version of the world-renowned Running of the Bulls, which has taken place in Pamplona, Spain for centuries, including earlier this month. This year marks the first time the event has come to the U.S., with Pleasanton its only West Coast stop.

Both the Bull Run and tomato-tossing fest are unique forms of entertainment, designed explicitly for thrill-seeking and fun-loving individuals. Co-founders of the organization that's bringing the bull run to the States, Rob Dickens and Brad Scudder, wanted Americans to experience and watch this time-honored Spanish event.

To make it more accessible and dynamic, they worked with entrepreneur Mark Cuban of Mark Cuban Companies, famously investing in The Great Bull Run on the "Shark Tank" show on ABC in April. More than 25,000 participants turned out, including a 72-year-old woman in Texas, with fans calling it "the thrill of a lifetime." Dickens and Scudder believe the event is well on its way to being among the greatest of American festivals.

Here's how it will work in Pleasanton. Running with the bulls is scheduled from 11 a.m. to 1:30 p.m. Saturday July 26. Runners will experience their thrill of a lifetime as they enter a one-quarter-mile stretch of the Fairgrounds' horse track with two sets of 20 1,500-pound bulls who run at a clip of 35 mph. Dickens, who has run with the bulls a dozen times himself, insists that no sprint or running training is necessary to run with the bulls, just a heavy dose of courage, a willingness to grab life by the horns and a desire for the kind of rush that comes from

doing something so unusual.

To add to the challenge, Dickens says he has ramped up the excitement factor by partnering with Lone Star Rodeo out of Crofton, Ky., to handpick the best and rowdiest bulls this side of the Atlantic. At the same time, he's decreased the risk of serious injury by providing course fencing for runners to climb and, most importantly, selecting bulls without sharpened horns like those in Spain.

There will be six different sessions for running with the bulls, but the thrill of the run is not cheap. Tickets are currently on sale online for \$60 until July 22, at [www.thegreatbullrun.com](http://www.thegreatbullrun.com). A ticket includes: one running with the bulls, one Tomato Royale food fight, access to the day-long festival featuring great music, tasty food, fun games and cold beer, and access to all spectator areas for both the bull run and the tomato fights. You must be 18 or older to buy a ticket and, of course, at least 21 to drink beer.

The tomato fight, by the way, doesn't start until 3 p.m. so that those who survive the bull run can join in. It's been a messy Fairgrounds event before. This one, the Tomato Royale, will take place adjacent to the track. It's inspired by Spain's famous La Tomatina festival, which dates back to 1945.

When the music starts, participants sprint to the massive mound of tomatoes piled in the center of the arena and the food fight begins. In this wild and friendly battle, it's every person for themselves as tomatoes are hurled at family, friends and strangers.

While Bull Run tickets include the tomato fest, you can also pay just \$45 until July 22 for this event alone. Or as for spectators like me, we can watch it all from a safe distance next to the race track for just \$10. Again, the tickets can be purchased online through next Tuesday. Pending availability, all tickets will also be available at the gate on the day of the event. ■

### About the Cover

Jeff Anderson, executive chef at Safeway Culinary Kitchens in Dublin, works to develop new cuisine products for the Pleasanton-based grocery chain.

Photo by Deborah Grossman. Cover design by Lili Cao.

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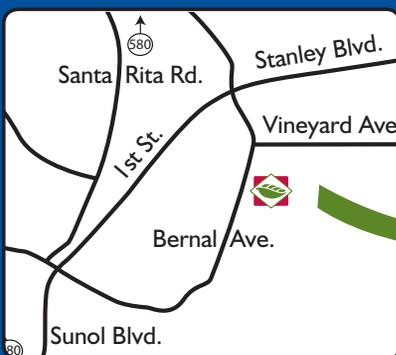
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# Streetwise

ASKED AROUND TOWN

## If you were a movie or television star, would you rather play a villain or a hero?



**Sharon Grayzel**  
*Veterinarian*

In my normal, everyday life, I love being a hero, of course. But if I were a movie star, I would love to play a villain because I think it would be much more interesting for the audience to see me being bad and evil and conniving.



**Jeff Dodson**  
*Engineer, semiconductor industry*

I would be a villain because they are often misunderstood, and in their own minds are not even bad. I think it would be interesting to portray a villainous character from his own perspective.



**Lisa Ramos**  
*Guest services coordinator*

I would want to play a hero, for sure, since I've done more than enough villainous things in my real life.



**Paul O'Grady**  
*Internet technology manager*

I would be a villain because I can make myself look very evil, very easily. I think it would also be more fun to play a villain rather than a hero because it is so far outside of my "comfort zone."



**Katelyn Ramos**  
*College student*

I would want to play a hero, because I would want people walking out of the movie theater after seeing my movie to be thinking good things about me, not bad.

—Compiled by Nancy, Jenny and Katie Lyness

Have a Streetwise question? Email [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com)

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## DIGEST

### Sports league sign-ups

Pleasanton's city Community Services Department is accepting registration for people interested in taking part in upcoming sports activities.

Adult bocce ball leagues begin Aug. 26 with play Tuesdays and Wednesdays 6-10 p.m. Registration requires four players to a team, and the sign-up deadline is Aug. 15.

Adult volleyball leagues, which require six players to a team, begin Sept. 8 with play on Mondays from 7-10 p.m. Registration due by Aug. 28.

The city will also accept "free agents" wanting to join leagues but don't have enough to field a team. Officials are also issuing punch passes or single-day passes for open gym programs for basketball, volleyball and pickleball. For more information, visit [www.pleasantonfun.com](http://www.pleasantonfun.com).

### Drought workshop

A water conservation expert will hold a free workshop for Pleasanton residents and business representatives from 10 a.m. to noon tomorrow (July 19) on adapting landscape to drought conditions.

The workshop will be held in a meeting room at the city's Operations Services Center, 3333 Busch Road.

Author and landscape architect Sarah Sutton will share information about long-term adaptation and how to convert lawns to climate-adapted alternatives. Those at the workshop also will learn how to track water use, how to keep landscaping alive during the drought and how to implement new garden design ideas.

Space is limited so those planning to attend need to register by calling 931-5504. Learn more about water conservation at [www.PleasantonWaterConservation.com](http://www.PleasantonWaterConservation.com).

### Pet photo contest

The Valley Humane Society has launched its first photo contest, called "Is Spot Hot...Or Not?" running from now until 10 p.m. Thursday (July 24).

"Besides showing the lovability and worth of all animals, the contest also will raise funds for rescued animals and, hopefully, raise awareness as well to help a few of them find homes where they, too, can be adored," said Melissa Adkins, the nonprofit's marketing and development manager.

Entry is free, with winners determined by public voting. Votes are available for \$1 each, with a minimum donation of \$5. For more information, visit [www.valleyhumane.org](http://www.valleyhumane.org).

## New citizens' coalition seeks to halt high-density housing projects in Pleasanton

Protesters ask council to reverse one zoning change, stop planning for more

By JEB BING

A group seeking to halt the construction of additional high-density housing in Pleasanton asked the City Council Tuesday night to stop planning for more growth during shortfalls in water, school space and other infrastructure needs.

George Bowen, who lives in the Parkside/Mercer Sports Park community, presented the council with petitions signed by homeowners asking specifically that it reverse its rezoning of a commercial office site at 5758 W. Las Positas Blvd., next to an adjacent site where a four-story apartment

building has already been approved.

Bowen formed the Pleasanton Voters for Smart Growth organization after his objections to that four-story building failed to stop the council from approving the project.

"I am very concerned that Pleasanton is rapidly and unnecessarily departing from our long-held vision of being the 'City of Planned Progress,'" Bowen said.

Bowen said his organization has created a website for those who want more information about

See **HOUSING** on Page 7



JEB BING

George Bowen addresses the Pleasanton City Council Tuesday night as supporters of his newly formed Pleasanton Voters for Smart Growth organization listen.



JEB BING

Mayor Jerry Thorne (right) signs for nomination papers issued by Pleasanton City Clerk Karen Diaz.

## Thorne pulls papers to seek re-election as mayor

Mayor's seat, two others on City Council to be filled in Nov. 4 municipal election

Mayor Jerry Thorne took out nomination papers Monday in his bid to seek re-election in the municipal election on Nov. 4.

Thorne was the first candidate to obtain the required forms from City Clerk Karen Diaz, although several others are expected to follow.

Two others also have announced their candidacy for seats on the City Council. Councilwoman Kathy Narum has launched her campaign for re-election, seeking a full four-year term. She was elected to the council last May to fill Thorne's unexpired term after he was elected mayor in Novem-

ber 2012.

Former planning commissioner and retired bank executive Arne Olson also has announced that he will seek election to the council.

Councilwoman Cheryl Cook-Kallio will step down from the

See **THORNE** on Page 6

## School board gives direction on employee 'discipline, release or dismissal'

No action taken during special meeting held early last Friday morning

By AMANDA AGUILAR

The Pleasanton school board held a special board meeting last Friday morning and gave direction to legal counsel on the discipline, release or dismissal of a public employee.

There was no vote or action taken, according to Pleasanton schools superintendent Parvin Ahmadi.

The name and position of the public employee were not released.

Board members Chris Grant and Joan Laursen were not present at the meeting.

The public was not made aware of the 7:30 a.m. Friday morning meeting until Wednesday evening. However, the Brown Act states that only 24-hour notice is required for

a special meeting.

According to trustee Jamie Hintzke, an upcoming deadline caused the last-minute special board meeting.

"I'm disappointed at the board," said resident Bill Foley during public comment before the board went into closed session. "You owe it to the community to communicate and be open about your meetings." ■

## Firefighters battle blaze at Hopyard apartment complex

One apartment destroyed, others damaged in late-night fire

A two-alarm fire destroyed a second-floor apartment and damaged at least one other last Friday night in an eight-unit apartment complex at 1302 Hopyard Road.

Firefighters from the Livermore-Pleasanton Fire Department extinguished the blaze that was believed to be caused by burning grease on a stove in the damaged apartment, but not before it burned into the apartment building's attic.

In addition to fire damage to an adjacent second-floor apartment, water and smoke also damaged several apartments on the building's first floor, with a total of 16 tenants displaced.

Battalion chief Paul Lagasa said the fire was reported at 8:30 p.m. with eight fire vehicles responding from his department and Alameda County Fire.

Pleasanton Weekly photographer Jay Flachsbarth, who was on the scene shortly after the fire broke out, said the "quick work of the joint response" of the two fire departments kept the blaze from spreading through the attic and entire building.

The Red Cross was called to assist those who were displaced. The impacted complex is located just northeast of the Alameda County Fairgrounds. ■

— Jeb Bing

## THORNE

Continued from Page 5

council this year when her eight-year term of office expires.

Thorne will hold a nomination "signing" event July 29 at the home of Bob and Joyce Shapiro. As with all candidates, he needs the signatures of at least 25 registered voters who live in Pleasanton before he can officially file for the Nov. 4 election.

Pleasanton residents will vote for a mayor and two members of the City Council in the election, which coincides with the congressional and state elections on Nov. 4. The full term for the mayor is two years, with a limit of four two-year terms, while council members serve four-year terms with an eight-year term limit.

Those interested in seeking election as mayor or City Council member should contact Diaz at 931-5027. Information also is available on the city website at [www.cityofpleasanton.gov](http://www.cityofpleasanton.gov). ■

—Jeb Bing

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## Report highlights Safeway's progress on environmental, lifestyle goals

Company hires 1,833 military veterans as part of career opportunity program

By JEB BING

Pleasanton-based Safeway this week released its sixth annual sustainability report, called the "Heart of Safeway," which highlights progress the company has made in the areas of environmental sustainability, community impact and responsible business practices.

The report contains updates such as Safeway's efforts toward its industry-leading goal to responsibly source all of its fresh and frozen seafood by the end of 2015.

The report spotlights stories of lives positively impacted by Safeway — from employees and nonprofit partners to local farmers and producers — and suggests ways in which Safeway's customers can adopt more sustainable, healthy habits.

"The Heart of Safeway is made up of people we proudly employ, the variety of products we offer customers, the communities in which we live and work, and the planet that we aim to protect," said Larree Renda, executive vice president and chairwoman of the company-wide Sustainability Executive Task Force.

"Safeway is very proud of the strides we made in 2013 in an effort to continually create better lives, vibrant neighborhoods, and a healthier planet," she added.

Safeway's 2013 performance highlights include:

**People.** From wellness services to providing new skills and career opportunities through leadership training, employee well-being is

a top priority for the company. In 2013, Safeway:

- Hired 1,833 military veterans and continued to support leadership development training for Safeway's employee veterans through Junior Military Officer and Non-Commissioned Military Officer programs.

- Scored 100% in the Human Rights Campaign Buyer's Guide and Corporate Equality Index.

- \* Helped 65% of employees and health plan participants enrolled in the company's Healthy Measures program to improve their cholesterol level from the previous year.

**Products.** Because many customers want to make choices that are healthier for them and the planet, Safeway said it has a growing selection of wholesome and natural products, locally grown produce and sustainable seafood.

In 2013, Safeway:

- Achieved No. 2 ranking on Greenpeace's sustainable seafood retail scorecard.

- Continued to make substantial progress in sourcing seafood sustainably, surpassing the 51% milestone toward having all fresh and frozen seafood responsibly caught or farmed by the end of 2015.

- Announced a sustainable sourcing policy for palm oil and a goal to source 1 million pounds of sustainable palm oil in 2014.

**Community.** Through fundraising, food donations, volunteer efforts and other charitable activities, Safeway stores provide localized support in their neigh-



MIKE SEDLAK/MIKE@DIGITALSIGHT.COM

Safeway, headquartered in Pleasanton, released its sixth annual sustainability report this week.

borhoods. In 2013, Safeway:

- Donated nearly 72 million pounds of food to support hunger relief.

- Employees volunteered over 1 million hours with nonprofit organizations.

- Raised and contributed over \$41.2 million to charitable causes through The Safeway Foundation.

**Planet.** Safeway said it always considers its environmental impact and actively seeks new ways to minimize its footprint. The company also encourages employees and customers to do the

same. In 2013, Safeway:

- Progressed toward its 2015 goal to eliminate 1 billion plastic and paper bags in its stores, announcing that it has eliminated over 300 million bags since 2011.

- Set a goal to reduce absolute greenhouse gas emissions by 25% by 2020 versus a 2010 baseline.

- Saved over 75 million gallons of water across its stores.

For a comprehensive view of Safeway's 2013 sustainability initiatives and performance, visit the company's sustainability website at [www.safeway.com/csr](http://www.safeway.com/csr). ■

### DINING ON THE TOWN

**Eddie Papa's  
American Hangout**

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[www.eddiepapas.com](http://www.eddiepapas.com).

