

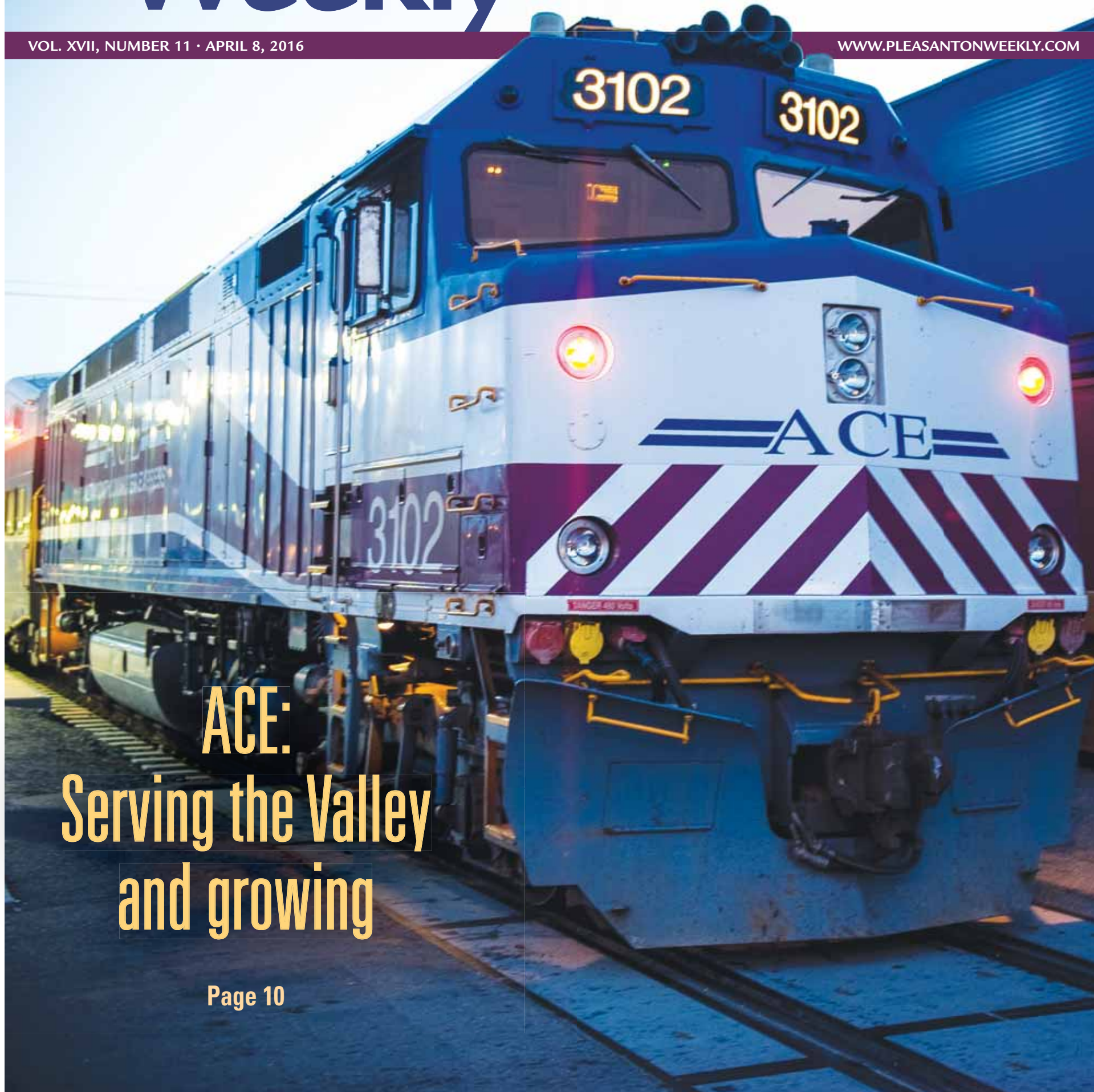
Pleasanton Weekly

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AROUND PLEASANTON



BY JEB BING

District attorney, criminal courts moving here



JEB BING

Five-story, \$147.7 million East County Hall of Justice and two-story county office building under construction next to the Santa Rita Jail in Dublin. The main building will house county's criminal courts now in Oakland; the smaller building will serve as a county office building, including office of District Attorney Nancy O'Malley and her 1,200-member staff.

Alameda County District Attorney Nancy O'Malley seemed quite neighborly last week when she asked local Realtors for their help in looking for suddenly deteriorating housing and weird traffic patterns.

And with good reason. She'll soon be in our neighborhood, too, when she moves next year with her staff from Oakland into the \$147.7 million East County Hall of Justice now under construction next to the Santa Rita Jail in Dublin.

The new building will house the county's criminal courts in a five-story courthouse with 13 courtrooms, which will replace the leased Gale/Schenone Hall of Justice at 5672 Stoneridge Drive in Pleasanton.

O'Malley's offices and the county's Public Defender and Probation departments will be located in an adjacent two-story county building with a shared lobby and easy access to the criminal courts building. Civil courts will remain in Oakland with most family courts moving to Hayward. Jury duty, for the most part, will shift to the new Dublin courthouse when it opens in June 2017, although residents in the Tri-Valley could still be called into Oakland for civil cases.

For O'Malley, it's back where she started after earning a law degree from Stanford University and joining a law firm in San Ramon. Her successful legal work on cases involving the Blackhawk Automotive Museum led to an opportunity to move into the county's DA's Office and notable courtroom experiences.

O'Malley said the larger space in Dublin will help her accommodate her 1,200-member staff that includes police officers recruited from city forces who serve as investigators. They're the ones who do all of the investigations of real estate cases as well as environmental, consumer and insurance fraud.

Speaking to members of the Valley Real Estate Network, O'Malley asked them to join her investigators to be on the lookout for graffiti, unusual nighttime traffic, broken windows that aren't repaired and other conditions in otherwise good neighborhoods. Those are signs of unwanted changes, she said.

"We're both looking for signs of deterioration in neighborhoods that could bring the value of houses down and possibly impair the safety of those who live there," she told Realtors.

O'Malley said real estate agents can help her office spot situations of elderly abuse, where mortgage scammers or untrustworthy caregivers are stealing life savings from victims.

"If you go into an older person's house that is up for sale and see no food in the refrigerator or other signs of possible abuse, let us know," O'Malley said. "We're seeing many cases where someone is going into a senior's checkbook and bank account and taking their money away. You can help us find out about these crimes before something catastrophic happens."

She said that often it's an elder's child that's doing this, including selling a home the parent has lived in for half a century or more and had appreciated in value. But when the culprit is identified as a member of the family, the victim hesitates to file charges.

"So we've set up a special court just for elders who are mostly being abused by family members," O'Malley said. "This is helping us protect the elder without making them feel that they are putting their child in prison."

"We do a lot of work with people like you who know neighborhoods and the people who live there and can tell us if they are not being taken care of," she added. ■

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About the Cover

ACE train, which currently serves commuters between San Jose and Stockton with its busy Pleasanton station a midway stop, has big plans, including extending service to Modesto, Merced and Sacramento by 2025. It plays a part in Pleasanton's continued economic growth. Photo by Freddy Rodriguez/San Joaquin Regional Rail Commission. Cover design by Kristin Brown.



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Streetwise

ASKED AROUND TOWN

Have you ever insulted anyone without intending to?



Peter Katzman *Accountant*

Oh yes. I was in Baby Gap exchanging some gifts I received for our new baby, and I started chatting with another customer in the store. She very much appeared to be expecting a baby, so I asked her when she was due. She responded, "I'm not pregnant." And I thought to myself, "Oops!"



Nancine Harvey *Homemaker*

I was in Carmel recently and saw a gorgeous, giant, fluffy brown dog. He was a real "hunk." And at the other end of his leash was a very large, beef-cakey guy. I stopped to pet and admire the dog and mentioned to the man that he and his dog really looked alike. I totally meant it as a compliment, but the man responded in an annoyed kind of way, "I do not look like this dog!"



Dan Holland *Property manager*

I was a guest for dinner at someone's house recently. The food was really great. So when I left, I graciously thanked my host and told him the meal reminded me of my grandmother's cooking. I could think of no higher compliment, but my host was taken aback. To this day I don't understand why he was insulted.



Stephanie Powers *Nutritionist*

I think everyone has unintentionally offended someone, at one time or another. I sang in my college's choir club many moons ago. I remember telling the girl next to me that she "sounded a little flat." I intended it as constructive criticism, but she was incredibly offended. She never spoke to me again.



Jim Kantor *Information technology*

Oh yes. Just last week at Raley's I saw an elderly woman wearing a very colorful "tunic." I told her that I really liked her dress. I then went what apparently was a step too far by asking whether she had sewn it herself. She responded, "I did not make this dress. It was a gift from my daughter."

—Compiled by Nancy and Jenny Lyness

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Health fair

The Firehouse Arts Center is set to host the Tri-Valley Health Initiative's Pleasanton Health Fair next weekend.

The event will include health and human-services resource tables, dental and vision screenings, physical examinations, entertainment and a workshop on immigration law. So far, 31 agencies have registered to participate and provide resources to attendees.

Admission to the event and screenings are free. The health fair runs from 9 a.m. to 1 p.m. April 16 at the Firehouse, 4444 Railroad Ave. For more information, visit <http://ptownlife.org>.

'The Hunting Ground'

Tri-Valley Haven is set to host a screening next Thursday of "The Hunting Ground," an acclaimed documentary spotlighting sexual assault on American college campuses, institutional coverups and the toll such events take on survivors and their families.

The film follows several undergraduate students as they try to pursue their education and justice in the wake of sexual assault.

The free screening, set for 7:30 p.m. at 3663 Pacific Ave. in Livermore, is recommended for attendees 16 years old and older. Refreshments will be served and a blanket or lawn chair for sitting is recommended. To learn more, contact Christine at 667-2707 or Christine@trivalleyhaven.org.

Wildflower festival

The Sunol-Ohlone Regional Wilderness is set to celebrate its Spring Wildflower Festival from 11 a.m. to 4 p.m. tomorrow.