## Tri for Fun continues at Shadow Cliffs

Long-running event series aims to introduce athletes to triathlons

By JEREMY WALSH

Nearly 700 triathletes with a wide range of experience are set to participate Saturday (July 19) in the second of four triathlons in the 27th annual Tri for Fun triathlon series at Shadow Cliffs Regional Park in Pleasanton.

Offering a shorter-than-normal course and a non-competitive atmosphere, Tri for Fun provides an opportunity for first-time triathletes to try the sport while also serving as a popular event for seasoned triathletes.

"Providing a fantastic experience for all participants is truly our main goal with the Tri for Fun," said Mark Aiton, co-principal of event organizer On Your Mark Events. "There are now literally thousands of people who cut their triathlon teeth with the Tri For Fun, and they keep coming back, as well as take

part with our other longer-distance triathlons."

Saturday's Tri for Fun course features a 400-yard lake swim, an 11-mile bicycle ride and a 3.1-mile run. It is one of three non-timed, non-competitive triathlons in the series, with a fourth "Tri for Real" competitive triathlon set for mid-September.

Throughout the summer series, at least 60% of all participants will be beginning triathletes, according to organizers. Check-in and registration begin at 5 a.m. Saturday, with the first wave hitting the water at 7 a.m. at the regional park, 2500 Stanley Blvd. in Pleasanton.

Entry fee for the Tri for Fun is \$65 (non-timed) and \$73 (chip timed) in advance, with \$10 to be added to race-day registrants. Preregistered entry for relay teams is \$180 (non-

timed) and \$188 (chip timed), \$10 will be added to race-day registrants. Participants will receive a commemorative T-shirt, refreshments, snacks and entry into the raffle.

Though the Tri for Fun event is non-timed, a clock will be provided at the finish line for participants to measure their performances or the triathletes could choose to have their results recorded via time chip.

The series' first non-competitive triathlon occurred June 8 and the third one is scheduled for Aug. 16. The competitive, full-length triathlon is set for Sept. 14 at the regional park.

To register or to receive more information about the series, contact On Your Mark Events at 209-795-7832 or visit its website, [www.onyourmarkevents.com](http://www.onyourmarkevents.com). Online registration is also available on [www.active.com](http://www.active.com). ■

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## HOUSING

Continued from Page 5

high-density housing plans and who also want to register their support. The site is at [www.pleasantonvotersforsmartgrowth.org](http://www.pleasantonvotersforsmartgrowth.org).

Bowen said the city rezoned 70 acres last year to allow the building of 3,277 new high-density housing units in order to comply with state- and court-mandated decisions that ruled there were insufficient numbers of affordable housing in Pleasanton to meet requirements imposed by the state's Regional Housing Needs Allocation (RHNA).

Since then, however, RHNA has adjusted those numbers downward, leaving Pleasanton with a surplus of 1,245 units that don't have to be added in the current RHNA housing period.

"I am particularly concerned about the property at 5758 West Las Positas, across from Hart Middle School, which would add 201 units next door to the just-approved 177-unit project," Bowen stated in an information sheet given to council members.

Several of the 60 "Smart Growth" supporters who attended the council meeting also joined Bowen in seeking high-density

housing relief from the council. They included former Councilwoman Kay Ayala, who is working with Bowen to build support for his "Smart Growth" program.

Although the housing issue was not on the council's agenda, which meant the council and city staff could not respond to the concerns Bowen and others expressed, Mayor Jerry Thorne reminded the group that the 70 acres rezoned for high-density units met the state and court requirements imposed at the time.

The council will take another look at its housing plans at a public meeting on Sept. 2. ■

## Downtown park renamed to honor Pleasanton Rotary clubs

Park at north end of Main Street bridge to become gateway to business district

By JEB BING

The Pleasanton City Council Tuesday agreed to spend \$420,000 to improve a relatively obscure public park at the end of Main Street and to rename it Rotary Park in honor of Pleasanton's Rotary clubs, which will celebrate their 50th anniversary next May.

The small, three-quarter-acre park, now known as Main Street Green Park, is located at the corner of Vervais Avenue and Main Street at the Main Street bridge over the Arroyo del Valle. It was slightly expanded two years ago with the city's purchase of an old home on Vervais just east of Main Street.

Although several council members suggested keeping the Main Street Green name, Rotarian Bob Silva won out in his plea to keep the name simple and to honor Rotary.

The three Rotary clubs in Pleasanton will be highlighted for their anniversary with a banquet at Castlewood Country Club on May 8 next year to celebrate the original charter award establishing the Rotary Club of Pleasanton in May 1965, which took place at Castlewood.

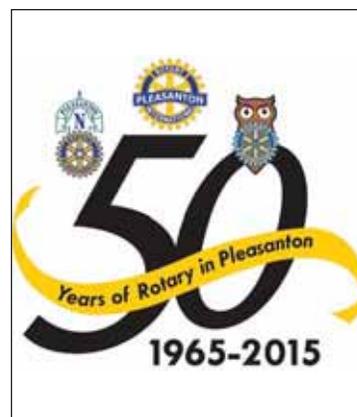
Also to be recognized will be the chartering of the Rotary Club of

Pleasanton North in 1987 and the Tri-Valley Evening Rotary Club in 2002. All three clubs are affiliated with Rotary District 5170 in San Jose, and with Rotary International, a global community service organization with 1.2 million members in 166 countries.

The clubs will pay the \$25,000 cost of the distinctive Main Street clock with the city funding the additional \$150,000 to install it and complete the park's plaza that will serve as a gateway to downtown Pleasanton. The remainder of the park, including landscaping, trees, two bocce courts, a barbecue pit and picnic tables, will be added next year, or after California's current emergency drought conditions end.

Mike Fulford, Pleasanton's landscape architect, said he and the city's Parks and Recreation Commission have long eyed improvements to the Vervais park and property just across Main Street as "gateway features" to the north end of the downtown district. The project has been part of the Downtown Specific Plan since 2002.

"I'm excited about this because it will give us a real gateway to our downtown while also honoring

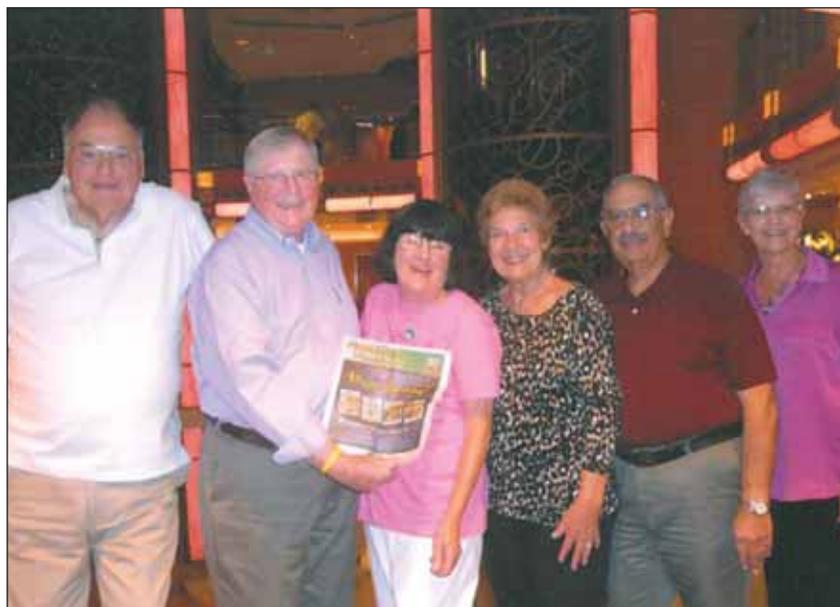


Local Rotary clubs are celebrating their 50th anniversary next May.

Rotary, which does so much for our community, provides scholarships to high school students, and buys and delivers wheelchairs to those in need in other countries," Councilwoman Kathy Narum said.

The dozen or so Rotary Club members in the audience cheered in agreement as the council voted unanimously to start the project in time for its dedication next April, ahead of Rotary's anniversary celebration. ■

## TAKE US ALONG



All aboard: Three retired Pleasanton teachers and their spouses read the Pleasanton Weekly aboard the Grand Princess while cruising to Hawaii. On board for the adventure were Bill Lathlean, Tom Pendery, Ellen Lathlean (celebrating her 80th birthday), Mardelle Totah, Elisa Totah and Carol Pendery.

To submit your "Take Us Along" entry, email your photograph to [srhodes@pleasantonweekly.com](mailto:srhodes@pleasantonweekly.com). Be sure to identify who is in the photo (names listed from left to right), the location, the date and any relevant details about where you took your Weekly.

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### Coalition's bid to halt new high-density housing may already have succeeded

Supporters of a new citizens' coalition are asking the Pleasanton City Council to review its decision of more than a year ago to rezone 70 acres of mostly undeveloped properties to accommodate high-density housing to meet requirements imposed by the California housing department's Regional Housing Needs Allocation.

When those acres were rezoned, RHNA's requirement was for 3,277 new units to meet what the state and an Alameda County Superior Court judge determined was a lack of sufficient affordable housing to meet the growing workforce needs in Pleasanton.

RHNA since has downsized those requirements by 1,245 housing units (homes and apartments) and George Bowen, a homeowner in the Parkside/Mercer Sports Park neighborhood, and his new Pleasanton Voters for Smart Growth coalition want at least that many stripped from the zoning plan.

His particular concern is a proposed apartment complex with 201 units proposed by C.M. Capital at 5758 West Las Positas Blvd., which was part of the RHNA rezoning actions. Also on the group's list for review are housing development plans for Pleasanton's east side, which could range from 1,000 and 2,279 single-family and multifamily housing units.

Bowen's group may have a winning ticket. Since the C.M. Capital site was rezoned, some on the City Council and on the city staff have lost their enthusiasm for seeing more apartments built on West Las Positas and are likely to favor rezoning the site back to commercial. There's also been a recognition that the extensive planning underway by the East Pleasanton Specific Plan Task Force is now out of sync not only with the city's RHNA housing numbers but also financially.

The site would require extensive and costly infrastructure, including water, roads, sewers and possibly a new elementary school that potential developers would have to fund, which now appears unlikely. We like the council's idea to let the task force complete its planning, take a look at what it's found and might propose, and then mothball the plan for at least another decade when new and more aggressive RHNA numbers may demand another look.

As for the rest of the high-density housing in Pleasanton, most of what's been rezoned is already under construction or permits have been issued legally obligating the city to allow those projects to continue. Those would be in addition to those now being built to accommodate current requirements.

Even with the RHNA number satisfied at least through 2023, there are several sites that were not part of the state-mandated rezoning actions that may deserve consideration.

The Irby-Kaplan-Zia development group is seeking to rezone its vacant 75 acres on Stanley Boulevard, where an old rusting tractor marks the spot. Apartments on the site would make sense and improve the view.

Centerpointe Presbyterian Church, which once had ambitious plans for a large church sanctuary at Valley Avenue and Busch Road next to its education center (already built and now sold to a Montessori School group), is faced with financial difficulties and wants to sell the site back to Ponderosa Homes, which would provide more housing next to its senior apartment community.

Another church, Pleasanton Church of Christ high on a hill in west Pleasanton on Dublin Canyon Road overlooking I-580, also wants to develop part of its site with 48 apartment units to help fund needed improvements to the church buildings. Two other sites, owned by Lester & Shriner and the Merritt family on Foothill Road, are under consideration for rezoning for housing. All these could add 264 homes and apartments which the city, with the help of George Bowen's coalition, should consider. ■

## LETTERS

### Water conservation

Dear Editor,

I doubt that anyone will disagree with how serious our water situation is, or the need to conserve. I must admit, however, that I am confused and frustrated by Pleasanton's approach to this problem. We are told that the city's water allocation was reduced by 95%; can this be correct? I can certainly understand 20-25%, but 95%! The reason given was that we are a small city with limited lobbying power in Sacramento.

Well, maybe Pleasanton voters should consider electing candidates who can assume a more aggressive position relative to our interests. Next up, our water conservation plan; 25% reduction based on last year's usage.

First, residents with lawns need only to stop watering, no real harm done. Residents without lawns, many seniors, must reduce "human consumption" to achieve the goal. Let's say that you were traveling for an extended timeframe last year, which mirrors the time-frame of this year's "billing cycle." It will be extremely tough to make your 25% reduction number.

We are told that residents can call to discuss any penalties they feel are unfair, but I can see this working about as well as Health-Care.gov. Maybe Pleasanton does need to spend \$200,000 for PR so we residents can understand the thought process.

—Mitch Fidziura

### 4th of July fireworks

Dear Editor,

Thanks to the Alameda County Fair, this year Pleasanton actually had fireworks on the 4th of July. And it sounds like they occurred without incident — no reports of anything catching of fire or people

shooting off guns concurrently.

I don't want to sound ungrateful, but I would challenge fair CEO Jerome Hoban to provide fireworks for Pleasanton on the 4th of July every year. In today's age of municipal budget cuts, where they are fewer options for viewing fireworks on the actual 4th in the Tri-Valley — it makes no sense to have them three times in July, on every day but the 4th. And next year, make them higher! Having higher fireworks would provide viewing opportunities for the whole town without creating traffic issues as people drive to get closer to the fairgrounds to view. I don't think this will affect the experience of those viewing from the fair grandstands; it's easy to look up high from a seated position.

While the fair is a welcome entertainment venue, it does bring a lot of traffic and opportunistic criminals to our town for its duration. It would be a great gesture of goodwill to provide fireworks on the 4th that can be viewed throughout town to city residents.

—Frank Lynn

### Artist's story inspiring

Dear Editor,

I enjoyed your story about Minnie Phan in Friday's Pleasanton Weekly (Cover story, "Artist learns to embrace two cultures," July 11, 2014). The account of her journey was so inspiring on several levels. Hopefully, it will be an eye-opener to many who've never given a thought to what deep emotional challenges young (and old) immigrants experience both in their new homes and their native lands. I'm sure you broadened some awareness and perspectives.

—Barbara Lewis

## YOUR TURN

The Pleasanton Weekly encourages comments on our coverage or issues of local interest.

Submit letters to the editor of up to 250 words and guest opinion pieces up to 500 words with a short bio to editor@PleasantonWeekly.com. Include your name, address and daytime phone number so we can reach you. We reserve the right to edit contributions for length, objectionable content, libel and factual errors known to us. Anonymous letters will generally not be accepted.

Submitting a letter to the editor or guest opinion constitutes a granting of permission to the Pleasanton Weekly and Embarcadero Media to also publish it online, including in our online archives and as a post on Town Square.

For more information contact Editor Jeb Bing at (925) 600-0840.

### Code of ethics

The Pleasanton Weekly seeks to adhere to the highest level of ethical standards in journalism, including the Code of Ethics adopted Sept. 21, 1996, by the Society of Professional Journalists. To review the text of the Code, please visit our website at www.PleasantonWeekly.com.

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GUEST OPINION

## City of Planned Progress: Fighting for local land use control

By JERRY THORNE

As your Mayor, I would like to provide you an informed perspective regarding the issue of growth, state mandates and growth management. I appreciate the efforts of [pleasantonvotersforsmartgrowth.org](http://pleasantonvotersforsmartgrowth.org), but without a careful understanding of the issues and the strategic decisions made over the past decade by city leaders, we risk once again of subjecting ourselves to state mandates unnecessarily.

In 2006, the state of California, along with a housing advocacy group, sued Pleasanton. This suit argued that our voter-approved Housing Cap of 29,000 residential units was illegal and discriminatory because it prevented the city from making long-term plans to accommodate housing for all income categories.

The plaintiffs also argued that municipalities like Pleasanton should be limited in their ability to regulate housing — meaning, a local city would not have the freedom to limit the size, massing or quality of construction, nor have the ability to mitigate development impacts, such as traffic and



Mayor Jerry Thorne

school impacts.

For several years, the city aggressively defended its position in the courts on the grounds of local control. While we fought the good fight, ultimately the court sided with the state on the first argument, concluding our voter-approved housing cap violated the state's regional housing goals (also known as RHNA). This resulted in the city having to rezone approximately 70 acres of land to accommodate the court order.

As to the second argument, the court's decision was less clear. During settlement discussions with the plaintiffs, Pleasanton successfully safeguarded our discretionary review and our ability to establish local standards for home builders to follow. Why is this important? Our development standards are now among the most rigorous in the state.

To that end, we will soon update Pleasanton's Housing Plan. Protecting our community from uncontrolled growth and preserving our small town feel is my No. 1 priority, and we will do it without inviting additional lawsuits against the city. Our mission will be to preserve the

quality of life that we have grown accustomed to without violating state law. The current draft housing element achieves this objective (currently available on the city's website) and is not proposing additional re-zonings; additionally, I will be proposing the down-zoning of some property as a result of the good work we've done to date while also ensuring that current and future state obligations can be met.

Furthermore, by continuing our existing growth management policies our limit on new housing permits is currently set at 235 units annually; the lowest ever in the city's history!

This forward-thinking, multi-year approach underscores our commitment to being a City of Planned Progress. This approach continues to preserve our local discretionary land use powers, limits future neighborhood disputes and averts costly lawsuits against the city. Please join me in preserving Pleasanton's legacy of careful, balanced and thoughtful planning. ■

*Jerry Thorne is completing his first two-year term as mayor of Pleasanton after serving seven years on the City Council. A retired corporate executive with more than 40 years in the private sector, he also served for 10 years on the city's Parks & Recreation Commission.*

## Say No to unnecessary growth

By TOM PICO AND MATT SULLIVAN

Pleasanton residents have repeatedly shown overwhelming support for slow, balanced growth. The city is preparing to approve a change to its General Plan that could include 1,292 more high-density housing units than mandated by the state. We question the wisdom of doing so. What's wrong with that? Plenty.

As the City Council prepares to adopt an update to its Housing Element, the city is at a crossroad and it's not metaphoric. It is important that the community recognizes that the city is approaching or already surpassed the tipping point of sustainability in terms of water quality and supply, wastewater treatment and export, and adequate school facilities. The unavoidable reality is that we are currently severely impacted by enforced water conservation that may get much worse, uncertain climate change impacts, unfunded regional growth mandates, sewer system limitations and more.

Every Pleasanton school campus significantly exceeds the enrollment recommendations identified in the Pleasanton General Plan; all campuses are also seriously overcrowded by state standards. There are currently no means of accommodating new student growth,

without passing new local taxes.

In the past decade, while focusing on regional housing and transportation dictates, have we reached the limits of the most important requirements for sustainable growth and maintaining the quality of our lives?

Potential amendments to Pleasanton's General Plan could allow



Tom Pico



Matt Sullivan

for up to 20% residential growth in the next nine years. Why plan for growth when we are already required to cut back water use 25%? West Los Positas Boulevard will turn into a high-density housing corridor. Discussions have started again about injecting treated sewer-water into the ground water basin. Are you ready to drink treated sewage water?

What is Pleasanton's limit on sustainable growth, based on water supply, treated sewage wastewater disposal capability, and school facilities? How many more residential units and commercial uses can

we add until we reach unsustainable levels that severely impact the limits of critical infrastructure and our quality of life? Don't forget we also face the future impacts of an uncertain East-Side Specific Plan.

These questions must be addressed before any new update to the Housing Element should be considered, and there is time for the Council to reverse the current zoning for 1,292 high-density housing units that exceed regional housing requirements.

What's the hurry? Is Pleasanton still the City of Planned Progress, or not? Let your Council members hear from you, email them at [citycouncil@ci.pleasanton.ca.us](mailto:citycouncil@ci.pleasanton.ca.us) or attend the Sept. 2 City Council meeting. Watch on CTV or online, and visit [pleasantonvotersforsmartgrowth.org](http://pleasantonvotersforsmartgrowth.org) for more information. ■

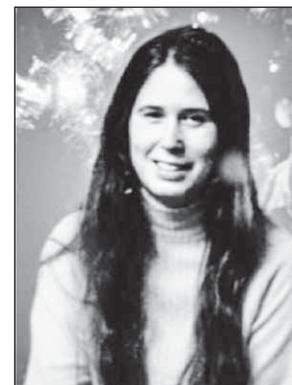
*Tom Pico was elected to the Pleasanton City Council in 1992 and served two four-year terms. In 2000, he won his first term as mayor, and was re-elected by a wide margin in 2002. Although he was eligible to seek re-election again, he chose to step down as mayor in 2004.*

*Matt Sullivan served eight years on the Pleasanton Planning Commission before being elected to the City Council in 2004, where he also served eight years.*

## Cynthia Ann Free

July 6, 1950 – July 10, 2014

Cynthia Ann Free passed away unexpectedly July 10th, leaving behind a large legacy of family and close friends, many of whom she took under her wing. She was a true people person, and someone who could always be depended upon by those that needed her most.



Cindy was born in Hayward, California, and raised in Castro Valley. She met her husband at Lake Berryessa in the Napa Valley. In 1970 they moved to San Luis Obispo, while her husband attended school at Cal Poly, and Cindy managed a student housing complex. She then became the Event Planner for the San Luis Bay Inn, Avila Beach. Returning to the Bay Area 1976, Cindy took a job with the Castro Valley School District, and helped to run their retail automotive and auto racing business.

After her two sons were born, the family moved to Pleasanton in 1985. While raising her two sons she became very active in youth sports. Within a few years she began a career as a community volunteer for the local boys youth soccer club (BUSC). Working first as an age group coordinator, later becoming the Clubs Registrar and chief operations administrator. Managing the recreational programs, and helping manage many of the Clubs tournaments became a family affair. She held a variety of positions over the course of her 24 years with BUSC. She was always there for the kids.

Cindy loved to read, collect Christmas decorations and vacation with her friends and family in Santa Cruz, San Luis Obispo, Palm Desert, and Hawaii. She had a very close relationship with her sons, mother, sister, brother, and her husband's family and many others. Always taking in friends as her own, giving advice and opinions, sometimes unsolicited, but always from the heart. You always knew where you stood with Cindy.

She leaves behind her loving husband of 43 years, William E. (Bill) Free, her two devoted sons, Mitchell and Joshua, her mother Ferne J. Freitas of Castro Valley, her sister Judy L. Pappas (Joe) of Santa Cruz, and her brother, Joe Freitas of Walnut Creek. Cindy was preceded in death by her father Daniel L. Freitas, who passed away in February of 2010.

She will be greatly missed by a large number of family, extended family members, as well as the Youth sports community.

A memorial service will be held for her Saturday July 19, at 2 P.M., at Valley Community Church, 4455 Del Valle Parkway, Pleasanton, California.

The family suggests In lieu of flowers, please make a donation to the charity of your choice. Suggestions are: The Leukemia & Lymphoma Society, Tri-Valley Haven, Shepherds Gate or your Local SPCA.

PAID OBITUARY

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## Christine L. Marovich-Gothan

June 26, 1964-July 14, 2013

One year has passed since we lost you.

God looked around His Garden And He found an empty place. He looked down upon earth and saw your tired face. He put His arms around you and lifted you to rest. God's garden must be beautiful, He always takes the best. He knew that you were suffering, He knew you were in pain. He also knew in heaven you would never hurt again. He saw the road was getting rough and the hills hard to climb, so He closed your weary eyelids and whispered, "Peace be thine." It broke our hearts to lose you but you didn't go alone For part of us went with you, The day God called you home. If tears could build a stairway and memories a lane, We'd walk all the way to heaven And see you once again. We love you very much and You will be forever in our hearts.

Mom and Dad; brothers Ron, Brian and Michael; husband Fred; sons Aaron (Mica), Brandon (Amber), and Camron; granddaughter Antoinette and grandson Jack.



PAID OBITUARY

# Community Pulse

## POLICE BULLETIN

### Pleasanton man reportedly leads police on chase through city

A 36-year-old Pleasanton resident was arrested after allegedly leading officers on a pursuit starting at the intersection of Bernal and Vineyard avenues on July 10.

According to police, Konrad W. Skoczylas was speeding and when officers tried to pull him over, he didn't stop.

The police pursuit reached speeds of 50-55 mph in a 20-25 mph area, police said. Skoczylas finally stopped at the intersection of East Angela Street and Bernal Avenue, where he was arrested, according to police.

In other police reports:

- A maintenance closet in the Del Prado Apartments administrative office in the 5100 block of Golden Road was reported as having been burglarized sometime between July 4-7.

According to the police report, the items reportedly stolen were a key machine, key sets, a 2-way radio and a power drill — totaling \$1,250.

The culprit was able to gain entry into the office by breaking through the front door, police said.

No arrests have been made.

- An argument that started outside the Courtyard Marriott between a man and woman resulted in the arrest of 23-year-old Ongley Raymond Ocon III, police said.

Police received calls from hotel guests on July 13 about a domestic battery in progress.

The argument continued as Ocon and the woman got into their hotel room, police said.

When officers contacted the two, the female had a minor scratch and rug burn, police reports said.

Ocon, of San Mateo, was arrested on suspicion of domestic battery.

- A vehicle was reportedly burglarized July 7 in the 24 Hour Fitness parking lot in the 4700 block of Willow Road, according to police.

The unknown thief allegedly stole a Guess purse with various credit, debit and identification cards inside, in addition to an empty gray purse.

According to police reports, the vehicle's passenger window was smashed.

Police said they were not able to identify the culprit on security cameras because the vehicle was obscured from view. No arrests have been made.

- After checking an online banking statement on June 11, a Pleasanton woman noticed three fraudulent charges on her debit card.

The charges, totaling \$42, were made to Olive Garden, an Oakland parking meter and a 7-Eleven, police reports said.

According to police, the debit card was still in the woman's possession at the time the reportedly fraudulent charges were made. The case remains under investigation.

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

—Amanda Aguilar



## WEEKLY MEETING NOTICES

### Planning Commission

Wednesday, July 23, 2014 at 7:00 p.m.  
Council Chamber, 200 Old Bernal Avenue

- **P14-0419/P14 0420/P14 0421, Andrew Batute TR**

Applications at a 0.23-acre site located at 4202 Stanley Boulevard for: (1) a General Plan Amendment to change the land use designation from Medium Density Residential to Retail, Highway, and Service Commercial; Business and Professional Offices; (2) a Downtown Specific Plan Amendment to change the land use designation from Medium Density Residential to Downtown Commercial; and (3) a Rezoning from the PUD MDR/OS PH&S/WO (Planned Unit Development – Medium Density Residential/Open Space Public Health and Safety/Wildland Overlay) District to the PUD C O (Planned Unit Development – Commercial Office) District, allowing for the conversion of an existing home to a mixed use building (residential, limited commercial, personal services, and/or office uses).

- **PUD-106, John Gutknecht for Habitec Architecture**

Work Session to review and receive comments on applications for: (1) an amendment to the Stoneridge Drive Specific Plan Amendment/Staples Ranch (P14 0924) to allow vehicular ingress to the subject site from El Charro Road; and (2) PUD Development Plan (PUD 106) for construction of an automobile dealership consisting of an approximately 31,792 square foot building with a 2,175 square foot service canopy and 1,250 square foot car wash, and related site improvements on the Auto Mall site at Staples Ranch.

### Energy & Environment Committee

Wednesday, July 23, 2014 at 5:00 p.m.  
Operation Services Center, 3333 Bush Road

- Drought Update
- Climate Action Plan Implementation Discussion
- Sub Committee Report Out
- Community Outreach Efforts Update

The above represents a sampling of upcoming meeting items.

For complete information, please visit  
[www.ci.pleasanton.ca.us/community/calendar](http://www.ci.pleasanton.ca.us/community/calendar)

## POLICE REPORT

The Pleasanton Police Department made the following information available.

### July 6

#### Alcohol violation

- 2:58 p.m. in the 4500 block of Rosewood Drive; DUI
- 10:39 p.m. in the 700 block of Main Street

#### Theft from auto

- 6:55 p.m. in the 1000 block of Stoneridge Mall Road

### July 7

#### Theft

- 7:21 a.m. in the 4400 block of Newman Place; auto theft
- 10:21 a.m. in the 1500 block of East Gate Way; bicycle theft
- 12:39 p.m. in the 4700 block of Willow Road; theft from auto
- 8:51 p.m. in the 3800 block of Vineyard Avenue; auto theft

#### Burglary

- 9:52 a.m. in the 5100 block of Golden Road

#### Sex offense

- 11:30 a.m. Street information not disclosed.