The event will include guided hikes for all ages and levels of expertise, local vendors and artisans, crafts, live entertainment, family-friendly activities, and booths with information about environmental organizations, according to East Bay Regional Park District officials.

The festival is free, but the Sunol Wilderness has a \$5 parking fee (cash only). It is located at the end of Geary Road off Calaveras Road, five miles south of Interstate 680. Visit www.eb-parks.org or call 510-544-3249 for more details. ■

Correction

The article "Pleasanton teen earns second place in regional spelling bee" in last week's Newsfront section incorrectly stated the residency of the spelling bee winner. The first-place student was from San Jose. The Pleasanton Weekly regrets the error.

Family of teen fatally shot by Pleasanton PD officer sues city, department

Complaint demands jury trial to determine damages after officer cleared of criminal charges

BY MEREDITH BAUER

The parents of a 19-year-old man fatally shot by a Pleasanton police officer downtown last summer are suing the police department and the city for wrongful death, claiming action should have been taken to prevent the teen's death during the violent encounter with police.

In a civil complaint filed in Alameda County Superior Court on Monday, the family of John Deming Jr. requested a jury trial to determine financial damages related to the San Jose man's death.

Deming was killed during the early-morning hours of July 5 after police found him inside a Pleasanton car dealership while responding to a burglary report. The man was found

unarmed but jumping on cars and acting erratically to the point that some officers questioned if he was in the middle of a mental-health crisis, according to investigators.

He was later shot by Officer Daniel Kunkel during an altercation outside the downtown dealership. County prosecutors declined to file criminal charges against Kunkel, determining the officer acted in lawful self-defense.

The Deming family's 17-page complaint, which alleges wrongful death and civil rights violations, names the city of Pleasanton, the Pleasanton Police Department, Kunkel and five other police officers as defendants. The suit does not specify requested financial damages, but it asks that a jury determine that amount.

Pleasanton police chief Dave Spill-

er and interim city attorney Julie Harryman each said Tuesday they could not comment on the matter because of pending litigation.

The lawsuit contends use of deadly force was not necessary since Deming was not a violent person, some officers on scene thought he might be experiencing a mental-health crisis, and he did not have any drugs in his system.

"The facts will show that Officer Kunkel was mentally unstable, panicked when he saw John Jr. fleeing from the K9 that was chasing him, and unreasonably shot and killed John Jr. without any justification or privilege," according to the complaint, filed on behalf of Deming's parents, John Deming Sr. and Linda Stasi.

The Deming family is represented

by the Los Angeles-based law firm Geragos & Geragos, best known for representing celebrities such as Chris Brown and Michael Jackson.

The attorneys said that before the shooting, Deming was on his way from his mother's home in San Jose to his father's home in Oakdale, where he planned to work that summer but found himself overcome by "emotional issues as he was set to go off into the workforce."

Around 2 a.m. July 5, Pleasanton police responded to a burglary alarm at Specialty Sales Classics car dealership on First Street and saw Deming inside. After attempts to bring Deming in peacefully, police used Tasers, bean bag rounds and a police dog

See **LAWSUIT** on Page 6

Johnson Drive Economic Development Zone



Public meeting set for Tuesday night

City Council, Planning Commission to discuss rezoning plans at 6:30 p.m. workshop in Senior Center

BY JEB BING

The Pleasanton City Council and Planning Commission will hold a joint workshop meeting starting at 6:30 p.m. Tuesday in the city's Senior Center to discuss the potential Johnson Drive Economic Development Zone (EDZ) being considered for a 40-acre site along Johnson Drive, between Stoneridge Drive and Interstate 580.

The site, mostly vacant since the demolition of a Clorox research center last year, is otherwise developed with aging office, commercial, institutional and industrial uses.

The creation of a Johnson Drive EDZ would allow the city to use zoning and land-use designations, completed environmental review documentation, and standards and

guidelines to streamline the development process and encourage investment, thereby diversifying the city's economic base, said Eric Luchini, associate planner for Pleasanton.

In 2014, the City Council endorsed the idea of exploring a Johnson Drive EDZ in recognition of the fact rezoning the property for commercial purposes would allow for a wider, more modern range of uses.

The Tuesday evening meeting, which is open to the public, follows two community meetings and a Planning Commission workshop to raise awareness about economic development along Johnson Drive, answer questions and seek public input on the draft supplemental environmental impact report (DSEIR).

The city is in the process of completing its response to comments on the DSEIR, as well as a comprehensive economic study. Both will be discussed at the Tuesday workshop.

These documents, along with the DSEIR, staff reports, a "Frequently Asked Questions" fact sheet and other information about the Johnson Drive EDZ can be found on the city's homepage under "Hot Topics" or at www.cityofpleasantonca.gov/JDEDZ.

Although no formal actions will be taken at this workshop, public comments will be transcribed and considered by city leaders as they continue to consider the Johnson Drive proposals.

The workshop will be held in the main auditorium of the Pleasanton Senior Center at 5353 Sunol Blvd. ■

Pleasanton selects new city attorney

Sodergren moving to post here from Tracy, where he held same position

Daniel Sodergren, city attorney for the city of Tracy, where he has worked for the past 11 years, was hired Monday as Pleasanton's new city attorney.

He succeeds Jonathan Lowell, who retired in December after more than 30 years practicing municipal law, including the last six as Pleasanton's city attorney.

Sodergren, too, has close to 30 years of legal experience, most of which has been in local government. Before Tracy, he served as city attorney and assistant city attorney for the city of Livermore and, earlier, as special counsel for the cities of Palo Alto and Oakland. He began his career as a law clerk and served in that capacity in Palo Alto, Santa Clara and San Jose.

Sodergren, who lives in Pleasanton, was responsible for handling all litigation for the city of Tracy, a community of 86,000 residents, a General Fund of \$50 million and 464 employees. He provided legal advice to its City Council, including on planning, land use, initiatives, elections, utilities and California Environmental Quality Act (CEQA) issues.

"I am pleased to announce Daniel



Daniel Sodergren

See **ATTORNEY** on Page 8



MEREDITH BAUER

Pleasanton Middle School teacher Ann Cartwright prepares to release fish students raised over the past few weeks into a lake at Shadow Cliffs.

Dozens of trout raised by Pleasanton students released into wild

Nurturing fish brings science to life for local middle schoolers

By MEREDITH BAUER

Tiny fish wriggled in a blue cooler as the science teachers prepared for the big release. First, they shooed away lurking ducks.

Students at Pleasanton Middle School raised about 30 trout fish eggs from February to March, watching as they hatched and grew to be three centimeters long. Then, it was time to say goodbye.

"When they came into our class, they became part of our family," seventh-grader Veronica Tunyk said.

Derrell Bridgman, a member of Tri-Valley Fly Fishers, delivered fish eggs to classrooms across the Tri-Valley this February, including several at Pleasanton Middle. He's been at this for 17 years, to stave off boredom during retire-

ment and to teach children about caring for nature.

On March 31, Pleasanton Middle teachers Ann Cartwright and Patty Fletcher lugged the cooler to the shores of Shadow Cliffs Regional Recreation Area. The fish they'd raised had been the same type as the ones that live at Shadow Cliffs — a strategy to protect the local ecology that the California Department of Wildlife coordinates.

They carefully scooped the fish into the cool lake, reminiscing about how their students reacted to the fish during the past few weeks.

Often, some students are blasé about the eggs upon delivery. But pretty soon, they're more than happy to watch the wriggling pipsqueaks glide across their

tanks — they even enjoy writing reports about it.

"They can tell the fish apart, and they each have a name," Bridgman said, noting students sometimes get emotional when it's time to release the little fish. "They sing songs and recite poems to wish them farewell."

He brought trout eggs to Cartwright's science classroom, just in time for her seventh- and eighth-graders to start their ecology lessons. Rather than being a snooze-fest, Cartwright said her students bolted into class each day and only wanted to talk about the fish.

"That's the first thing they do when they enter the room," she said. "They run to the tank."

She crafted lessons about different types of fish, showing stu-

dents everything from how they grow, to where they spawn to how they're gutted by fishermen. Some students squirmed, and the ones who grew up with a pole in their hands didn't even flinch.

The dozens of fish each had a handful of names — as hard as they'd tried, the kids would quickly lose track of specific ones.

They were mostly named for celebrities, both real and imagined: Flash, Jamaal, Charles and John Cena. Then there was Jim, named for one of the students' dogs, and Carlos — just because.

Several students said they enjoyed the lesson. Most had never watched a fish hatch from its egg or seen how they change as they grow.

Bridgman said throughout his years providing fish eggs to classrooms, he's had a few students go on to pursue careers in wildlife management. At least two ended up becoming game wardens.

"They grew up so fast," Tunyk said.

"I'm still waiting for my favorite part — when I get to catch them," retorted 13-year-old Joey Demeo. ■

LAWSUIT

Continued from Page 5

to stop him, according to police accounts and the Alameda County District Attorney's Office investigation.

Deming then ran out through a broken back window and encountered Kunkel outside, who ordered the 19-year-old to stop, according to police. After a chase and an attempt to shock Deming with a Taser, Deming allegedly charged at Kunkel.

Kunkel tried to stun Deming with a Taser to the forehead, but Deming kept punching Kunkel, the officer told investigators. Kunkel then fired three shots toward Deming when he felt himself losing consciousness, police stated.

Two of the bullets hit Deming — one in the face, one in the abdomen. The teen was taken to Eden Medical Center, where he died of his injuries.

The DA's Office investigated the fatal shooting during the following seven months and decided in February that no criminal charges would be filed against Kunkel — who returned to work to "modified duty" assigned to investigations during the first week of march, according to Spiller.

The investigation concluded Kunkel believed lethal force was necessary because he felt his life would be in danger if he passed out, according to deputy district attorney Kevin Wong's final report.

In an interview with a DA's investigator, Kunkel stated he fired his gun at Deming when he was in fear of his life. The officer said at the point that he pulled the trigger, Deming was on top of him, punching him to the point of unconsciousness, which would result in the officer losing control of his firearm, according to the DA's Office report.

Deming's parents disagreed with the DA's Office findings and followed through with their objections by filing the lawsuit Monday.

The civil complaint described Deming as a "loving teenager, and his loss has and will continue to bring great and severe damages to his parents." It also points out that a county autopsy and a third-party autopsy paid for by the Deming family both concluded there was no evidence of drugs or alcohol in the teen's system.

The suit alleges Kunkel was dealing with "emotional injuries" after serving in the military in Iraq and that Kunkel had sued his previous employer, the Antioch Police Department, for "emotional distress."

The complaint also notes the lack of evidence in either autopsy for skin "tattooing" or the presence of gunpowder residue, which would be expected in a contact or close-range shot. Deming family lawyers further question why Kunkel didn't have his department-issued body camera on, which could have clarified his story.

The DA's investigation determined Kunkel didn't turn the camera on because he felt it was unreliable and was too focused on responding to the burglary.

"Officer Kunkel's convenient and suspicious failure to activate his bodycam, as required by Department protocol, is all the more alarming given that none of the forensic and scientific evidence of the murder of

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Organizers aim for large turnout at Run for Education

PPIE's annual run seeks to help close schools' funding gap

By MEREDITH BAUER

Are you ready to run?

That's what the Pleasanton Partnerships in Education (PPIE) Foundation wants to know, now that the annual Pleasanton Run for Education is just over a week away.

The run includes a myriad of races — ranging from 1Ks for kids to an adult 15K — and courses that loop through the city April 17. The races start and end at the Alameda County Fairgrounds, starting at 7:35 a.m. for 10K and 15K participants and at 7:40 a.m. for 5K participants. Free parking will be available for participants.

Fees and donations to the annual run go to support the Pleasanton Unified School District, and last year's run raised about \$100,000, Run for Education co-director Bryan Gillette said.

All told, PPIE raised \$563,000 last year, he said. Those funds went to pay the salaries of four instructional coaches and to support technology and student support programs at the district.

"It helps us keep the schools competitive. It helps us keep a high-ranking level of schools," he said, noting that this funding helps make up for some of the shortfall in state funding to Pleasanton Unified. "It keeps the prices of our houses higher because people want to come live in Pleasanton."

Little ones can sign up for 1K and



COURTESY OF PPIE

The Pleasanton Partnerships in Education (PPIE) Foundation's annual Run for Education will feature a 5K, a 10K, a 15K and short runs for children. Above, runners prepare to start at last year's event.

half-kilometer Kids' Challenge runs. Children can run one course or both for the price of one course.

The routes start at the Alameda County Fairgrounds, and the 10K route goes down Sunol Boulevard, along the Marilyn Kane Trail from Bernal Community Park and back to the fairgrounds by way of Valley and Bernal avenues.

The 5K route runs under the

Pleasanton Arch, through downtown Pleasanton via Main Street, through neighborhoods on Del Valle Parkway and Harvest Circle and back to the fairgrounds by Rose Avenue. The 15K is the 5K route, followed by the 10K.

"You don't often get a chance to run downtown Pleasanton when Main Street is closed, so running under the arch is a great opportunity," Gillette said.

Runners and walkers are encouraged to join the 5K — they can even take a leisurely stroll. All routes are flat on paved roads and trails. However, Gillette said, the 10K and 15K courses are geared toward runners.

"We have little kids out there walking or running the 5K with their parents," he added.

Registration fees range from \$18 to \$60, depending on when par-

ticipants register and which race they choose.

Packet and shirt pickup will take place next week at ClubSport Pleasanton, 7090 Johnson Drive, from 3-8 p.m. April 15 and 12-3 p.m. April 16.

An award ceremony will follow the runs at 9:40 a.m. To register and to see a full list of registration fees, visit ppierun.com. ■

How to find long-term relief from muscle pain



Back, neck, and muscle problems are among the leading causes for lost days at work.

Muscle pain and other musculoskeletal conditions account for more prolonged absences than any other ailment.

While most of these conditions can be treated relatively easily with over-the-counter painkillers, sometimes they can develop into chronic conditions that mean sufferers face taking prescription medicine for extended periods. Left untreated, intense and persistent pain can rapidly drain the joy out of life.

Getting an accurate diagnosis (instead of just temporary relief from medication) is essential for developing a long-term solution for the problem, but it is extremely difficult to get an accurate diagnosis. With innumerable responsibilities requiring more urgent attention than just "muscle pain", many clinics just aren't set

up to find out what is really wrong. The typical tests, if you're given any at all, just don't pick up the problem that's causing the muscle pain. And in those cases all you're left with is weak advice like "you're just not stretching enough" or "maybe we can try some stronger medication".

You might get lots of other advice as well, all of which is just as deeply flawed, and you're likely to get something different from every healthcare provider that you speak to. They all have their own opinions.

But opinions won't help you stop the muscle pain. **Only a proper diagnosis can lead to the solution to fix this problem...**

So what's the answer?

Recent advances in the diagnosis of muscle pain have led to the development and huge success of a treatment for muscle pain that works directly on the cause of the problem.

The excellent results of this treatment have been published in major medical journals, with satisfaction rates as high as 90%.

In Pleasanton, you can get this treatment at Intero Chiropractic — the office of Jerry Hsieh.

Jerry and his team of fully trained pain care specialists have helped numerous patients find relief from their muscle pain.

According to Jerry "It is surprising that more of the recommended muscle pain

treatments don't address the underlying causes of the pain.

It always amazes my clients how many muscle pain conditions are connected to poor nerve function. Using a combination of ultra-advanced technology not found elsewhere in Pleasanton, we precisely diagnose the problem and develop a unique program to that brings superior long-term results for most people."

The majority of their clients have enjoyed lasting relief from muscle pain.

Now it's your turn for a comprehensive consultation and examination of your muscle health... at a heavily discounted rate.

The Pleasanton Weekly has teamed up with the pain therapy specialists at Intero Chiropractic to help readers improve their spinal health and relieve their muscle pain.

This is your opportunity to treat the cause of your problem, not just the symptoms - and in the process get your life back.

Simply call (925)255-5805 to receive a thorough diagnostic examination with the most advanced technology in the world and a comprehensive easy-to-understand report on your state of health.

Mention this article (CODE: BOS20MPMS1h) and Jerry will happily

reduce his usual consultation fee of \$100 to just \$20. That's a saving of \$80!

This is a limited offer. Only 100 reader consultations are available at this exclusively discounted rate — so you'll need to hurry.

Don't suffer muscle pain in silence any longer... find out how the latest diagnostic technology can help you pinpoint the causes of your problem. Book a consultation with Jerry and his team now by calling (925) 255-5805. They are waiting to take your call Monday to Friday — but you can call on the weekend, leave a message to reserve your spot, and they will return your call.

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PAID ADVERTISEMENT

State, county working to improve transportation

Recent opening of I-580 toll lanes may be best traffic relief for years

By JEB BING

Representatives of several public transportation agencies said at a meeting last week that while the Interstate 580 express/toll lanes were completed and opened in record time, it will still be years before other major projects will be completed.

Turning Highway 84 into a mini-expressway between interstates 580 and 680 won't be completed until 2023. Extending BART to Isabel Avenue in Livermore, although much discussed, isn't even in the construction design stage yet.

The best news given at a two-hour public transportation meeting held by Alameda County Supervisor Nate Miley at the fairgrounds pavilion in Pleasanton was that ACE train service could be extended to Merced within five years, with six trains making the round trip to San Jose by then.

"Traffic here is constantly increasing, and our job of trying to stay ahead of the volume is difficult,"

Miley said. "We're constantly looking at how we can address traffic issues in the county, but unless our population stops growing, we can't solve the problem."

Representatives of BART, the Wheels bus service, Caltrans and local transportation experts outlined current efforts underway to improve traffic congestion, both in Pleasanton and on adjacent roadways and freeways.

Richard Carney, capital projects program manager for Caltrans, said the new express/toll lanes on I-580 between Greenville Road and the I-680 interchange were completed two years ahead of the planned opening date.

"There were 126,000 express lane users in the first seven days after the new lanes opened," Carney said. "Our toll gantry equipment readers showed that 20% of those were carpoolers."

Carney also said that construction is starting this month to widen Isabel Avenue (Highway 84) to two lanes

in each direction between Ruby Hill Drive to the north and to where the road has already been widened at Concannon Boulevard.

An environmental review of the final section from Pigeon Pass to I-680 will be completed in 2018, with that four-lane section scheduled to open to traffic in 2023.

John McPartland, one of nine elected BART board directors who represents District 5 serving Pleasanton, said plans to extend BART to Isabel and Livermore are still years away from completion.

"We are a number of years away before digging up anything," he said.

The \$1.2 billion project as currently planned will mean widening the median of I-580 and tearing up some of the new lanes just opened on both sides of I-580.

The station now contemplated for Isabel will look much like the West Dublin/Pleasanton station near the Stoneridge Shopping Center, with

walkways over the freeway to parking facilities in Livermore. The city of Livermore is also planning a transit-oriented retail and residential complex on the north side of the future station.

McPartland also said planners are looking at alternatives that could cut costs and speed up the completion process. These include express buses that would connect to the current Dublin/Pleasanton East station at Hacienda business park that would climb from street to platform level.

Various alternatives to a full mid-freeway station are under consideration, with a final recommendation due next year.

Design work would be completed by 2022 and construction completed by 2026, McPartland said.

Michael Tree, executive director of

the Livermore Amador Valley Transit Authority, which operates the Wheels bus service, told the transportation forum attendees that changes are underway to make the system "more simple and reasonable."

He said results of a survey of passengers has resulted in a program called www.wheelsforward.com with plans to implement many of the suggested changes in August. Those changes could include having buses to the Lawrence Livermore and Sandia national laboratories running every 15 minutes all day long, even until midnight.