#### Graffiti

- 1:56 p.m. at the intersection of Laguna Creek Lane and I-680

#### Alcohol violation

- 5:50 p.m. in the 1700 block of Santa Rita Road

### July 8

#### Fraud

- 12:26 p.m. in the 5500 block of W. Las Positas Boulevard
- 2:33 p.m. in the 500 block of Junipero Street

#### Vandalism

- 9:05 p.m. in the 5800 block of Parkside Drive

#### DUI

- 11:17 p.m. in the 6700 block of Santa Rita Road

### July 9

#### Drug violation

- 12:56 a.m. at the intersection of Bernal Avenue and Independence Drive

#### Fraud

- 10:26 a.m. in the 2200 block of Goldcrest Circle

#### Battery

- 6:05 p.m. in the 3100 block of Montpelier Court

### July 10

#### Battery

- 6:49 p.m. in the 4300 block of Railroad Avenue

#### Fraud

- 8:01 p.m. in the 7800 block of Foothill Knolls Drive

### July 11

#### Theft

- 11:37 a.m. in the 4100 block of Foothill Road

- 2:34 p.m. in the 1400 block of Stoneridge Mall Road; shoplifting
- 3 p.m. in the 4500 block of Rosewood Drive

#### Fraud

- 2:57 p.m. in the 500 block of Junipero Street

#### Graffiti

- 2:54 p.m. in the 3300 block of Stanley Boulevard

#### Residential burglary

- 9:58 p.m. in the 3500 block of Mercato Court

#### Battery

- 10:45 p.m. in the 3200 block of Vineyard Avenue

#### Alcohol violation

- 11:45 p.m. in the 4500 block of Pleasanton Avenue

### July 12

#### Alcohol violation

- 1:19 a.m. in the 6700 block of Hansen Drive

- 7:07 p.m. at the intersection of Foothill Road and Golden Eagle Way

- 10:40 p.m. in the 6300 block of W. Las Positas Boulevard; DUI

#### Child abuse

- 9:55 a.m. Street information not disclosed.

#### Vandalism

- 3:16 p.m. in the 1300 block of Stoneridge Mall Road

#### Commercial burglary

- 6:43 p.m. in the 1400 block of Stoneridge Mall Road

**express**

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## Clubs

**PLEASANTON LIONS CLUB** The Pleasanton Lions Club meets for dinner at 6:30 p.m. the second and fourth Tuesday of the month at The Regalia House, 4133 Regalia Court. The dinner fee is \$10. For more information please visit <http://pleasantonlionsclub.org>.

## Concerts

**THE NEW CHRISTY MINSTRELS** The New Christy Minstrels forged a fresh folk sound in the 60s with a lighthearted style, featuring songs including "Green, Green" and "Today," that took them to the top of the charts and won them a Grammy Award. See them in concert at 7:30 p.m. on Thursday, July 24 at the Bankhead Theater, 2400 First St., Livermore. Go to [thenewchristyminstrels.com](http://thenewchristyminstrels.com).

## Events

**4TH ANNUAL TERRY PATTERS GOLF TOURNAMENT** 12-7 p.m. Join this golf tournament being held in memory of Terry Patters who passed away too soon from noon-7 p.m. on Monday, Aug. 4 at Poppy Ridge Golf Course, 4280 Greenville Road, Livermore. Tickets are \$160 per player, \$55 for dinner-only option. Visit <http://events.melanoma.org/TerryPattersGolf2014> to buy tickets or make a donation. Call 640-0042.

**ADULT & TEEN SUMMER READING** Pleasanton Public Library's Adult & Teen summer reading program, "It's a Mystery @ the Library," begins Saturday, June 14. Win prizes while you enjoy your summer reading! More information at [www.adult-summerreading.wordpress.com](http://www.adult-summerreading.wordpress.com).

**QUILTS OF VALOR: ROOKIE QUILT PROJECT** Amador Valley Quilters invites you to help make a Quilt of Valor or fleece scarves and neck coolers for 400 homeless veterans expected at East Bay Stand Down held Sept. 11-14 at Alameda County Fairgrounds. Bring a yard of fleece or cotton from noon-5 p.m. on Sunday, July 20 and Sunday, Aug. 17 at Pleasanton Masonic Center, 3370 Hopyard Road. Call 484-1641 or go to [www.amadorvalleyquilters.org](http://www.amadorvalleyquilters.org).

**RED CROSS INTERFAITH BLOOD DRIVE** The Annual Red Cross Interfaith Blood Drive will be held from 8 a.m.-2 p.m. on Saturday, July 26 at The Church of Jesus Christ of Latter-day Saints, 6001 Paseo Santa Cruz. The need for blood is great, please donate "The Gift of Life." Go to [www.redcross-blood.org](http://www.redcross-blood.org) and use Donor Code: InterfaithCommunity.

**THE 7TH ANNUAL KILLER LAUGHS COMEDY COMPETITION** Killer Laughs features some of the best and brightest comics in the Bay Area. Many who have participated in the past have moved on to do television, movies and more. Audience votes will determine who moves on and will be crowned

the Killer Laughs Champion. The competition will take place from 8:30-10 p.m. every Friday, now through Oct. 24 at Vito's Express in Dublin. Call 264-4413 or go to [www.bunjoscocomedy.com](http://www.bunjoscocomedy.com).

## Film

**FREE MOVIES IN THE PARK: 'THE LEGO MOVIE'** Pleasanton residents are invited to enjoy a free movie at dusk on Thursday, July 24 at Amador Valley Community Park. See the first-ever full-length theatrical LEGO adventure, "The LEGO Movie," compliments of the City of Pleasanton. Call 931-5340. Contests, games and sing-alongs before the show!

## Fundraisers

**JAZZ HOUSE RENT PARTY WITH BARBARA DANE** Join legendary Barbara Dane and the Golden Gate Hot Five in a Jumpin' Jazz House Rent Party to benefit the Bothwell Arts Center, from 7:30-9:30 p.m. on Saturday, July 19 at Bothwell Arts Center in Livermore. Tickets are \$15. Call 518-9990 or go to <http://valleysingout.com>.

**MUSIC IN THE ORCHARD** Nottingham Cellars, Altamont Beerworks and Ken's Woodfired Pizza come together to support the Pedrozzi Foundation and Team Delaney. See Ten Tuesdays in concert from 6-9 p.m. on Thursday, July 31 at Purple Orchid Resort and Spa in Livermore. Tickets are \$10 in advance, \$15 at the door. Tickets are available at [www.purpleorchid.com](http://www.purpleorchid.com) or Nottingham Cellars tasting room.

**REACH 8TH ANNUAL GOLF TOURNAMENT AND DINNER BANQUET** REACH (Resources Education Activities Community and Housing) will hold its 8th Annual Fundraising Golf tournament on Monday, July 28. REACH is a non-profit organization that provides resources and housing for adults with developmental challenges to approximate the pattern of everyday living. Tickets are \$150. Contact Kay King at [skkbking@comcast.net](mailto:skkbking@comcast.net) for details and tickets.

## Kids & Teens

**TRI-VALLEY KID'S SPLASH AND DASH** TVTC presents the Tri-Valley Kids' Splash and Dash Series to promote the love of sport to children. Splash and Dash is a swim/run event that introduces youth, ages 5-15 to triathlon, from 8:30 a.m.-1 p.m. on Sunday, July 20 at the Dolores Bengtson Aquatic Center. This is a non-competitive event. Everyone will receive a finisher medal and shirt. Cost is \$30. Go to <http://www.tvtkidssplashanddash.com/>.

## Lectures/ Workshops

**ADAPTING TO DROUGHT** The City of Pleasanton Operations Services Center will host a free workshop

from 10 a.m.-noon on Saturday, July 19 at the Operations Services Center, 3333 Busch Road. Learn how to track water use, how to keep landscaping alive during the drought, and new garden ideas. Author and Landscape Architect Sarah Sutton will share information about long-term adaptation. Space is limited. RSVP at 931-5504. Learn more at [www.PleasantonWaterConservation.com](http://www.PleasantonWaterConservation.com).

## On Stage

**COMEDY AT THE FIREHOUSE PRESENTS ROCKY LAPORTE** Comedy @ Firehouse Presents Rocky LaPorte of "Last Comic Standing" fame. The 8 p.m. show is sold out! But another show starts at 10 p.m. on Saturday, July 19 at the Firehouse Arts Center. Bay Area favorite Myles Weber opens; G. King hosts. Tickets are \$15-\$20. Call 931-4848 or go to <http://www.firehousearts.org>.

**JANE AUSTEN'S PRIDE AND PREJUDICE - CONCANNON VINEYARD** Livermore Shakes at Concannon Vineyard brings together culture, friendship, award-winning wine and a stunningly beautiful outdoor landscape for a truly memorable experience. Summer 2014 brings Jane Austen's "Pride and Prejudice," adapted by Christina Calvit and directed by Virginia Reed. See this classic story at 7:30 p.m. on Friday-Sunday, July 18-20 at Concannon Vineyard, 4590 Tesla Road, Livermore. Tickets are \$25-\$44. Call 443-2273 or go to [livermoreshakes.org/tickets/](http://livermoreshakes.org/tickets/).

**SING A SONG OF SONDHEIM: THE SOCIETY CABARET TRIBUTE** Society Cabaret will perform songs from the Award-winning Broadway composer, including pieces from "West Side Story" and "Sweeney Todd," at 2 p.m. on Sunday, July 27 at the Firehouse Arts Center, transformed into a cabaret-style theater for the occasion. Cellar Door will be on hand with small plates, chocolates, wine and other beverages available for purchase. Tickets are \$27 for main floor (table) seating, and \$22 for balcony. Call 931-4848 or go to [www.firehousearts.org](http://www.firehousearts.org).

**TRI-VALLEY HIGH: THE SERIES** Creatures of Impulse, the Bay Area's award-winning teen improv troupe, presents their summer classic at 7:30 p.m. Wednesdays, July 16-30 at Firehouse Arts Center. See the episodic, live, improvised teen soap opera. Audience members help create the characters and plot for this interactive adventure. Tickets are \$10 for adults, \$5 for students. Call 931-4848 or go to [www.firehousearts.org](http://www.firehousearts.org).

## Seniors

**FREE MEMORY SCREENING FOR SENIORS** Caring Solutions is sponsoring free memory assessment on the fourth Thursday of the month at the Dublin Senior Center, 7600 Amador Valley Blvd. Call 556-

4511 for a 30-minute appointment. Preregister by the Monday prior to reserve an appointment. Informational materials are available at the Senior Center.

### HYPERTENSION CLASSES

Hypertension is also known as "the silent killer" because symptoms usually don't show up until they cause a heart attack, stroke or organ damage. This free 4 week series will cover basic education on blood pressure, nutrition, physical activity, and medications. Classes will be from 10 a.m. to noon every Friday, from July 18-Aug. 8 at the Pleasanton Senior Center. Registration required. Call 931-5365 or go to [pleasantonsenior-center.org](http://pleasantonsenior-center.org).

## Spiritual

### ECK WORSHIP SERVICE

ECKANKAR, "Awaken to Greater Spirituality in Your Life" is the theme of the next Eck Worship Service at 11 a.m. on Sunday, July 20, at the Four Points Sheraton, 5115 Hopyard Road. Go to [eck-ca.org](http://eck-ca.org) for more information.

### SUNDAY SERVICES AT UNITY OF TRI-VALLEY

Join the Sunday service with Reverend Karen Epps at 10 a.m. every week at Unity of Tri-Valley, 9875 Dublin Canyon Road, Castro Valley. Children's program available. All are welcome. Ongoing classes, groups, and activities. Call 829-2733 or go to <http://www.unityoftrivalley.org/>.

## Support Groups

### BREAST CANCER SUPPORT GROUP

The American Cancer Society Breast Cancer Support group

meets from 7:30-9 p.m. on the second and fourth Tuesday of every month at LifeStyleRx, 1111 E. Stanley Blvd., Livermore. Call 833-2784 or visit [www.valleycare.com](http://www.valleycare.com).

### CHRONIC PAIN SUPPORT GROUP

This is a safe place to speak openly about your experience of pain and to learn ways of coping with it. Meetings are 12:30-1:30 p.m. the first and third Mondays monthly at Asbury Methodist Church, 4743 East Ave., Livermore. Call 447-1950.

### EAST BAY ESSENTIAL TREMOR SUPPORT GROUP

If you have recently been diagnosed with ET or would like to learn more about this common movement disorder in a safe and supportive environment, please join us from 10 a.m.-noon on the third Saturday of each month, in the Blackhawk A and B conference rooms at San Ramon Regional Medical Center, 6001 Norris Canyon Road, San Ramon. For more information, view their blog at [www.eastbayet.com](http://www.eastbayet.com) or call 487-5706 or email [eastbayet@comcast.net](mailto:eastbayet@comcast.net).

**GRIEF WORKSHOP** The death of a loved one is unlike any other loss. Join these meetings on your healing journey on the second and fourth Thursdays of the month, from May 22-Aug. 14 at St. Elizabeth Church, 4001 Stoneridge Drive. Free and open to all. Call Mary Hagerty at 846-5377.

### MOTHERS WITH A PURPOSE

Mothers With a Purpose meets at 7 p.m. on the second and fourth Thursday of the month at the Foothill High School Library. Mothers with a Purpose was formed by local moms to offer support to families affected by addiction. Visit [www.motherswithapurpose.org](http://www.motherswithapurpose.org).

## PET OF THE WEEK



EAST BAY SPCA

## Team up with Maxwell

Looking for a sidekick? If you are in need of good company and a steady companion to travel with you on the road of life, look no further. Meet Maxwell. This 4-year-old orange tabby can be found at the East Bay SPCA Dublin Adoption Center, 4651 Gleason Drive. For more information, visit [www.eastbayspca.org](http://www.eastbayspca.org) or call 479-9670.



## Recipe: Watermelon and black bean salsa

by Jeff Anderson, executive chef,  
Safeway Culinary Kitchens

### Ingredients:

2 cups fresh watermelon, small diced  
1 cup cooked black beans, drained  
1/2 cup yellow onion, small diced  
1 jalapeno, chopped, keep the seeds if desired spicy  
1/4 cup cilantro, rough chopped  
1/2 cup red bell pepper, small diced  
1 lime, juiced or more, to taste  
1 to 2 tablespoon extra virgin olive oil  
pinch kosher (coarse ground) salt  
pinch of fresh ground black pepper

### Method:

Prepare and combine ingredients. Depending on moistness of watermelon, add more or less lime juice and extra virgin olive oil.

Taste for seasoning and adjust as necessary. Reserve and serve with anything off the grill (i.e. barbecue ribs, grilled chicken breast, cedar planked salmon or tortilla chips).

Perry and Sons' watermelon with Safeway Culinary Kitchens executive chef Jeff Anderson's watermelon cooler drink.

# Cuisine creations

A look inside Safeway Culinary Kitchens

### STORY AND PHOTOS BY DEBORAH GROSSMAN

Like most kids, chef Jeff Anderson grew up eating watermelon on hot days, sharing it with friends, and instigating seed fights and distance-spitting contests.

After cooking in high-end restaurants, Anderson thought he knew everything about his favorite summer fruit.

Then, as executive chef of Safeway Culinary Kitchens, Anderson began visiting the company's network of farmers across the country, and soon realized he knew very little about watermelon and other produce.