"There are 17,000 households within five minutes of our bus lines," Tree said. "We want to make our system their preferred transportation alternative." ■

ATTORNEY

Continued from Page 5

Sodergren as our new city attorney," Mayor Jerry Thorne said. "Dan has a long and successful track record in the field of municipal law, with a particular emphasis on issues related to land use. Of particular value to our community is the fact that he has been a Pleasanton resident for a number of years."

Thorne added: "Being a resident of Pleasanton has enabled Dan to witness first-hand how active our residents are in all aspects of our community, and this insight, coupled with his legal experience, makes him an outstanding choice to join our team as our legal counsel. We all know that our community has a very high standard of service, and we need public servants who recognize

this and can respond in kind."

While in Livermore, Sodergren was involved in the redevelopment of downtown Livermore and the initial phase of Livermore's Downtown Specific Plan.

Sodergren's appointment is subject to ratification by the City Council later this month. His start date will be May 16. ■

—Jeb Bing

LAWSUIT

Continued from Page 6

John Jr. match with Officer Kunkel's version of events," the complaint reads.

The Deming family's lawyers are also seeking compensation following police action at Stasi's home after the shooting, an incident in which she was allegedly handcuffed for two hours and held at gunpoint before being told her son was dead.

In addition to Kunkel, the lawsuit also lists Pleasanton police Sgt. Eric Gora and officers Mark Sheldon,

Tyler Paulsen and Bradley Palmquist as defendants. It also names an "Officer Bennett" without providing a first name, as well as leaves open the possibility of naming up to 50 additional defendants pending subsequent investigation.

Ben Mieselas of Geragos & Geragos said the timeline for the first court hearing in the civil case is expected to be between three and four months from now. ■

Editor's note: The full Deming family complaint is included as a link in the online version of this story, available at www.PleasantonWeekly.com.

A Free Educational Seminar



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Community Pulse

POLICE BULLETIN

Pleasanton police warn of ongoing tax-related scams

Pleasanton police are urging residents to be aware of ongoing scams and to take specific precautions when filing their tax returns this year.

Police have been responding to a slew of reports of a stranger calling local residents, claiming to be the IRS, according to Shannon Revel-Whitaker, a Pleasanton community service officer.

The scammer typically claims the resident hasn't filed their tax return, then verifies the resident's address and asks for more sensitive information, such as a Social Security number. The caller usually threatens to have police come to the resident's home and arrest them for tax evasion or other crimes.

Revel-Whitaker said local police would not arrest someone for not filing a tax return, and the IRS will never contact people over the phone. IRS officials opt for postal delivery for important documents or correspondence.

Residents should refuse to divulge important personal information and report such calls to authorities, according to Revel-Whitaker, who said there are other steps residents can take to stay safe this tax season.

When filing a report by mail, don't put it in your mailbox, she said. Instead, take it to the post office yourself. That will reduce the chance someone can take your mail and use your Social Security number against you.

By doing regular credit-score checks, residents can make sure nothing nefarious is happening via their Social Security numbers. Revel-Whitaker also recommends running a credit check on your children's Social Security numbers, which are often unused and are targeted by fraudsters.

"A lot of people think juveniles are exempt from tax fraud, and that's not true," she said.

To find out if you are the victim of tax-related identity theft — such as if someone else files a return with your information — pay attention to any notices the IRS mails that state you've filed more than one tax return, according to the IRS.

Other warning signs include notices that you owe tax or are due a refund on years you did not file a tax return, as well as IRS records that you received wages from a company you never worked for.

If you are the victim of identity theft, the IRS recommends filing a complaint with the Federal Trade Commission at identitytheft.gov. Then, contact major credit bureaus Equifax, Experian or TransUnion to place a fraud alert on your accounts. Contact your banks and other financial institutions, and close any accounts or cards opened without your permission.

For more information on preventing and responding to tax fraud, visit IRS.gov, www.ftb.ca.gov and www.consumer.ftc.gov.

The deadline to file 2015 tax returns is April 18, three days beyond the traditional cut-off because Emancipation Day — a Washington, D.C., holiday on April 16 — is being recognized on Friday, April 15 this year.

In other police news:

- A resident moving out of a Pleasanton apartment discovered about \$15,000 of his property was stolen while he was away.

The resident said the items could have been taken between 11 p.m. March 31 and 5:30 p.m. April 1 from his apartment in the 5600 block of Owens Drive, according to Pleasanton police.

Persian rugs worth \$10,000, a \$2,500 handgun replica, a \$1,200 50-inch flat screen TV and a \$1,000 40-inch flat screen TV were among the items reported as stolen, police stated.

As of Monday, no arrests had been made in the case. A fingerprint was collected from the back sliding window, police stated.

- An unknown individual broke into a Pleasanton after-school program and stole Legos used to teach kids engineering and other STEM (science, technology, engineering and mathematics) fundamentals.

The culprit broke into Play-Well Teknologies on Valley Avenue by smashing the front glass door with a rock sometime between 7 p.m. March 29 and 5:46 a.m. March 30, police stated.

Twelve sets of Legos were stolen, including three sets of Lego Mindstorms valued at \$1,050. Sets of Lego versions of Star Wars Resistance troop transporters, First Order troop transporters and the command shuttle of Kylo Ren — the antagonist of the latest "Star Wars" installments — were reported stolen.

All told, \$1,860 in Legos were reported stolen. No arrests had been made in the case as of Monday. ■

—Meredith Bauer

POLICE REPORT

The Pleasanton Police Department made the following information available.

April 2

Theft

- 6:19 a.m., 4800 block of Arlene Place; auto theft
- 8:39 a.m., 6000 block of Sterling Green Circle
- 10:02 a.m., 3900 block of Santa Rita Road; shoplifting
- 10:34 a.m., 4000 block of Rockingham Drive; auto theft
- 11:57 a.m., 4900 block of Dolores Drive
- 1:48 p.m., 4900 block of Dolores Drive
- 1:54 p.m., 4400 block of Rosewood Drive; theft from auto
- 3:01 p.m., 4900 block of Dolores Drive
- 3:15 p.m., 4900 block of Dolores Drive
- 3:37 p.m., 4800 block of Dolores Drive
- 6:46 p.m., 5800 block of Laurel Creek Drive; theft from auto

Assault/battery

- 5 p.m. at Stoneridge Mall

Burglary

- 6:08 p.m. at Stoneridge Mall; commercial

- 10:28 p.m., 6000 block of Tillman Court; residential

Fraud

- 7:35 p.m. at Stoneridge Mall

April 1

Fraud

- 9:23 a.m. in the 1000 block of Malaga Court
- 11:27 a.m. in the 4800 block of Bernal Avenue

Sex offenses

- 10:09 a.m. on Black Avenue

Theft

- 12:26 p.m., 5300 block of Brookside Court; theft from auto
- 5:35 p.m., 5600 block of Owens Drive
- 7:26 p.m. at Stoneridge Mall; shoplifting

March 31

Theft

- 5:33 a.m., 4500 block of Rosewood Drive
- 11:38 a.m., 6600 block of Koll Center Parkway
- 1:17 p.m. at Stoneridge Mall; shoplifting
- 4:44 p.m. at Stoneridge Mall; shoplifting

Fraud

- 9:01 a.m., 3000 block of Ferndale Court
- 9:45 a.m., 3500 block of Felton Terrace

Assault/battery

- 10:15 a.m., 5700 block of Stonecliff Vista Lane

Domestic battery

- 5:11 p.m. on Vineyard Avenue

March 30

Theft

- 5:34 a.m., 7800 block of Canyon Meadows Circle; theft from auto
- 9:29 a.m., 4300 block of Fairlands Drive
- 12:02 p.m., 2700 block of Stoneridge Drive; auto theft

Commercial burglary

- 5:46 a.m., 5700 block of Valley Avenue

Burglary

- 10:48 a.m., 4700 block of Willow Road

Embezzlement

- 4:19 p.m. at Stoneridge Mall

March 29

Theft

- 7:37 a.m., 4500 block of Chabot Dr. theft from auto



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WEEKLY MEETING NOTICES

City Council/Planning Commission Joint Workshop

Tuesday, April 12, 2016 at 6:30 p.m.
Senior Center, 5353 Sunol Blvd

- Review the proposed Johnson Drive Economic Development Zone (JDEDZ)
- Receive public comments on the proposed JDEDZ
- Provide Planning Commission and City Council comments and direction on the proposed JDEDZ

Planning Commission

Wednesday, April 13, 2016 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

• PUD-112, Amanda Gagliardi

Application for Planned Unit Development (PUD) Development Plan for a four-lot single-family residential development and related improvements at 1027 Rose Avenue which includes the retention of the existing single-family residence, the construction of an approximately 3,443-square-foot, one-story, single-family residence, and two future custom homes.

• P16-0006, Frank Berlogar

Application for Design Review approval to construct an approximately 6,486-square-foot single-family residence at 39 Silver Oaks Court.

• PUD-104-01M/PUD-81-22-15M, Workday, Inc.

Applications for Planned Unit Development Major Modifications to construct a six-story, improvements at 6110 and 6120-6160 Stoneridge Mall Road. The proposed modifications would replace the previously-approved plans to construct a six-story, approximately 430,000-square-foot office building, two parking garages, and related site improvements.

• P16-0826, City of Pleasanton

Proposal to consider an amendment to the Pleasanton Municipal Code to allow for concurrent processing of Planned Unit Development (PUD) Zoning Requests and/or PUD Development Plans with Tentative Subdivision Map applications.

Youth Commission

Wednesday, April 13, 2016 at 7:00 p.m.
Operation Services Center, 3333 Busch Road

- Community Education Series Review and Advise for 2016-17
- Youth/Teen Survey Review

Library Commission

Thursday, April 14, 2016 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- Presentation-Friends of the Pleasanton Library
- Civic Center Task Force Update
- Library Commission Goals

Parks & Recreation Commission

Thursday, April 14, 2016 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- Consideration of Memorandum of Understanding (MOU) with East Bay Regional Park District (EBRPD) to allow conversion of Old Foothill Road to southbound one-way traffic to facilitate construction of public parking to serve the newly acquired Castleridge Trail. The trail provides a new public access point to Pleasanton Ridge immediately west of the Alviso Adobe Community Park. The MOU also obligates EBRPD to construct and open the planned Garms Staging Area off of Foothill Road near West Las Positas within five years.

To explore more about Pleasanton, visit us at www.cityofpleasantonca.gov

ACE: Serving the Valley and growing



COURTESY OF SAN JOAQUIN REGIONAL RAIL COMMISSION

Playing cards is among the main activities of ACE train riders, according to a recent survey of commuters conducted by the rail agency.

For a city bordered by crowded freeways and corporate centers here and in nearby San Ramon that draw tens of thousands of out-of-area employees, the Altamont Corridor Express — or ACE train — is a Pleasanton asset.

And ACE has big plans, including extending service to Modesto in five years and to Sacramento by 2025.

Located midway between its end-of-line stations in Stockton and San Jose, the Pleasanton station across from the Fairgrounds is the busiest in between where many of the line's more than 4,000 daily passengers board and disembark morning and night.

In remarks to the Rotary Club of Pleasanton last week, Roxanne Lindsay, the outreach representative for the San Joaquin Regional Rail Commission that governs the ACE system, said a recent survey showed that 80% of passengers formerly drove to their destinations until "discovering" ACE.

The majority live in the San Joaquin Valley and beyond and work on the Peninsula, passing through Pleasanton at a more leisurely pace than when they faced the daily drive of the Altamont Pass and Sunol Grade.

They leave and board the train at Great America, catching shuttles and local transit lines to travel to work. Many carry their bicycles on the train to ride to the office at one end of the line and back home at the other.

High-speed rail is scheduled to travel through Merced on one

of its first statewide stops, and ACE plans to be there. It will be the main transit provider to the Bay Area and Silicon Valley.

If and when BART extends its service to Greenville Road in Livermore as planned, ACE will build a direct connection to its station there. In the meantime, shuttles provide a 10-minute ride from ACE's Pleasanton station to the two BART stations serving Pleasanton and Dublin.

With the trains equipped with tables and offering WiFi in at least one car on each train, ACE serves those who need to continue laptop work. In other cars, the tables are a favorite with the hundreds of regular riders who play cards. The survey showed that the main activities of commuters are playing cards, talking on their cell phones, reading and sleeping.

ACE has one car on each train that is positioned far from the engine, is dimly lit and where cellphone talk is banned so passengers can sleep for their two-hour ride.

For passengers who just want to enjoy the trip on their own, ACE offers three levels of viewing the passing scenery, including a dome car. The corridor is perhaps the best of any commuter rail service as the train passes over Altamont Pass, through rural farmland and along the scenic Niles Canyon route.

All aboard! ■



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

LETTERS

Thank you for Holiday Fund support

Dear Editor,

On behalf of the staff, volunteers and patients of Hope Hospice, I want to thank the Pleasanton Weekly for including Hope Hospice as a recipient of the 2015 Holiday Fund.

With your generous donation, Hope Hospice is able to work with hundreds of families as they chart their path while dealing with a loved one's final journey. This includes providing hospice medical care, grief support, community education and non-medical support through our volunteer program.

We appreciate what the Pleasanton Weekly is doing to support this community. Through your gift, you are helping members of the community live each day to the fullest with dignity, hope and courage.

It is an honor to receive continued contributions from the Pleasanton Weekly Holiday Fund.

—Bob Boehm
CEO, Hope Hospice

My, my! What to do?

Dear Editor,

Michael Austin believes that 1% of Pleasanton's registered voters is not a sufficient polling sample to determine community acceptance of a school bond. Former City Council member Matt Sullivan believes that a "citizen referendum" is the only way to serve the "common good."

Were Pleasanton's community development left up to grumps like these two, then Pleasanton would be ruled by the same tax-hating majority of voters who gave the state legislature the gift of Proposition 13 and dealt a death blow to free tuition in California colleges.

Sullivan quoted Thomas Jefferson, but I prefer the wisdom of Mark Twain, who said, "You can never underestimate the stupidity of the general public."

—James Bruner

Thank you for Holiday Fund

Dear Editor,

We cannot begin to thank Pleasanton Weekly and the Silicon Valley Community Foundation for organizing the Holiday Fund last year.

The generous contributions made by your readers will go far to help our staff and volunteers prepare and distribute meals to the people neediest in our community. These donations will make a great difference in their lives. We are continually inspired by the generosity of donors like you, who answer the call to give.

With your support, Open Heart Kitchen has been able to expand from our humble beginnings in 1995, serving roughly 30 meals per week, to serving over 350,000 meals through December 2015, through our three programs: Senior Meals, Hot Meals and Box Lunches for children in need.

Last year alone, we added several additional sites in Livermore

to serve senior meals at low cost or free when needed.

Again, our heartfelt thanks!

—Linda McKeever
Executive director,
Open Heart Kitchen

Reuse of wastewater

Dear Editor,

I would suggest that your newspaper quit using the term "toilet to the tap."

Instead of really explaining the potential benefits of reuse of treated wastewater as a supplement to our water supply, this kind of headline ("To head off more dry years, water agencies explore toilet-to-tap" in the April 1, 2016 edition) only inflames those who believe that this technology is flawed and should not be used.

Many agencies throughout the world are safely using this technology. Why not present some articles on the successful projects. Orange County has a very successful project.

—Bob Silva

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'A Crazy Little Thing Called Love'

PHOTOS BY ISABELLA OHLMEYER

The Amador Valley High jazz band (left) and Johnny and Alex Orenberg (right) rehearse songs for the benefit concert.

Foothill alums to collaborate with Amador Valley jazz performers for benefit concert Thursday

By ISABELLA OHLMEYER

Brothers Johnny and Alex Orenberg will join with the Amador Valley High School jazz band and its instructor Mark Aubel on Thursday for a music-filled benefit concert raising money to support the arts in all Pleasanton schools.

"A Crazy Little Thing Called Love" is the second benefit concert that Johnny Orenberg has performed with Amador Valley's jazz band — the first came two years ago, and after skipping 2015, the Orenbergs are back and hope to make it an annual event going forward.

"In 2014, the show was called 'Here's Johnny,' which reflected more of my own journey, but this year is called 'Crazy Little Thing Called Love,'" said Johnny, a Foothill High graduate like his younger brother Alex. "My brother and I have always loved different kinds of music, and the show is

'Alex and I benefited from the music and drama programs when we were students in the Pleasanton schools.'

Johnny Orenberg,
Singer

truly a reflection of what music means to both of us."

The brothers initially approached Aubel with the benefit concert idea in hopes of giving back to the music programs in Pleasanton while also showcasing their talents.

"We heard that Mr. Aubel was involved with a nonprofit organization called PSEE,

Pleasanton Schools Education Enrichment Foundation, and we knew we had to collaborate with him," Johnny said. "It was a dream of ours to give back to the music programs in some way."

The PSEE Foundation helps support music and arts programs throughout the Pleasanton Unified School District.

"I am always looking to raise funds to help support the district music program, and this benefit concert was in that same effort," Aubel said.

All of the proceeds from Thursday's performance will go to Pleasanton schools, but primarily to elementary schools, according to Aubel.

"It will go to all schools in the district, but a majority of the proceeds will go towards the repair of band and string instruments from the elementary schools," he said.

Johnny, 32, and Alex, 27, were inspired to perform the benefit concert after their own positive experiences in the music programs in Pleasanton.

"Alex and I benefited from the music and drama programs when we were students in the Pleasanton schools, and that propelled us to our future professions," Johnny said.

Johnny is a professional singer and actor, and Alex is a frequent musical performer at the Bankhead Theater in Livermore.

The Orenberg brothers will be singing classic standards from Frank Sinatra, contemporary pieces from Michael Bubl , Broadway show tunes and other popular songs during the concert next week.

The PSEE Foundation will sponsor the event, scheduled for 7:30 p.m. Thursday at the Firehouse Arts Center in downtown Pleasanton. For tickets and other information, visit www.firehousearts.org/events. ■

Museum presents 'Evening with Uncle Toisan'

Lecture series focuses this month on Asian experience

Museum on Main welcomes writer, story teller, musician and historian William "Charlie" Chin to Pleasanton for "An Evening with Uncle Toisan" at 7 p.m. Tuesday at the Firehouse Arts Center.

Chin is returning to Pleasanton to portray Chinese-American

character Uncle Toisan, whose history-based life includes arriving in the United States as a "paper son" and spans the Chinese Exclusion Act, detainment at Angel Island, the post-civil rights era and the emergence of Asian-American consciousness.

Tickets are going quickly, ac-

ording to the organizers. Admission is \$10 general admission, \$7 seniors and students, and \$5 for museum members. Buy tickets online at www.museumonmain.org, at the museum at 603 Main St. or call 462-2766. ■

—Dolores Fox Ciardelli



COURTESY OF MUSEUM ON MAIN

Historian William "Charlie" Chin as Uncle Toisan.

Symphony to feature guest cellist

Program includes works by Dvorak, Mussorgsky, Prokofiev

By Patricia Boyle

Dvorak's Cello Concerto will be the highlight of the Livermore-Amador Symphony concert tomorrow at the Bankhead Theater, with guest soloist Austin Huntington.

"We begin our evening with a little musical miracle by Modest Mussorgsky," said Lara Webber, conductor of the symphony, which is in its 53rd season. "From his opera 'Khovantchina,' this prelude begins quietly with shimmering violins as the first rays of sunlight sparkle on the Moscow River at dawn."

Next is Sergei Prokofiev's "Romeo and Juliet," Suite No. 2, first written as a ballet that was declared "undanceable" by Leningrad's Kirov Theater and Moscow's Bolshoi Theater. Prokofiev then arranged the music into three suites for orchestra that present character pieces and scenes.

The concert concludes with Antonin Dvorak's Cello Concerto in B minor. Guest soloist Austin Huntington, at the age of 20 last year, was appointed principal cellist of the Indianapolis Sym-

phony Orchestra, making him one of the youngest principal musicians of any major American orchestra. He also is completing his final year at the Colburn School, where he studies with Ronald Leonard. He made his solo orchestra debut at age 10 and now plays on an Italian cello made by Francesco Ruggieri of Cremona, circa 1690.