For 60 years, Perry and Sons has delivered watermelons to the nearby Safeway distribution center, destined for Western region stores. When Anderson toured the Perry and Sons farms near Manteca, he got a reality check.

"Watermelon is fussy," Anderson said. "They only grow in sandy soil and won't grow on the same soil beyond one year. Growers like

Art Perry are constantly on the lookout for the best ways to grow watermelon."

Anderson's job at Safeway is to learn about all ingredients — albeit fresh, dried or preserved from around the world — to conjure up ideas for deli items and private label foods.

Three years ago Anderson helped launch the facility dubbed the Safeway Culinary Kitchens in Dublin as the development center for new products. The chef is supported by a team of 10 culinarians who are likewise focused on food — cooking, tasting, testing and re-imagining products for the company.

There are big changes in store for Safeway. Headquartered in Pleasanton, the country's second-largest grocery chain with over 1,300 locations is slated to become part of Cerberus Capital and merge with Albertsons at the end of the year. It would be some time before major changes are seen at individual stores.

Meanwhile, in the Culinary Kitch-

ens, Anderson and his team explore new ways to bring food to the table and establish farm-to-table avenues for fresh products.

To grasp the amount of research and development that goes on behind the scenes at the kitchens, it's helpful to know that Safeway sells over 15 branded items from Lucerne and Snack Artist to O Organics and Eating Right.

Every week Anderson and his team review an average of over 30 products in various stages of development, study competition offerings, meet with vendors and arrange the operational details for producing items on a large scale. There are also retail training videos and visits to the stores and farms like Perry and Sons.

Anderson feels at home walking the fields with Art Perry, who is a third generation Perry farmer.

Anderson's family also had roots in the food business. His grandfather was a food broker who started by buying produce off the dock and



The experimental dish, Mediterranean Picnic Salad in a Jar.

selling to small stores. Anderson had a spoon-wielding Italian grandmother who wanted to shoo him out of the kitchen but never quite succeeded.

### Gold standard kitchen

After graduating from the Culinary Institute of America in Hyde Park, N.Y., Anderson worked as a chef in high-end San Diego and Dallas restaurants and then owned two restaurants.

An East Bay resident, Anderson brings a high culinary mission to his work with the grocery chain. He implemented “gold standard” methods in product development.

“We aim to make the best-in-class food whether it’s barbecue spare ribs or salad dressings. If we are one of the first to bring a new product to market, it needs to surpass expectations,” Anderson said.

To achieve these goals, Anderson influenced the company to build the 5,000-square-foot Culinary Kitchen in Dublin.

The pantry shelves super-size depending on what is tested. For a new sauce, 10 types of onions may be on the shelf and test blends line up in covered bowls.

With a flexible layout of cooking equipment, the cooking area simulates the larger production environment. The kitchen also contains what Anderson calls the “store set” — equipment matching the bakery and deli sections in Safeway stores where the clerks prepare and

present the food. An important feature, Anderson added, is the “home kitchen” room where an array of microwaves, gas and electric stoves are used to ensure consumer prep instructions match reality.

A panoply of products are born in the Culinary Kitchen.

Anderson and his team developed healthier deli options such as quinoa and flaxseed crusted chicken and salads in vinegar-based dressings rather than mayonnaise.

Open Nature products with all natural ingredients, Eating Right healthier options and O Organics undergo development in Dublin. Recent additions to the produce section featuring increasingly popular kale include O Organics baby kale salad with sweet onion Dijon and Safeway Farms Cafe Bowl baby kale salad with raspberry chipotle.

A newer Safeway-produced brand such as Marcela Valladolid experiences the gold standard steps.

Safeway sells products from Valladolid, a chef and Food Network personality of the “Made in Mexico” show, including ready-to-cook meats such as carne asada with beef skirt steak seasoned with orange, garlic, onion and oregano.

Anderson recalled the “simple” task of finalizing the Valladolido salsa recipe, saying, “It took eight iterations to pass all our sensory tests for the salsa to be ready for the stores.”

### Culinary inspiration

Being in the field with farmers



Safeway Culinary Kitchens executive chef Jeff Anderson at the grocery chain’s store on Dublin Boulevard in Dublin.



Art Perry shows how watermelons grow at his family’s farm, Perry and Sons, near Manteca.

inspires Anderson and his team to think of new recipes. A special watermelon and feta cheese salad appeared in the deli case as a result of visiting Perry and Sons.

Accompanied by colleague Carlos Weil, culinary director at Safeway Culinary Kitchens, Anderson attends restaurant and specialty food trade shows and flavor conferences at the Culinary Institute looking for food trends and emerging consumer interests.

Sometimes he and Weil simply walk around a Safeway store in Pleasanton or Dublin for ideas.

“With all the colorful summer produce on the shelves, I think of ways to capture farm-fresh vegetables in a new way. Street food and layered foods are popular now, so I’ve made layered produce in Mason jars,” said Anderson, who named his experiment “Mediterranean Picnic Salad in a Jar.” Not all his testing ends up as a branded product. Sometimes the team’s experiments end up as recipes for the website and Facebook page.

His drive to create flavorful food that people will eat — while ensuring it can be produced and

distributed to the highest standards — fills Anderson’s plate.

Yet he and Weil continue to troop around the farms to be inspired.

Did you know, Anderson asked, “Art Perry and his team go through the watermelon fields picking three times to ensure only the ripest melons are taken in each pass?” Still fascinated with watermelons, Anderson then started talking about his new watermelon and black bean salsa.

One never knows what will graduate next from the Safeway Culinary Kitchens. ■

## 53 years onstage: The New Christy Minstrels

Folk group favorites coming to Bankhead Theater



MARI MCGUIRE

The New Christy Minstrels, still under the direction of founder Randy Sparks, are performing at the Bankhead Theater on Thursday.



COURTESY OF THE NEW CHRISTY MINSTRELS

The New Christy Minstrels after they won a Grammy in 1963 for their first album.

By DOLORES FOX CIARDELLI

**B**aby boomers may remember The New Christy Minstrels from the early 1960s, when the folk group climbed the charts with the haunting melody and refrain of “Today” as well as the toe-tapping “Green Green.” The folk group also brought Woody Guthrie’s “This Land is Your Land” to fame.

Randy Sparks, who grew up in Oakland and attended UC Berkeley, launched The New Christy Minstrels in 1961 — he created the name, hired the performers, wrote the music and produced the recordings.

“This story begins with Stephen Foster, the songwriter,” Sparks explained on the group’s website.

Sparks discovered while reading about

Foster (1826-64), who has been called “the father of American music,” that they shared a common problem.

“He had written a pile of good songs that nobody wanted, and his solution was brilliant,” Sparks related. “He leaned on the most popular musical group of his era, Christy’s Minstrels, later dubbed The Christy Minstrels, to get his ditties heard by the public, and my light-bulb moment came along as soon as I connected the dots from his winning formula to my troubled career. I would call my group The New Christy Minstrels.”

Sparks envisioned a troupe with as many as 14 members, with each performing solos, playing, singing, dancing and doing humorous sketches, then joining together for rousing choruses.

“My dream group would have the brash,

imperfect excitement of the Kingston Trio, but with enough good singers to rival the Norman Luboff Choir,” Sparks recalled. “It worked.”

It worked indeed. In 1963, The New Christy Minstrels were awarded the Top Album Grammy for their first LP. Looking back, fans are struck by the clean-cut good looks of the musicians at that time.

Fast forward 50 years. Sparks, who will turn 81 on July 29, is still in charge and is bringing the newest New Christy Minstrels to the Bankhead Theater in Livermore at 7:30 p.m. this Thursday (July 24). The Minstrels now number seven, a mix of old and new.

“We’re still alive, we’re still creative and still eager to please, so we make a deal with the audience: We’ll do all the old songs you came to hear, if you’ll allow just a couple of newer ones,” Sparks said.

The group has stayed fluid through the decades, spawning successful careers for many of the musicians. It still has three of the original members.

“For over 50 years, we have been the best talent show ever,” Sparks said. “We still are.”

The New Christy Minstrels were honored with the 318th Golden Palm Star on the Palm Springs Walk of Stars in January 2009.

Their latest CD, released last July, is titled

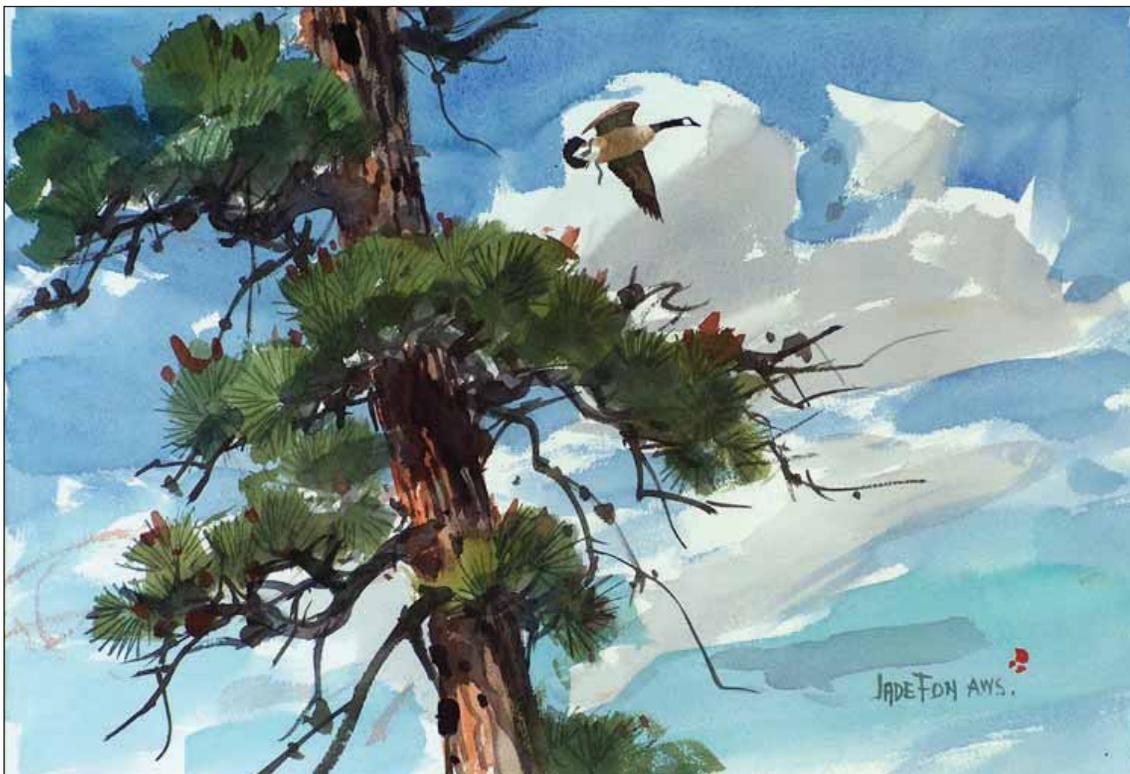
“Nice Time to Be Alive.” The old hits are also for sale on a CD called “Recycled.”

After Thursday’s show, the singers will be signing autographs in the lobby, Sparks said, because they like to meet their fans and thank them for their support.

Tickets are \$42-\$59; visit [www.livermoreperformingarts.org](http://www.livermoreperformingarts.org), call 373.6800, or go to the box office at 2400 First St. in Livermore. ■

“Today while the blossom still clings to the vine, I’ll taste your strawberries, I’ll drink your sweet wine ...”

— Opening of “Today” chorus



“Great Canada Goose and Tree” by Jade Fon.

COURTESY OF HARRINGTON GALLERY, FIREHOUSE ARTS CENTER

## One more week for plein air

This is the final week to view the current exhibit at the Harrington Gallery, “Jade Fon Retrospective & Plein Air Painters,” which closes July 26.

Jade Fon, who died in 1983, taught for more than 30 years in the Bay Area at adult school programs, and his annual Jade Fon Asilomar Watercolor Workshops attracted students worldwide.

The current exhibit showcases some of his most memorable works, such as Great Canada Goose, as well as paintings by artists who studied with him: Becky Davies, Pam Della, Carol Jurasin, Jeanne Kapp, Geri Keary, Loreta Landucci, Julie Limberg, Catherine McCargar, Nancy Partovi, Dori Sassin, Charlotte Severin, Pat Smith and Larry Wilson. Occasionally the artists still meet and



“Nest” by Lynda Briggs.

COURTESY OF HARRINGTON GALLERY, FIREHOUSE ARTS CENTER

paint outdoors together, which is reflected in this exhibition.

The works of Jeff Snell and Lynda Briggs, whose paintings include the acrylic “Nest,” will be on exhibit at the Firehouse Arts Center through Aug. 13.

The Pleasanton Art League Wall is featuring the photography of Carole Hilton, a collection of images of doors and windows from the many places she has traveled, through July 26. ■

—Dolores Fox Ciardelli

## Pleasanton seeks Teen Poet Laureates

Applications due Aug. 1

BY AMANDA AGUILAR

Pleasanton is now accepting applications for two Teen Poet Laureates to serve for the 2014-15 school year.

High school juniors and seniors who are interested in contributing to their community and enjoy writing are encouraged to apply.

The Teen Poet Laureate program promotes writing, and helps develop and foster an appreciation for composing, reading, recit-

ing and listening to poetry. Poet laureates will lead projects such as casual poetry readings, assisting middle school teachers with poetry programs at their school site and collaborating with the adult Pleasanton poet laureate on poetry-related events.