Huntington says of Dvorak's cello concerto, "It's an audience and a soloist's favorite concerto because of all it contains — technical passagework, sweet singing melodies, haunting themes, joyful/triumphant sections, etc."

The concert begins at 8 p.m. this Saturday, with a prelude talk from 7-7:30. The Symphony Guild will host a reception after the concert.

For tickets and other information, call 373-6800, visit www.bankheadtheater.org or go to the Bankhead box office, 2400 First St., Livermore. ■

Editor's note: Patricia Boyle is vice president of the California Writers Club, Tri-Valley Branch. She has been writing about the Livermore-Amador Symphony for two years.



CONTRIBUTED PHOTO

Guest soloist for Saturday's concert is 21-year-old prodigy Austin Huntington, principal cellist of the Indianapolis Symphony Orchestra.

Broadway Chorus onstage

Extravaganza to present 'More of Your Favorites'

Broadway Chorus held an election. It asked audience members at the last concert to vote for their favorite Broadway musicals, and then the group created a show comprised of the favorites.

The results are being kept a surprise, but the performance April 15-17 is guaranteed to please, as the chorus performs some classic favorites and other pieces from more recent award-winning musicals.

The Broadway Chorus has about 80 members, both men and women ranging from teens to retirement age, and it joins with the Broadway Chorus Kids each year for this extravaganza. The chorus is part of the Tri-Valley Repertory Theatre, which is now in its 32nd year and stages three full-blown musicals each season.

"More of Your Favorites" is directed by Glen Riggs, accompanied by Chris

Erwin and produced by JoAnn Loitz. Performances are at 8 p.m. April 15 and 16, and at a 2 p.m. Sunday matinee on April 17, at the Livermore High Performing Arts Theater, 600 Maple St. in Livermore.

Tickets are adults, \$20; seniors, \$17; and juniors (age 17 and under), \$10. Discounts are given for season tickets and group sales. Call 462-2121 or visit www.trivalleyrep.org. ■

—Dolores Fox Ciardelli



CONTRIBUTED PHOTO

Makimotos celebrate 65th anniversary

James and Betty Makimoto (ages 94 and 89) celebrated their 65th wedding anniversary March 4. They are originally from Loomis, where they lived most of their lives before moving to Lincoln for several years. They relocated to Heritage Estates in Livermore, where they currently reside, and are now close to family members. They have five daughters and sons-in-law and 10 grandchildren.

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NOTICE OF PUBLIC HEARING ON PROPOSED NEW WHEELS BUS SERVICE PLAN

The Livermore Amador Valley Transit Authority is holding a Public Hearing to obtain public input regarding a new bus service plan that is planned to improve ridership, improve access to BART, reduce duplication of service and simplify service.

Date: **Monday, May 2, 2016**
Time: **6 PM**
Place: **Bankhead Theater**
2400 First Street, Livermore, CA 94551
Served by *Wheels Routes 10, 11, 12, 14, 15, 20x, 51, and the Rapid*

Translation services are available with 72 hours advance notice by calling Wheels at (925) 455-7555. You may also review the proposed changes and give your input by April 22, 2016 at www.wheelsforward.com.

Copies of the changes are also available at Wheels Administration Office at 1362 Rutan Ct, Livermore and at Wheels Transit Center, 2500 Railroad Ave, Livermore.

(925) 455-7500
www.wheelsbus.com



QUINNIPIAC ATHLETICS

Roskopf named rugby All-American

Pleasanton native Emily Roskopf earned All-American status in her freshman season playing for the Quinnipiac University women's rugby team. The Amador Valley grad starred on offense for the high-scoring Bobcats. She was among six players from the Connecticut college named an All-American last week by the National Collegiate Varsity Women's Rugby Association.



PLEASANTON PREPS

By DENNIS MILLER

Foothill boys continue strong season on the course

Both softball, baseball squads ready to ramp up for second half

The Foothill boys' golf team had another perfect week on the course to move to 7-0 thus far in the East Bay Athletic League (EBAL) season. The Falcons ended last week by traveling to The Course at Wente Vineyards on March 31 to take on Livermore. On a windy day making the conditions tough, the Falcons turned in a 9-over-par team score to top the Cowboys 189-210.

Heetae Yang led the way with a 1-under-par 35. Raj Chekuri checked in with an even-par 36 for the No. 2 Foothill score. Kyle Ko (38), Chase Godi (39), Parker Jameson (41) and Alex Chin (41) rounded out the low scores for Foothill.

In the junior varsity match, the Falcons also moved to 7-0 on the season with a 216-257 win over Livermore at Callippe Preserve Golf Course in Pleasanton.

Calvin Knop had a 37 to lead Foothill. Patrick Zhao (43), Alex Barclay (44), Nick Clark (46), Derek Heisig (46), Frederick Liu (46) and Mitchell Payne (46) had the top scores for the Falcons.

Earlier in the week on March 29, the Falcons traveled across town to take on Amador Valley at Ruby Hill Golf Club, the home course for the Dons.

Yang showed signs of what was to come later in the week when he fired a 2-under-par 34 to lead the Falcons to a 181-186 win.

Chin was also under par with a 35, with Godi (36), Chekuri (37), Jameson (39) and John Francisco (43) rounding out the low scores for Foothill.

Amador was paced by Nathan Leung who also was at 2-under, 34. The Falcons also took the JV

match by a 215-225 final, once again played at Callippe. Zhao (40), Barclay (41), Knop (41), Heisig (43) and Chris Wei (44) led the way for Foothill.

On the diamond

Spring break brings the last bit of downtime for any of the spring sports because when it is done, it is time to ramp it up for the second half of the season and the postseason.

Amador Valley and Foothill teams will be looking forward to making some noise in the second half of the season in all sports, as the Dons and Falcons have fared traditionally well this time of year.

One sport where the two schools are among the elite — not just in EBAL play, but the entire section — is softball.

Amador softball lost its opener to Pioneer of San Jose, but has run off six straight wins, allowing only two runs in the process. Foothill has started 7-0, including a 5-4, extra-inning win in the season opener against James Logan.

The two powerhouses will meet twice in the season, facing off at Foothill on April 26 and then back at Amador in the regular-season finale May 19.

On the baseball side of the equation, Amador has righted the ship after a slow start. The Dons started out 1-3, but then put together a five-game winning streak.

Foothill on the other hand is still searching for a rhythm. The Falcons opened the EBAL season with a pair of losses to Livermore and Monte Vista, falling to 3-5 overall for the year.

The schools will meet April 27 at Foothill and then May 20 at Amador Valley. ■

Dennis Miller is a contributing sports writer for the Pleasanton Weekly. To contact Miller or submit local high school sports scores, game highlights and photographs for his weekly Pleasanton Preps column, email him at acesmag@aol.com.



COURTESY OF MARK HOFFMAN

Hart Middle School wrestlers and coaches celebrate after the Huskies took first place in two divisions and second place in another at the Tri-Valley Athletic League Championship tournament.

Hart wrestlers shine at Tri-Valley tourney

The Hart Middle School wrestling teams won two first-place trophies and earned a handful of top finishes at the Tri-Valley Athletic League Championship tournament held in Pleasanton two weekends ago.

The Huskies' sixth-grade and seventh-grade squads each took home the team championship in their age groups, while the eighth-grade boys came in second place — seven points behind the top spot.

Two-dozen Hart wrestlers competed in the event, and six were individual champions in their weight classes: sixth-graders Eric Simonson and Demetrio Lozares, seventh-graders Ian Kapsalis, John Belichak and Dominic Flores and eighth-grader Riley Purnell.

The Hart teams were coached by Peter Goebel, Sean Ghoddouci, Demetrio Lozares, Erik Simonson and JP Parisi. ■

—Jeremy Walsh



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Calendar

WHAT'S HAPPENING IN OUR COMMUNITY • POST CALENDAR ITEMS AT PLEASANTONWEEKLY.COM

Auditions

TRI-VALLEY REPERTORY THEATRE AUDITIONS 'IN THE HEIGHTS' Audition for "In the Heights," a universal story of a vibrant community in New York's Washington Heights neighborhood, at 7:30 p.m., Sunday and Monday, April 10-11 at the TVRT rehearsal space, 1020 Serpentine Lane, Suite 101. Prepare 16-32 bars of an up-tempo pop or Broadway song with sheet music in your key. Accompanist provided. Add all conflicts from Aug. 8-Nov. 6 and bring them with a copy of your resume and current head shot. Rehearsals begin mid-August. Performance dates are Oct. 22-Nov. 6. Download and print an audition form at www.trivalleyrep.org.

Clubs

LIVERMORE-AMADOR GENEALOGICAL SOCIETY PRESENTS PATRICK LOFFT L-AGS will present Patrick Lofft at 7:30 p.m. on Monday, April 11 at

Congregation Beth Emek, 3400 Nevada Court. Patrick will present an interactive tour of features of the L-AGS website, including membership application, useful genealogy internet links, places to find genealogical data, and more. Contact Marilyn Glass and Diane Wiedel, Program Chairs, at program@L-AGS.org.

TRI VALLEY WRITERS Kevin Gunn, the current Poet Laureate of Livermore, will present a Poetry Workshop at 2 p.m. on Saturday, April 16 at Four Points by Sheraton, 5115 Hopyard Road. He curates the Ravenswood Poetry Series, works with elementary school students and gives workshops in local schools. He also started a Teen Poet of the Month contest program. Cost is \$12 for members, \$17 for non-members. Contact 389-7819 or publicity@trivalleywriters.org. Go to www.trivalleywriters.org.

TRI-VALLEY REPUBLICAN WOMEN FEDERATED PRESENTS JOSEPH BROCATO TVRWF will present Joseph Brocato, speaking on

"Unsung Heroes: The Extraordinary Contributions of Women in the Defense of Liberty and Freedom," at 6:30 p.m. on Thursday, April 14. This presentation highlights some of the uncommon contributions of the civilian workforce and military support units. Cost is \$30 for members, \$34 for non-members. RSVP by April 12. Contact Linda Krikorian at 426-1474 or krikorianpublishing@yahoo.com.

Concerts

COMMUNITY BAND SPRING CONCERT Enjoy a varied program of solos and unusual music works that will entertain and surprise at 2 p.m. on Sunday, April 10 at the Firehouse Arts Center. Call 846-5897 or go to pleasantonband.org.

Events

FREE TOUR: WASTEWATER TREATMENT AND WATER RECYCLING PLANTS Learn how 10 million gallons of Tri-

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Nadia is a petite little sweetheart just waiting to steal your heart and join your family. She's about 10 months old and weighs just under six pounds — just the right size to snuggle close. Nadia likes to be picked up, cuddle and purr with enjoyment. She gets along with other cats and settles into new situations easily. Nadia is available for adoption through Maddie's Fund. For more information, contact Terri at terridun-can@yahoo.com or 487-7279.

Valley wastewater is treated every day, either purified and recycled to irrigate Tri-Valley green spaces or cleaned and pumped into the San Francisco Bay. Take the tour from 1-2:30 p.m. on Wednesday, April 13 at DSRSD Regional Wastewater Treatment Facility, 7399 Johnson Drive. Reservations required, please complete form on website. Go to www.dsrdsd.com/.

MUSEUM ON MAIN READING TIME Preschoolers (ages 2-5) and families are invited for books and crafts. The In the Garden theme begins at 10 a.m. on Wednesday, April 13 at Museum on Main. Admission is free; no reservations required. Call 462-2766 or go to museumonmain.org.

TRI-VALLEY HEALTH FAIR The Tri-Valley Health Fair will be held from 9 a.m.-1 p.m. on Saturday, April 16 at the Firehouse Arts Center. The Health Fair will include vendors, dental and vision screenings, physical examinations, entertainment and other health related resources.

Exhibits

'REMNANTS OF THE PAST' VINTAGE AND ANTIQUES SHOW "Remnants of the Past" is a juried vintage and antiques show featuring vendors artfully displaying unique items from around the world. The show will be held from 1-7 p.m. on Friday, April 15, and from 10 a.m.-4 p.m. on Saturday, April 16 at the Alameda County Fairgrounds. Tickets are \$15. Go to www.remnantsofthepast.com/.

PLEASANTON ART WALK The secrets of Centennial Park with its interesting design and much "hidden" symbolism will be revealed at the Pleasanton Public Art Walk at 9 a.m. Saturday, April 9, starting at the Civic Center parking lot, 200 Old Bernal Ave. includes Pleasanton Library with new sculpture "On the Count of Three," the Senior Center with Centennial Park, Civic Park, and the southern portion of Downtown Pleasanton.

Film

THRILL RIDES MOVIE NIGHT: 'THE ONE I LOVE' Thrill Rides Movie Night presents "The One I Love" at 7:30 p.m. on Wednesday, April 13 at the Firehouse Arts Center. Struggling with a marriage falling apart, a young couple escape for the weekend to a

house recommended by their therapist. Tickets are \$10. Free popcorn. Soda and snacks available to buy. Rated R. Call 931-4848 or go to www.firehousearts.org.

Fundraisers

'BLING IT ON' JEWELRY EVENT The American Cancer Society Discovery Shop Pleasanton invites you to their semi-annual jewelry event "Bling it On" Friday-Sunday, April 15-17. Featuring fine jewelry, vintage and costume jewelry and a wide selection of rings, earrings, brooches, bracelets, pearls and watches. Proceeds benefit American Cancer Society's programs of research, education and service. For more information or to donate, contact Kelley Jewell Meno, Manager, at 462-7374.

BEER TASTING AND SUDSY SUPPER Sample local and regional beer, sup on tasty pub food, hop to live music, and bid on awesome Silent Auction items from 5:30-9 p.m. on Sunday, April 10 at Saint Bartholomew's Episcopal Church, 678 Enos Way, Livermore. Featuring the Queen of Hearts Combo and the Mellotones Combo Jazz Band. Tickets are \$30, \$15 for youth, \$8 for children. Go to saintbartslivermore.com.

EXPLORING NEW HORIZONS OUTDOOR SCHOOLS SPRING FUNDRAISER Join Exploring New Horizons staff for a special gathering from 1-4 p.m. on Saturday, April 16 at Eddie Papa's, 4889 Hopyard Road. With music, great food, a silent auction of items hand crafted by naturalists, and family fun to benefit Exploring New Horizons Outdoor Schools. Bring a voucher, available at <http://exploringnewhorizons.org/newsletter/click-on-the-link-below-to-print-voucher>. RSVP to heidi@exploringnewhorizons.org by March 31.

Lectures/ Workshops

ASTRO TELLER, GOOGLEX Astro Teller, leader of GoogleX, is an entrepreneur, scientist, author, and expert in Intelligent Technology. GoogleX is Google's "factory" for building ideas that can be brought to reality through science and technology, including Google Glass and self-driving cars. Join him at 7:30 p.m. on Saturday,

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April 16 at the Bankhead Theater in Livermore. Tickets are \$30, \$15 for students. Call 373-6800 or go to livermoreperformingarts.org.

MEDITATION WORKSHOP Come to a free meditation workshop from 3-5 p.m. on Friday, April 8 at the Pleasanton Library. Unwind your mind, attain inner peace and mental well being, expand your levels of conscious awareness, decrease stress, regulate your emotions and increase your quality of life. Hosted by Patti Kopish.

PEOPLE AND PORTRAIT PHOTOGRAPHY CLASS Create pictures that capture the essence of your subject, and learn the principles of photographing people with instructor Gerry Mooney, a pro-

fessional photographer who taught at Ohlone College for 25 years, from 2-4 p.m. on Saturday, April 16 at the Dublin Library, 200 Civic Plaza, Dublin. Register at 803-7252.

Seniors

DROUGHT TOLERANT LANDSCAPING Join Master gardener Erica Dedon at 10:30 a.m. on Tuesday, April 12 at the Pleasanton Senior Center. She will share a slide presentation showcasing a variety of drought tolerant plants as well as local landscapes that incorporate these plants. Bring your gardening questions and learn how to make your garden pop. Call 931-5365 or go to www.pleasantonseniorcenter.org.



CONTRIBUTED PHOTO

Sea shanties and ballads

Jayne Stone's "Lomax Project" will be in concert at the Firehouse Arts Center at 8 p.m. next Friday, April 15. Canadian banjoist, composer and producer Jayme Stone brings together some of North America's most distinctive and creative roots musicians to revive, recycle and re-imagine traditional music, focusing on songs collected by folklorist and field recording pioneer Alan Lomax. The repertoire includes Bahamian sea shanties, African-American a cappella singing from the Georgia Sea Islands, ancient Appalachian ballads, fiddle tunes and prison songs. For tickets, visit www.firehousearts.org or call 931-4848.

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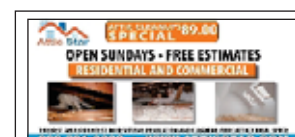
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995 Fictitious Name Statement

SAI RAKSHA COLLECTIONS FICTITIOUS BUSINESS NAME STATEMENT File No.: 515658

The following person(s) doing business as: SAI RAKSHA COLLECTIONS, 2149 RHEEM DRIVE, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Gayathre Krishnan, 2149 Rheem Drive, Pleasanton, CA 94588. 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: Gayathre Krishnan. This statement was filed with the County Clerk of Alameda on 03/10/2016. (Pleasanton Weekly, March 18, 25, April 1, 8; 2016)

TWO SAY I DO WEDDINGS FICTITIOUS BUSINESS NAME STATEMENT File No.: 515017

The following person(s) doing business as: TWO SAY I DO WEDDINGS, 1696 ORCHARD WAY, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Debra G. Uhler, 1696 Orchard Way, Pleasanton, CA 94566. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name(s) listed herein 04/20/2013. Signature of Registrant: Debra G. Uhler. This statement was filed with the County Clerk of Alameda on 02/23/2016. (Pleasanton Weekly, March 25, April 1, 8, 15; 2016)

JRG MOBILE SIGNINGS FICTITIOUS BUSINESS NAME STATEMENT File No.: 515497

The following person(s) doing business as: JRG MOBILE SIGNINGS, 6260 STONERIDGE MALL ROAD #115, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Joseph Robert Garcia, 6260 Stoneridge Mall Road #115, Pleasanton, CA 94588. 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: Joseph Robert Garcia. This statement was filed with the County Clerk of Alameda on 03/07/2016. (Pleasanton Weekly, April 8, 15, 22, 29; 2016)



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**INSIDE
THIS
ISSUE**

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Page 32 7 common real estate myths
Page 34 Open homes this weekend

Home prices to remain high, even with more inventory predicted



Home prices in Pleasanton continue to climb, writes David C. Stark.

By DAVID C. STARK

Prices are still climbing in Pleasanton, but more homes on the market in 2016 could mean we're approaching our cruising altitude.

Kim Ott, the 2016 president of the Bay East Association of Realtors said, "As long as the economy stays strong and the inventory stays low, there is a little room for prices to increase. But I do feel we are coming close to being at the top."

For the last several years, the number of homes on the market has driven both prices and sales.

"Inventory, specifically the lack of inventory, is the primary factor affecting the real estate market today," said William Doerlich, the 2016 president-elect of the association.

Doerlich added that inventory "affects the price of homes, the rate of sales and the affordability of homes in the Tri-Valley. There are more homes coming on the market as spring arrives, but not enough to make a perceptible difference."

Doerlich agreed Pleasanton prices may be approaching a plateau.

"There is still room for further appreciation," he said. "It will not be at the pace of the last several years, but single-digit appreciation will remain as long as the demand is strong and the supply continues at the current rate."

Even with the median sales price for a single-family detached home well above \$950,000, these local real estate experts agree that the pace of home sales in Pleasanton will remain brisk.

ton will remain brisk.