Applicants must submit two short samples of their poetry or prose, a short statement about why they are applying and describe what projects they would

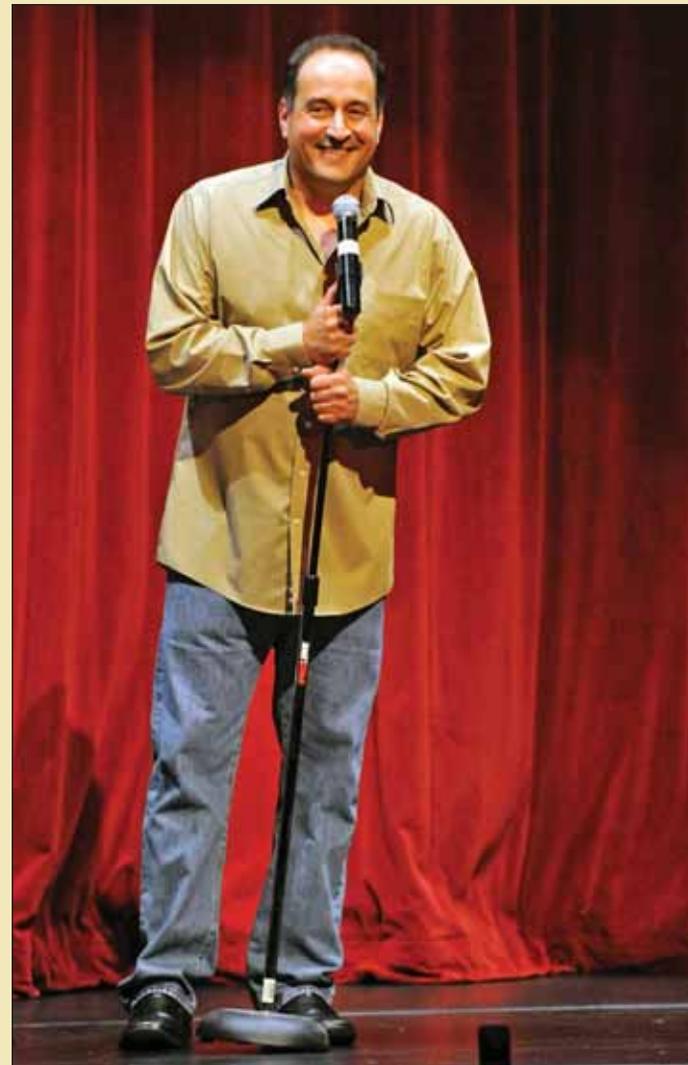
like to pursue. In addition, applicants must submit a list of school courses and activities they will be participating in during the upcoming school year.

The application can be found at [www.firehousearts.org/programs/literary-arts](http://www.firehousearts.org/programs/literary-arts) or by contacting Julie Finegan at 931-4849 or [jfinegan@cityofpleasantonca.gov](mailto:jfinegan@cityofpleasantonca.gov).

The application deadline is Aug. 1.

Applicants must be enrolled and in good standing with their high school. One student will be selected from each high school, Amador Valley and Foothill.

Poet laureates serve with and under the current Pleasanton poet laureate and city staff. Volunteer hours can be earned. ■

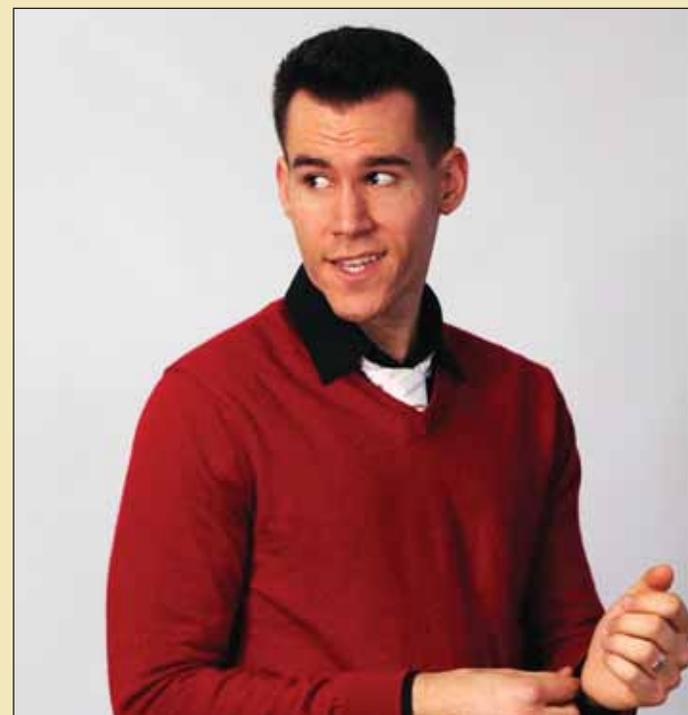


CONTRIBUTED PHOTO

Comedian Rocky LaPorte.

### Comedians staying for 2nd show

Firehouse Arts Center has added a second show at 10 p.m. tomorrow night after the 8 p.m. show sold out for Comedy @ Firehouse Presents: Rocky LaPorte of “Last Comic Standing” fame. Comedian Myles Weber will open the show for LaPorte, and G. King, another Bay Area comedy club favorite, will host the evening. The theater will be transformed for the shows, with the rows of seats on the main floor removed to offer a cabaret setting with tables and chairs. The Cellar Door will offer wine and refreshments for purchase, which can be consumed inside the theater. The late show has special pricing: general admission, \$18 main floor, \$14 balcony. Buy tickets at [www.firehousearts.org](http://www.firehousearts.org), call 931-4848 or go to the box office at 4444 Railroad Ave.

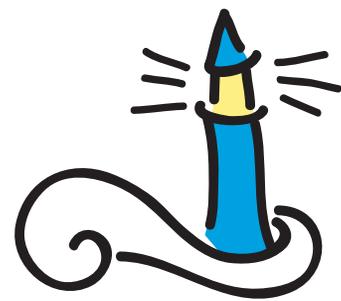


CONTRIBUTED PHOTO

Comedian Myles Weber.

# fogster.com THE TRI-VALLEY'S FREE CLASSIFIEDS WEB SITE

Fogster.com offers FREE • postings online and the opportunity for your ad to appear in print to more than 80,000 readers. You can log on to fogster.com 24/7, and your online ad starts immediately. •Some ads require payment.



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## 115 Announcements

**Pregnant?**  
Thinking of adoption? Talk with caring agency specializing in matching Birthmothers with Families Nationwide. LIVING EXPENSES PAID. Call 24/7 Abby's One True Gift Adoptions. 866-413-6293. Void in Illinois/ New Mexico/Indiana (AAN CAN)

## 120 Auctions

**HUGE AUCTION**  
Books, Bikes, Art, albums, tools, and more. A VW Bug and a Nissan King Cab. August 2, 2014. Please go to USAuctionCo.com for details or call 408-497-0339 leave a message.

## 130 Classes & Instruction

**Airline Careers**  
begin here: Get trained as FAA certified Aviation Technician. Financial aid for qualified students. Housing and Job placement assistance. Call Aviation Institute of Maintenance 800-725-1563 (AAN CAN)

**Airline Careers**  
Begin Here: Get FAA approved Aviation Maintenance Technician training. Job placement and Financial assistance for qualified students. CALL Aviation Institute of Maintenance 888-242-3382 (Cal-SCAN)

**Earn \$500 a Day**  
as Airbrush Media Makeup Artist For Ads, TV, Film, Fashion. One Week Course Train and Build Portfolio. 15% off tuition. AwardMakeupSchool.com 818-980-2119 (AAN CAN)

**Medical Billing**  
trainees needed. Become a Medical Office Assistant! NO EXPERIENCE NEEDED! Online training gets you Job ready! HS Diploma/GED & PC needed! 1-888-407-7063 (Cal-SCAN)



## 201 Autos/Trucks/Parts

**Buy or Sell an RV Online**  
Best Deals and Selection. Visit RVT.com Classifieds. Thousands of RVs for Sale By Owner and Dealer Listings. www.RVT.com 877-698-1118 A (Cal-SCAN)

## 202 Vehicles Wanted

**Cash for Cars**  
Any Car/Truck. Running or Not! Top Dollar Paid. We Come To You! Call For Instant Offer: 1-888-420-3808 www.cash4car.com (AAN CAN)

**Donate Your Car, Truck, Boat**  
to Heritage for the Blind. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. 800-731-5042. (Cal-SCAN)

## 210 Garage/Estate Sales

Pleasanton, 5862 San Juan Way, Jul. 19, 8-3  
Garage Sale. Furniture, night stands, children & adult clothing, misc. household items. Hoveround scooter. No EarlyBirds please. 5862 San Juan Way. 8-3 PM

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## 245 Miscellaneous

**DirectTV**  
2 Year Savings Event! Over 140 channels only \$29.99 a month. Only DirectTV gives you 2 YEARS of savings and a FREE Genie upgrade! Call 1-800-291-0350 (Cal-SCAN)

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**Sawmills**  
from only \$4397.00. Make and save money with your own bandmill- Cut lumber any dimension. In stock ready to ship. FREE Info/DVD: www.NorwoodSawmills.com 1-800-578-1363 Ext.300N (Cal-SCAN)

## 260 Sports & Exercise Equipment

**Did You Know**  
144 million U.S. Adults read a Newspaper print copy each week? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecelia@cnpa.com (Cal-SCAN)

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It is illegal for an unlicensed person to perform contracting work on any project valued at \$500.00 or more in labor and materials. State law also requires that contractors include their license numbers on all advertising. Check your contractor's status at www.cslb.ca.gov or 800-321-CSLB (2752). Unlicensed persons taking jobs that total less than \$500.00 must state in their advertisements that they are not licensed by the Contractors State License Board.

## 757 Handyman/Repairs

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



## 995 Fictitious Name Statement

**A+ GLOBAL PAY, LLC**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 492807  
The following person(s) doing business as: A+ GLOBAL PAY, LLC, 16 CASTLEDOWN ROAD, PLEASANTON, CA 94566, is hereby registered by the following owner(s): A+ Global Pay, LLC,

16 Castledown Road, Pleasanton, CA 94566. This business is conducted by a Limited liability company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Principal/CEO, Ayman Hamrad. This statement was filed with the County Clerk of Alameda on 06/13/2014. (Pleasanton Weekly, June 27, July 4, 11, 18; 2014)

**THE WRAP SHACK**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 492716  
The following person(s) doing business as: THE WRAP SHACK, 1 STONERIDGE MALL ROAD, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Dorinna DiSesso, 4529 Las Lomitas Drive, Pleasanton, CA 94566. This business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Dorinna DiSesso. This statement was filed with the County Clerk of Alameda on 06/11/2014. (Pleasanton Weekly, June 27, July 4, 11, 18; 2014)

**TRADE SILK ROUTE**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 493270  
The following person(s) doing business as: TRADE SILK ROUTE, 5320 CASE AVENUE, APT. #226, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Chandana Banerjee, 5320 Case Avenue, Apt. #226, Pleasanton, CA 94566. This business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Chandana Banerjee. This statement was filed with the County Clerk of Alameda on 06/25/2014. (Pleasanton Weekly, July 11, 18, 25, Aug. 1; 2014)

**OPEN MIND HEALING**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 493777  
The following person(s) doing business as: OPEN MIND HEALING, 6690 AMADOR PLAZA ROAD #235, DUBLIN, CA 94568, is hereby registered by the following owner(s): Virginia Ann Holmes, 16 Chapparral Court, San Ramon, CA 94583. This business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Virginia Holmes. This statement was filed with the County Clerk of Alameda on 07/11/2014. (Pleasanton Weekly, July 18, 25, Aug. 1, 8; 2014)

**YE ASSOCIATE**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 493831  
The following person(s) doing business as: YE ASSOCIATE, 4742 ARLENE PLACE, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Rong Ye, 4742 Arlene Place, Pleasanton, CA 94566; Christine Q. Wang, 4742 Arlene Place, Pleasanton, CA 94566. This business is conducted

by a General partnership. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Rong Ye (General Partnership). This statement was filed with the County Clerk of Alameda on 07/14/2014. (Pleasanton Weekly, July 18, 25, Aug. 1, 8; 2014)

## 997 All Other Legals

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHNNY LEE JARVIS**  
Case No.: RP14724510 To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of JOHNNY LEE JARVIS. A Petition for Probate has been filed by: JOHN L. JARVIS in the Superior Court of California, County of ALAMEDA. The Petition for Probate requests that: JOHN L. JARVIS be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on September 8, 2014 at 9:30 a.m. in Dept.: 201 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: /s/ C. Bruce Hamilton, 260 Sheridan Ave., #200, Palo Alto, CA 94306 (650)329-5992 (Pleasanton Weekly, July 11, 18, 25; 2014)



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## East Bay luxury home sales soar in May

Report: High-end market up 35%, remains strong heading for summer

By JEB BING

Luxury home sales in the East Bay soared more than 35% in May as the high-end market remained strong heading into summer.

A new report by Coldwell Banker Residential Brokerage of Pleasanton, based on Multiple Listing Service data of all homes sold for more than \$1 million in May in Alameda and Contra Costa counties, listed a total of 392 luxury homes changing hands in May, up 35.6% from the 289 transactions in May 2013.

High-end sales were also substantially higher than April's 313 transactions.

The upper end of the luxury market turned in a particularly strong performance in May with 55 sales over \$2 million, more than double the 27 sales at that level a year ago and ahead of the previous month's 42 transactions.

Meanwhile, the median sale price of a luxury home in May remained at \$1.3 million, the same

as April and May 2013.

Other key market indicators were all positive in May with homes selling faster on average and sellers receiving a higher percentage of their asking price compared to a year ago.

"While sales overall in the market have leveled off somewhat, primarily because of the limited inventory of listings, the luxury end of the East Bay's housing market really is showing no signs of cooling off," said Mike James, president of Coldwell Banker Residential Brokerage.

"The East Bay is a highly desirable area for luxury buyers, and the demand for high-end homes remains very strong," he said. "The issue really comes down to having enough listings to meet the demand, but hopefully we'll see more inventory come on the market as we head through the summer home buying season."

Some key findings from May's

Coldwell Banker Residential Brokerage luxury report:

- The most expensive sale in the East Bay in May was a five-bedroom, five-bath approximately 6,500-square-foot home in Piedmont that sold for \$4.25 million.
- Danville boasted the most luxury sales with 49, followed by Oakland with 43, Fremont with 42, Pleasanton with 33, Lafayette with 28, San Ramon and Piedmont with 25 each, and Orinda with 22.
- Homes sold in an average of 21.3 days in May, down from 25.7 days a year ago and 22.1 days the previous month.
- Sellers received an average of 106% of their asking price, up from 105% a year ago but down from 107% the previous month. ■

*Editor's note: The East Bay Luxury Housing Market Report is a monthly report by Coldwell Banker Residential Brokerage, a specialist in high-end real estate sales.*

## Builders see immigration reform as way to add to workforce

Would give us 'the workers we need,' home builder organization says

An organization representing home builders this week praised congressional efforts to develop an immigration policy that would help provide workers who developers need in construction.

Kevin Kelly, chairman of the National Association of Home Builders (NAHB) and a home builder and developer from Wilmington, Del., said immigration reform measures advanced by Congressman Mario Diaz-Balart (R-Fla.) and others would ensure that "we have the workers we need."

"The NAHB commends (Diaz-Balart) for his tireless leadership and commitment to fix our nation's broken immigration system," Kelly said. "Clearly, the issue is ripe

for action and we strongly encourage the House leadership to reconsider its decision to place immigration reform on the back burner. The time to move forward is now."

"NAHB will continue to remain engaged with lawmakers in both chambers and on each side of the political aisle to urge Congress and the Administration to work together on comprehensive reform," he added. "A modernized immigration system will bring greater economic certainty and ensure we have the workers we need, along with a secure border and a plan to address the status of the current undocumented population." ■

—Jeb Bing

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**1210 Hearst Drive** **SOLD, multiple offers \$1,478,000**  
Kottinger Ranch 5 Bedroom 3.5 Bathroom +/-3,269 square feet



**910 Sherman Way** **SOLD, \$1,325,000**  
Ventana Hills 4 Bedroom 3.5 Bathroom +/-3,016 square feet



**472 Bunker Lane** **PENDING, multiple offers \$1,648,000**  
Castlewood 5 Bedroom 4.5 Bathroom +/-3,889 square feet

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Phyllis Weiner  
REALTOR®  
(925) 251.2585  
pweiner@rockcliff.com

Peter McDowell  
REALTOR®  
(925) 251.2550  
pmcdowell@rockcliff.com



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Sun 1-4 Alain Pinel Realtors 314-1111

**5 BEDROOMS**  
**4 Courtney Lane \$1,400,000**  
Sun 1-4 Kat Gaskins 621-4050

## Dublin

**4 BEDROOMS**  
**4916 Piper Glen Terrace \$989,000**  
Sat 1-4 Cindy Gee 963-1984

**2037 Haggerty Drive \$888,800**  
Sat/Sun 1-4 Coldwell Banker 847-2200

**3335 Araldi Lane \$749,000**  
Sun 1-4 Emily Barraclough 621-4097

**5 BEDROOMS**  
**6210 Woodvale Terrace \$1,189,000**  
Sat/Sun 1-4 Keller Williams Tri-Valley 397-4200

## Livermore

**3 BEDROOMS**  
**818 Kalthoff Common \$2,988,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200

**556 Heligan Lane Unit #4 \$629,000**  
Sun 1-4 Tim McGuire 462-7653

**5556 Oakmont Circle \$600,000**  
Sun 1-4 Kathy Westernoff 577-2600

**4 BEDROOMS**  
**736 Wimbledon Lane \$680,000**  
Sat/Sun 1-4 Jo Ann Luisi 583-1106

**256 Hagemann Drive \$645,000**  
Sat/Sun 1-4 Jo Ann Luisi 583-1106

**305 Virginia Drive \$649,000**  
Sat/Sun 1-4 Linda Futral 980-3561

**5 BEDROOMS**  
**1521 Cielo Court \$1,129,000**  
Sun 1-4 Cindy and Gene Williams 918-2045

## Pleasanton

**3 BEDROOMS**  
**7635 B Canyon Meadows Circle \$479,000**  
Sat/Sun 12-4 Denise Ivaldi 251-2532

**4837 Saginaw Circle \$449,000**  
Sat/Sun 1-4 Lynne Palmer 586-1641

**6075 Audrey Court Call for price**  
Sat 1-3 Dave and Sue Flashberger 463-0436

**4 BEDROOMS**  
**839 Angela St. \$1,450,000**  
Sat 1-4/Sun 12-4 Keller Williams Tri-Valley 397-4200

**4471 Linda Way \$825,000**  
Sun 1-4 Fabulous Properties 980-0273

**307 Mavis Drive \$938,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200

**4268 Dundalk Court Call for price**  
Sun 1-4 Moxley Team 600-0990

**4896 Drywood St. \$949,000**  
Sat/Sun 1-4 Emily Barraclough 621-4097

**8031 Bethel Lane \$938,000**  
Sun 1-4 Gail Boal 577-5787

**6370 Alvord Way Call for price**  
Sat 1-3 Dave and Sue Flashberger 463-0436

**5 BEDROOMS**  
**581 E. Angela St. \$999,000**  
Sun 1-4 Fabulous Properties 980-0273

**3205 Ruby Hill Drive \$2,199,000**  
Sat/Sun 1-4 Coldwell Banker 847-2200

**1081 Heinz Ranch Court \$1,849,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200

**6 BEDROOMS**  
**656 Varese Court \$2,098,000**  
Sun 1-4 Fabulous Properties 980-0273

## San Ramon

**2 BEDROOMS**  
**121 Eastridge Drive \$425,000**  
Sun 1-4 Alain Pinel Realtors 314-1111

**3 BEDROOMS**  
**140 Shadowhill Circle \$715,000**  
Sun 1-4 BHG Tri-Valley Realty 463-9500

**4 BEDROOMS**  
**216 Veritas Court \$949,000**  
Sun 2-5 Alain Pinel Realtors 314-1111

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## SALES AT A GLANCE

This week's data represents homes sold during June 13-24

Dublin (June 16-24)

**Total sales reported:** 11  
**Lowest sale reported:** \$410,000  
**Highest sale reported:** \$1,246,500  
**Average sales reported:** \$861,773

Livermore (June 16-24)

**Total sales reported:** 13  
**Lowest sale reported:** \$357,000  
**Highest sale reported:** \$1,175,000  
**Average sales reported:** \$676,846

Pleasanton (June 16-24)

**Total sales reported:** 9  
**Lowest sale reported:** \$299,000  
**Highest sale reported:** \$1,810,500  
**Average sales reported:** \$1,274,500

San Ramon (June 13-23)

**Total sales reported:** 39  
**Lowest sale reported:** \$270,000  
**Highest sale reported:** \$1,475,000  
**Average sales reported:** \$757,372

Source: California REsource

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# Windermere REAL ESTATE



Highly desirable location. Beautiful panoramic backyard views of Pinole Valley. Completely Remodeled One of a kind single story with lots of attention to detail. NEW Kitchen, Hardwoods, Carpets, Raised panel doors, Trim work & more. Nicely updated baths. New Hvac and roofing system.  
**2547 Silvercrest Ct. Pinole. 3Bd/2Ba \$499,950**



Light & bright single level end unit! Beautiful complex w/ plenty of amenities. Very private location. Granite counters. Gorgeous hardwoods throughout. Updated Baths. Open floor plan w/vaulted ceilings. Spacious closets. Complex balcony views. Indoor laundry. Attached garage. Central HVAC system. A must see. 10+.  
**7265 Cronin Circle Dublin. 2Bd/2Ba \$399,950**



Gorgeous Single Story in popular Canyon Crest!! This spacious home backs to permanent open space, and features new tile floors, new paint, new carpeting, a gorgeous gourmet kitchen with granite countertops, double ovens, and a large kitchen nook with views of the hill. Open floor plan with vaulted ceilings, formal living room and dining room, beautiful family room with wet bar and views of the hill. No rear neighbors, the home backs to the hills, and features a wonderful, relaxing backyard. Wonderful location, walk to park and elementary school!!!!  
**5290 Canyon Crest Dr. San Ramon. 4Bd/2Ba \$899,950**

## We Have Buyers!!! We Need Your Listings!



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### DOWNTOWN



#### 303 NEAL STREET, PLEASANTON

One of Downtown Pleasanton's Crown Jewels...Location, Location, Location! Become a Part of Pleasanton's Rich History and Own This Historically Designated Charming Queen Anne Victorian Home on Property Once Owned By the King of Spain. This Unsurpassed Hilltop Location Overlooking Downtown Pleasanton is Located at the Historic Corner of Neal and 3rd Street. Enjoy the Space, Quiet and Privacy Provided By This Large & Unique Over One Half-Acre Beautiful Downtown Estate, Conveniently Located Just 3 blocks From Main Street.

**OFFERED AT \$2,195,000**

### DOWNTOWN



#### 525 BONITA AVENUE, PLEASANTON

Beautiful Remodeled Single Story Home in Downtown Pleasanton. 5 Bedrooms. 3 Bathrooms. 2,150 Square Feet. Private Beautifully Landscaped Grounds!

**SOLD FOR \$1,121,500**  
REPRESENTED BUYER

### DOWNTOWN



#### 4460 ENTRADA DRIVE, PLEASANTON

Downtown Single Level at the desirable Corner of Neal Street and Entrada Drive, 3 Bedrooms Plus office, Upgraded Bathrooms, This Open Floor Plan Gets Lots of Natural Light and is great for entertaining. Woodburning Fireplace, Central Air, Private Rear Yard with Refinished Pebble Tech In-Ground Pool. Two and one Half Car Garage, Side Yard/RV Access. Walk 4 blocks to Main Street and Enjoy the Amenities, Shops, Restaurants, Concerts, Farmers Market & More in Downtown Pleasanton!

**SOLD FOR \$906,000**

### OAK HILL



#### 7413 ASPEN COURT, PLEASANTON

Beautifully Upgraded Home on Quiet Court In The Foothill Area ("Oak Hill") Three Bedrooms, Two Bathrooms, Upgraded Kitchen, Formal Dining Room Approximately 1879 Square Feet, Lot Size-6876 Square Feet, Dual Pane Windows, New Carpet, Central A/C, New Flooring in Laundry Room and Main Bath, RV Access. Walking Distance to Great Schools, Neighborhood Amenities Include Pool, Clubhouse and Green Belts!

**OFFERED AT \$749,000**

### KOTTINGER RANCH



#### 3750 SMALLWOOD COURT, PLEASANTON

Beautiful panoramic views of Mt. Diablo & the Pleasanton Valley! This custom home built by Westbrook Homes is located on an 18,084 square foot private, elevated lot. This well designed, open floor plan offers a formal Dining Room, formal Living Room, as well as a full bedroom, adjacent bathroom & bonus room on the first floor. The remodeled gourmet kitchen offers stainless steel appliances, granite counters & a custom tile backsplash. 5 bedrooms, 4.5 bathrooms total, this 4,748 square foot home also has 3 remodeled bathrooms & other upgrades throughout including, crown molding & new carpet! The expansive rear yard includes an in-group pool/spa, outdoor BBQ.



#### 3881 FOOTHILL ROAD, PLEASANTON

Highly Upgraded Custom Home in Desirable Foothill Road Area with Over \$250K in Recent Upgrades, Filtered Ridge & Valley Views from this Private Secluded Half Acre Plus Lot. Mature Tree Studded Landscaping and Private Backyard with Solar Heated Pool Makes this Home Perfect for Entertaining. Includes Four Bedrooms (1 Downstairs), Private Custom Offices, Three Remodeled Bathrooms, Spacious Gourmet Kitchen with Granite Countertops & Stainless Steel Appliances and Approx. 4000 Square Feet.

**SOLD FOR \$1,725,000**

### SPRINGTOWN



#### 3719 CALIMANCO COMMON, LIVERMORE:

Well-maintained 3 bedroom, 2.5 bathroom + den home in the gated Copperhill community of Livermore! Relax on the private patio or utilize the community features, including a pool & spa. With easy freeway access, you are minutes away from the new Livermore Paragon outlets, grocery stores, and schools!

**SOLD FOR \$480,000**  
REPRESENTED BUYER



#### 5291 LILAC AVENUE, LIVERMORE:

Complete Remodel, three bedroom, two bath, two car garage, 336 Sq. Ft. screened patio room with fireplace, new kitchen and bathrooms, recessed lighting, red oak laminate flooring, dual pane windows, central heat & air conditioning, community pool, sweeping view of seventh green, new landscaping.

**SOLD FOR \$490,500**  
REPRESENTED BUYER

### GLENMOOR



#### 37656 MOSSWOOD DRIVE, FREMONT

Awesome Neighborhood! Premium Beautifully Landscaped Large Private Rear Yard, Great Schools, 2/3 Bedroom, 2 Upgraded Bathrooms, Wood Flooring, Open Floor Plan, Wood Burning Fireplace, Extra Room (Possible 3rd Bedroom) and Patio Room (with Skylights) Without Permits and Not Included in Square Footage. Staged and Shows Well!

**SOLD FOR \$581,000**



HOME SALES

This week's data represents homes sold during June 13-24

Dublin

- 7651 Amarillo Road** F. Collier to D. & F. Lal for \$675,000
- 4644 Central Parkway #35** Grant Trust to K. & S. Subramanian for \$580,000
- 4712 Chestnut Court** C. Wolpert to D. & A. Srinivasan for \$1,080,000
- 7122 Cross Creek Circle #B** Ivory Trust to R. Saha for \$410,000
- 1603 North Terracina Drive** D R Horton to A. & N. Chevuru for \$1,192,000
- 1607 North Terracina Drive** D R Horton to R. & M. Sharda for \$1,224,500
- 4845 Perugia Street** Laptop Living to L. Thaweethai for \$575,000
- 11809 Southwick Court** Dawney Trust to J. & K. Baalman for \$850,000
- 6986 Stagecoach Road #H** S. & K. Sagar to S. Singh for \$437,000
- 4759 Travertino Street** KB Home to D. Tran for \$1,246,500
- 4787 Travertino Street** KB Home to K. Nagaraj for \$1,209,500

Livermore

- 143 Amber Way** J. & M. Bruan to R. & A. Hufford for \$690,000
- 3120 Arcadia Common #3** C. & B. Kamp to Roy Trust for \$492,000
- 55 Daisyfield Drive** S. Crepeau to L. McCarthy for \$780,000
- 646 Daisyfield Drive** Woods Trust to Fernandez Trust for \$765,000
- 1483 Darwin Avenue** D. & B. Young to J. Cisek for \$815,000
- 1164 Lexington Way** J. & J. Reguero to P. Shread

- for \$1,175,000
- 1935 Mercury Road** D. Ford to C. & B. Rettig for \$722,000
- 1929 Monterey Drive** J. & J. Carlton to C. & K. Saintpierre for \$363,000
- 3893 Silver Oaks Way** J. Randazzo to D. Hua for \$535,000
- 1425 Spring Valley Common** M. Schoeneman to A. Abraham for \$357,000
- 1873 Staghorn Way** J. West to Kaatz Trust for \$950,000
- 1386 Vancouver Way** Chin Trust to Esaka-Kasai Trust for \$670,000
- 266 Wood Street #403** R. & K. Grandfield to A. Barton for \$485,000

Pleasanton

- 9451 Blessing Drive** C. Chen to J. & S. Eshelman for \$1,810,500
- 4460 Entrada Drive** Nurse Trust to M. & A. Dziekonski for \$906,000
- 7760 Redbud Court** G. & L. Rose to S. & M. Joshi for \$940,000
- 1509 Rose Lane** Goglia Trust to M. Zeng for \$1,525,000
- 875 Sunny Brook Way** C. & S. Kim to J. & B. Kishor for \$1,605,000
- 1023 Sycamore Creek Way** J. & E. Eliassen to K. & J. Desai for \$1,710,000
- 3845 Vineyard Avenue #J** Oak Trust to R. Quarry for \$299,000
- 1279 Vintner Way** Vayder Trust to Gavankar Trust for \$875,000
- 7122 West Woodbury Court** T. & N. Borchers to J. & G. Beliakoff for \$1,800,000

San Ramon

- 8975 Alcosta Boulevard #138** H. Ng to H. Wang for \$285,000

- 9085 Alcosta Boulevard #420** I. & M. Tunggal to A. Lau for \$285,000
- 1236 Andreas Way** J. & B. Jackson to A. Lee for \$1,063,000
- 725 Arboles Place** H. & L. Moreira to R. Anderson for \$870,000
- 3169 Ashbrook Lane** D. & D. Dillman to S. & V. Yakkala for \$980,000
- 1467 Asterbell Drive** M. & N. Batongbacal to S. & B. Sharma for \$903,500
- 3850 Ayers Way** J. Nomula to T. Kishwar for \$885,000
- 440 Bollinger Canyon Lane #396** Morlan Trust to Swasey-Balough Trust for \$270,000
- 8112 Briar Oaks Drive** Gonzalez Trust to S. Kukanur for \$935,000
- 8169 Briar Oaks Drive** H. Patel to V. Desai for \$950,000
- 9801 Broadmoor Drive** Bateman Trust to J. Colarchik for \$760,000
- 7224 Brower Way** M. Croke to M. Vrshaketu for \$1,155,000
- 9860 Brunswick Way** V. & E. Biryukov to L. Dasilva for \$730,000
- 4395 Canyon Crest Road #W** S. Essayem to C. White for \$1,010,000
- 216 Canyon Woods Way #D** A. & F. Boutell to J. & M. Kehrig for \$455,000
- 3328 Chartwell Street** Responsible Management to T. Hoang for \$762,000
- 2748 Corey Place** Negi Trust to D. & C. Capece for \$840,000
- 385 Eastridge Drive** N. Capra to N. & N. Grimm for \$425,000
- 14 Elmwood Drive** J. & K. Vorndam to Y. Mash for \$838,000
- 67 Elmwood Drive** Lei Trust to A. Yasoda for \$730,000
- 415 Fuchsia Lane** R. & A. Booker to S. Hanumanthu for \$848,000

- 3081 Lakemont Drive #5** C. & J. Aldredge to P. & A. Hariawala for \$650,000
- 216 Norris Canyon Place #C** A. Afkar to H. Evans for \$450,000
- 220 Oakham Court** G. & A. Handling to B. & N. Hensel for \$882,000
- 833 Pipers Brook Court** R. Wang to V. & M. Vehemente for \$1,175,000
- 2516 Shadow Mountain Court** T. & Z. Jeans to E. & J. Jones for \$729,000
- 2024 Sorrelwood Court** S. Bigman to N. Menzies for \$1,475,000
- 302 South Overlook Drive #121** C. Franklin to F. & C. Birnie for \$470,000
- 376 South Overlook Drive #235** Yamazaki Trust to M. Wang for \$333,000
- 384 South Overlook Drive** A. Afkar to Shahabi Trust for \$449,000
- 100 Sunnybrook Place** M. Cohen to D. Nguyen for \$735,000
- 540 Sutter Creek Lane** A. Herrick to G. & P. Sodhi for \$650,000
- 201 Tangerine Court** A. Agnew to J. Stevens for \$435,000
- 101 Treasure Court** W. & T. Knezeak to L. Varela for \$460,000
- 2103 Watermill Road** P. & A. Parikh to K. Karollil for \$760,000
- 5116 Whetstone Way** Shapell Industries to M. & R. Spiesman for \$1,265,000
- 351 Winterwind Circle** C. & L. Yen to X. & Z. Zhang for \$715,000
- 917 Woodland Drive** Christi Trust to S. Yu for \$945,000
- 160 Woodview Terrace Drive** Schellenberg Trust to M. Giesecke for \$980,000

Source: California REsource



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emilyb@apr.com  
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*Just Listed and Sold in June & July  
by Emily Barraclough & Esther McClay*

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BRE# 01872528



**JUST LISTED**    **OPEN SAT/SUN 1-4 PM**

**4896 Drywood St Pleasanton**

4 bedrooms, 2 1/2 bathrooms with updated kitchen and bathrooms in desirable West Side Pleasanton neighborhood. Close to schools, shopping and easy commute location.  
**Listed for \$949,000**



**JUST LISTED**    **OPEN SUN 1-4 PM**

**3335 Araldi Lane Dublin**

4 bedrooms, 3 bathrooms, highly updated in East Sorrento neighborhood of Dublin. Close to community recreation center, pool and parks.  
**Listed for \$749,000**



2590 Skylark Way Pleasanton  
Sold for \$910,000  
Represented Buyers



5521 Old Westbury Way Dublin  
Sold for \$790,000  
Represented Buyers



2375 Fairfield Ct Pleasanton  
Sold for \$970,000  
Listed & Sold with multiple offers



4998 Dolores Drive Pleasanton  
Sold for \$1,130,000  
Represented Buyers

PLEASANTON | 900 Main Street 925.251.1111



# Builder confidence keeps rising in West, U.S.

Pent-up demand bringing more buyers into marketplace

By JEB BING

Builder confidence in the market for newly built single-family homes reached an important milestone in July, rising four points to a reading of 53 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI).

Any reading over 50 indicates that more builders view sales conditions as good than poor.

"This is the first time that builder confidence has been above 50 since January and an important sign that it is strengthening as pent-up demand brings more buyers into the marketplace," said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del.

"An improving job market goes hand-in-hand with a rise in builder confidence," said NAHB chief economist David Crowe. "As employment increases and those with jobs feel more secure about their own economic situation, they are more likely to feel comfortable about buying a home."

Derived from a monthly survey that NAHB has been conducting for 30 years, the index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores from each component are then used to calculate a seasonally adjusted index.

All three HMI components posted gains in July. The index gauging current sales conditions increased four points to 57, while the index measuring expectations for future sales rose six points to 64 and the index gauging traffic of prospective buyers increased three points to 39.

The HMI three-month moving average was up in all four regions, with the West registering a five-point gain to 52 while the South rose two points to 51. The Northeast and Midwest posted one-point and two-point gains to 35 and 48, respectively. ■

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**936 Waverly Common, Livermore**

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Wonderful spacious townhome with the privacy of a detached home, located in one of Livermore's best kept secrets, Valhalla. Cathedral ceilings in living areas, lots of windows and an internal atrium give it a warm cozy feel with natural light. Bright kitchen with double ovens, Corian counter tops, and eating area with great views. 3 generous bedrooms upstairs including spacious master with a balcony, 2.5 baths includes master with relaxing jetted tub. Great drought tolerant back yard with nice patio and fabulous views of Livermore Valley. Valhalla offers a wonderful private location with a pool and playground for kids, within walking distance to downtown Livermore and easy access to freeway.

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Client Services

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*"We were really impressed with the way Tim handled the sale of the house. Tim took control of all the tasks involved and really took all the stress off our shoulders. Tim had a detailed plan and executed it perfectly. He handled all the arrangements, and we were able to relax. I would Definitely recommend Tim to anyone who wants to sell or buy a home without the stress and use the expertise of highly experienced agent!"*

*John Camozzi  
1260 Harvest Rd*



**Raven Road, Pleasanton**

4 bedrooms / 2 bathrooms, 2,186 +/- sq.ft. on a 7800 +/- sq.ft. lot

CALL FOR DETAILS



**2574 Skylark Way, Pleasanton**

3 bedrooms / 2 bathrooms, 1,754 +/- sq.ft. on a 7400 +/- sq.ft. lot

CALL FOR DETAILS



**2377 Greenberry Court, Pleasanton**

4 bd/2.5 ba, 2087 +/- sq.ft.

LISTED AT \$929,000



**2761 Hartley Gate Court, Pleasanton**

3 bd/2ba 1,445 +/- sq.ft.

LISTED AT \$799,000



**2434 Sanderling Drive, Pleasanton**

4bd/2.5 ba, 2315 +/- sq.ft.

SOLD FOR \$845,000



**2590 Skylark Way, Pleasanton**

4bd/2.5ba, 2,164 +/- sq.ft. on a 7,641 +/- sq.ft.

SOLD FOR \$910,000



**6256 Roslin Court, Pleasanton**

4 bd/2ba, 1607 sq.ft.

SOLD FOR \$773,000



**2375 Fairfield Court, Pleasanton**

4 bd/2.5 ba, 2,101 sq.ft.

SOLD FOR \$970,000

900 Main Street, Pleasanton, CA 94566

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PRESENTING THE PROPERTIES OF OUR *Pleasanton & Livermore Valley* OFFICE...

MOXLEY TEAM

BY APPT



**PLEASANTON \$2,235,000**  
Beyond amazing, custom 5bd./4.5ba + office, bonus room, bed & full bath on main level, solar heated pool & pool house w/outdoor kitchen & full bath, private well for irrigation. Top of the line!  
1537 COURTNEY AVE.

BLAISE LOFLAND

BY APPT



**PLEASANTON \$2,195,000**  
Pleasanton's rich history in this historic charming "Queen Anne" Victorian home situated on a 55+/-acre hilltop estate lot overlooking downtown Pleasanton! Pvt. park-like grounds & sparkling pool.  
303 NEAL STREET

MOXLEY TEAM

BY APPT



**PLEASANTON \$1,895,000**  
5 BD, 4.5BA, Office, 4,952 Sq.Ft. w/812 Sq.Ft. Carriage House - 1 BD, 1BA w/ kitchen. Office off entry & Guest Suite w/ full bath. Private yard w/ amazing views. Elegant pool, wading, spa large yard.  
773 ROLLING HILLS LANE

MOXLEY TEAM

BY APPT



**PLEASANTON \$1,400,000**  
Rare Opportunity! Single Level w/ open floor plan. Optional bonus room. 3-Car garage. Formal entry, wood flooring, vaulted ceilings. Kitchen opens to grand room. Pool/spa, patio & large lawn.  
3866 PICARD AVE.

KAT GASKINS

SUN 1:00-4:00



**DANVILLE \$1,400,000**  
Spectacular Entertainers Dream! 3,400+/-sf, 5bd/3ba, 3-car garage situated on a beautiful corner lot, state of the art outdoor kitchen, pool, spa, fire pit, music and so much more!  
4 COURTNEY LANE

DAN GAMACHE

BY APPT



**LIVERMORE \$1,350,000**  
PRICE REDUCED! Immaculate and rare property! 3332+/-sf single story home, excellent condition, 1800+/-sf basement, 1800+/-sfshop/garage/apt., endless views!  
5800 EAGLES RUN RD

TREVOR CREAGER

BY APPT



**PLEASANTON \$1,100,000**  
3.5+/-acres of land nestled on serene Happy Valley Road overlooking hills and views of the Pleasanton Ridge. Close to city yet bursting Country.  
622 HAPPY VALLEY RD

LINDA FUTRAL

COMING SOON



**LIVERMORE \$1,099,000**  
Incredible custom home in one of Livermore's most sought after areas. All the bells and whistles in this beautiful custom home! Outstanding floor plan.  
Sat & Sun 7/26 & 7/27 1-4  
2153 VINTAGE LANE

DOUG BUENZ

SAT & SUN 1:00-4:00



**PLEASANTON \$1,075,000**  
Gorgeous updated 4bd/2.5ba, granite kitchen, designer carpet, custom tile floors, luxurious master suite w/retreat, huge walk-in closet, 3 car garage, pvt lot and more.  
1331 VALLEY AVE.

JOANN LUISI

BY APPT



**DUBLIN \$888,950**  
Open floor plan, 3bd+loft/4th bd + 2 tech centers, detached studio apt above garage, private entry, great location, super clean, freshly painted interior, washer and dryer included.  
5619 APPLGATE WAY

DAN GAMACHE

BY APPT



**PLEASANTON \$869,950**  
Simply a wonderful property in a fantastic location! Remodeled kitchen & bathrooms, hardwood floors, crown molding, upgraded doors, Anderson windows, newer roof, newer HVAC, sparkling pool & more!  
2130 FAIRFIELD RD

DAN GAMACHE

BY APPT



**PLEASANTON \$859,999**  
Great location next to Hansen Park and schools. 4bd/2.5ba, master downstairs. Beautiful hand carved hardwood floors downstairs, remodeled kitchen, sparkling pool, covered patio, large side access.  
2286 CAMINO BRAZOS

TIFFANY ROSE

BY APPT



**PLEASANTON \$799,000**  
Charming single story ranch in desirable Jensen Tract neighborhood! Prime corner lot location, 3bd/2ba, spacious and open, huge living/dining area, breakfast nook private rear yard, walk to downtown & schls.  
4090 NEVIS ST

CHRISTINE STARK

BY APPT



**LIVERMORE \$799,000**  
Enjoy Country Living! Wonderful location only minutes to town. Great floor plan with lots of potential. Large barn with loft & cement floor. 7.8 acres.  
3988 DYER RD

JO ANN LUISI

SAT & SUN 1:00-4:00



**LIVERMORE \$680,000**  
Meticulously maintained home. Open floor plan. Add your personal touch to make this gem your dream home. Per owner some hardwood floors under carpet. Clear pest report.  
736 WIMBLETON LN

KAT GASKINS

BY APPT



**LIVERMORE \$679,900**  
Charming 4bd/2ba, court location, Huge lot and RV area high ceilings, lovely rear yard, pool, garden beds, 12x16 storage shed, green house and more!  
6135 ALTAMAR CT

LINDA FUTRAL

SAT & SUN 1-4



**LIVERMORE \$649,000**  
Peaceful living in this quiet neighborhood on great corner lot. Private and tranquil describe this well maintained one owner home. Light, bright, functional two bedrooms downstairs. Come see it today!  
305 VIRGINA DRIVE

JO ANN LUISI

SAT & SUN 1:00-4:00



**LIVERMORE \$645,000**  
Bright and Sunny 4 bedroom home. Well-maintained Pool & Garden. Possible Side Yard Access. New paint and interior freshly painted. Low maintenance front yard.  
256 HAGEMANN DR

MOXLEY TEAM

BY APPT



**DUBLIN \$565,000**  
Rare opportunity-Single Level, 2-Car side-by-side garage, indoor laundry & an end unit. Open floor plan w/ kitchen opening to dining & living room. Granite Counters, gas cooking & move in ready!  
4193 CLARINBRIDGE CIR.

LESLIE FAUGHT

BY APPT



**LIVERMORE \$394,000**  
Park right in front of this wonderful private end unit, private entrance, open floor plan, AEK, frig, washer & dryer included, neutral décor, freshly painted, spacious rooms, low hoa and more!  
1080 GLENN CMN

LUXURY PORTFOLIO INTERNATIONAL

PLEASANTON/ LIVERMORE VALLEY | 900 Main St 925.251.1111

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