"If inventory remains low, homes will sell very quickly and drive more demand for single family homes, condos and townhomes at a higher price," said Mike Fracisco, 2016 past-president of Bay East Association of Realtors.

"I think the market will continue to be strong, but the multiple offers may slow down and the market may stabilize," Ott predicted.

Fracisco concluded, "The Pleasanton housing market will continue to be strong in 2016 and demand will dictate how high the pricing goes up or stays constant in the next several months." ■

Editor's note: David C. Stark is the public affairs director for the Bay East Association of Realtors and a Pleasanton homeowner.

MARKET TRENDS

Month to Month	Sold	% Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Mar 16	49	-3.92%	\$1,295,693	3.18%	\$1,150,000	17.35%	\$1,305,929	3.87%	23	-11.31%	100.79%
Mar 15	51	10.87%	\$1,255,744	18.16%	\$980,000	9.31%	\$1,257,282	17.88%	25	26.98%	100.12%
Mar 14	46	-6.12%	\$1,062,717	8.17%	\$896,500	10.69%	\$1,066,542	7.48%	20	25.11%	100.36%

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Saturday, May 7, 2016

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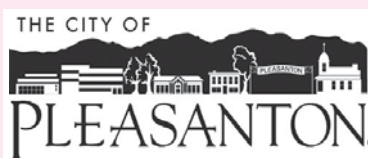
Rose Show Exhibitor Registration	8:00 am - 10:00 am
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Open to Public	2:00 pm - 5:00 pm
Awards Ceremony	2:30 pm

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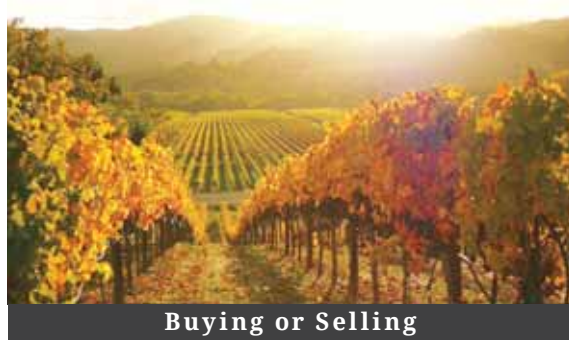


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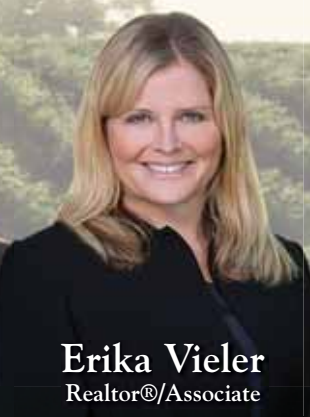
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\$2,225,000



6300 LAURA LANE, PLEASANTON

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\$2,000,000 +/-



5611 SAN ANTONIO STREET, PLEASANTON

Close to Downtown Pleasanton & freeway access. Offering a fantastic back yard with a covered patio for year round entertaining and overlooking a sparkling pool with sun shelf & waterfall. Professionally landscaped front and back yards. Many updates throughout with an open floor plan, new flooring, recessed lighting & dual pane windows. Close to the downtown area, shopping, easy commute access and award winning schools. 3 BD/2BA, 1561 sq ft.

\$920,000



4336 MUIRWOOD DRIVE, PLEASANTON

Located in Highland Oaks. 4/2.5 w/1,948 sq ft. Updated kitchen with an open design offering newer cabinets, flooring and opening to breakfast nook. Formal living & dining room. Lower level family room opens to the private yard w/ large covered patio, pool & mature landscaping. Located close to schools & commute access.

low \$900,000



4947 CANDY COURT, LIVERMORE

Peaceful and private setting offering a large lot with side yard access, pool & backyard entertaining space. The main level offers a bedroom and full bath. Bathrooms have been remodeled with butcher-block counters. Move in ready condition with an updated kitchen opening to the living room and views of the private yard. The upstairs master suite offers a large room with vaulted ceilings and a spacious master bath. Great location close to freeway access and Downtown Livermore.

\$835,000



6341 SUDDARD COURT, PLEASANTON

Private single level home in a court. Convenient location, walking distance to Donlon Elementary school, shopping & less than 5 Minutes to I-680. Move-in ready offering newer carpet, paint & an updated kitchen with granite counters, recessed lighting and opening to the dining room. Offering a formal living & family room, this home offers space to gather and entertain. The back yard offers a sparkling pool with a large patio & raised seating are around the pool.

\$759,000



11841 DUBLIN GREEN, DUBLIN

Charming single level home with a private setting. Built in 1976 - 3BD, 2BA 1,338 sq ft. On a 7,000 sf. Lot. An open kitchen with newer cabinets, granite counters and bar seating. Formal dining room with vaulted ceilings opening to the formal dining. Mature landscaping with a terraces yard offering amazing views.

\$753,000



689 MOJAVE AVENUE, LIVERMORE

Charming and updated throughout. Single level 3 bedroom with 1,517 sq ft of living space. Located in the heart of Livermore and offering wood floors, updated kitchen with white cabinetry, tile floors, formal dining room and eat in kitchen area. A spacious master suite with double closets and a private back yard with mature trees, spacious patio area shared with an open grassy area

\$699,000



18 TRINITY CIRCLE, LIVERMORE

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1749 LYNN COURT, PLEASANTON
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1737 LYNN COURT, PLEASANTON
\$1,815,000

1748 LYNN COURT, PLEASANTON
\$1,799,000

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Price Reduced to \$659,000



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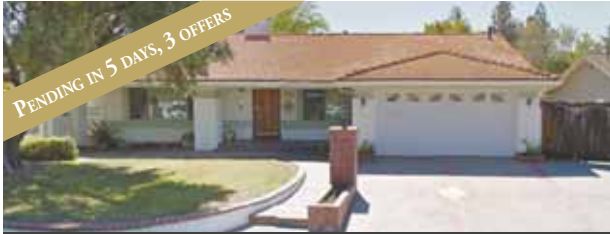
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2240 SEGUNDO COURT, PLEASANTON

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FARMINGTON, LIVERMORE

Sold over asking at \$915,000



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SOLD OVER ASKING AT \$400,000

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- Single story 3+ bedrooms, preferably 2200 or more sq. ft., Southside of Pleasanton up to \$1,600,000
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Enjoy Downtown Living and Walk to Main Street from this Completely Remodeled 3 Bedroom, 1 Bathroom Cozy Downtown Charmer! Premium Lot with Panoramic Views and Private Rear Yard, Remodeled Kitchen with Granite & SS Appliances, Remodeled Bathroom, Hardwood Floors Throughout, Wainscoting, Crown Molding, Dual Pane Windows, Copper Plumbing, Finished Garage, New Gutters, New Landscaping Includes Upgraded Drainage System, New Concrete & Fencing. Enjoy this Premium Location and Home Now and Expand it in the Future, if needed. For a Private Showing, Contact the Blaise Lofland Real Estate Group. Visit 435abbie.com.

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5753 HIDDEN CREEK COURT PLEASANTON

Exceptional Former Bridle Creek Model Home with Original & Many New Fine Upgrades on Premium Secluded over 1/2 Acre Lot on Private Court. Includes: 4,855 Total Square Footage Includes Custom Guest Cottage (400 Sq/ Ft). Large Gourmet Kitchen, Five Bedrooms (Downstairs 2nd Master), Large Bonus/Game Room & Private Office. Professionally Landscaped, Park-Like Private Rear Grounds with Swimming Pool and Mature Trees. Superbly Maintained in Excellent Condition. Premium Location, Conveniently Close to Charming Downtown and Access to 680. Don't Miss this One! For more information and photos please visit 5753hiddencreek.com or call the Blaise Lofland Real Estate Group to schedule a private showing! Visit 5753hiddencreek.com.

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2609 BECARD COURT PLEASANTON

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PRICE NOT SET AT PRINT TIME

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Desirable Largest Upgraded Hillstar Model on Quiet Secluded Street in Bridle Creek, built by Greenbriar Homes, Premium .30 Acre Lot with Private Rear Grounds that Includes Recently Upgraded Landscaping, Pool/Spa & Rock Waterfall. View of Pleasanton Ridge, Front Porch Sitting Area, Five Bedrooms (Downstairs Suite), Formal Private Office (Possible 6th), Bonus Room (Home Theater Option), Approximately 4,455 Square Feet Spacious, Spacious Family (Great) Room, Large Gourmet Kitchen with Granite & SS Appliances, Crown Molding, Upgraded Wood Flooring, Three Car Garage, Award Winning Schools, Walk to Downtown, Convenient Commute Access to South Bay/ Silicon Valley/East Bay. For a Private Showing call the Blaise Lofland Real Estate Group and for more information visit 838sunnybrookway.com.

SOLD AT \$2,070,000

Survey shows need for more home construction

Overwhelming consumer preference for single-family homes in suburban area

By JEB BING

Over three-quarters of surveyed homeowners would purchase another single-family home if they were to buy in the next six months, and 79% of renters would choose to buy outside of an urban area.

The new survey by the National Association of Realtors (NAR) also found that confidence about now being a good time to buy is waning amongst renters, particularly in the West, where prices are soaring.

In NAR's first quarter 2016 survey, respondents were asked about their confidence in the U.S. economy and various questions about their housing expectations and preferences. The survey included a question on if they were to purchase a house in the next six months, what type of home and in what area would they choose to buy.

The survey reveals an overwhelming consumer preference for single-family homes in suburban areas. Most current homeowners (85%) and 75% of renters said they would purchase a single-family home, while only 15% of homeowners and 21% of renters said that they would buy in an urban area.

Lawrence Yun, NAR chief economist, said the survey findings call attention to the glaring need for more supply of single-family homes.

"The American Dream for most consumers is not a cramped, 500-square-foot condo in the middle of the city, but instead a larger home within close proximity to the jobs and entertainment an urban area provides," he said. "While this is not a new discovery, supply and demand

imbalances and unhealthy levels of price growth in several metro areas have made buying an affordable home an onerous task for far too many first-time buyers and middle-class families."

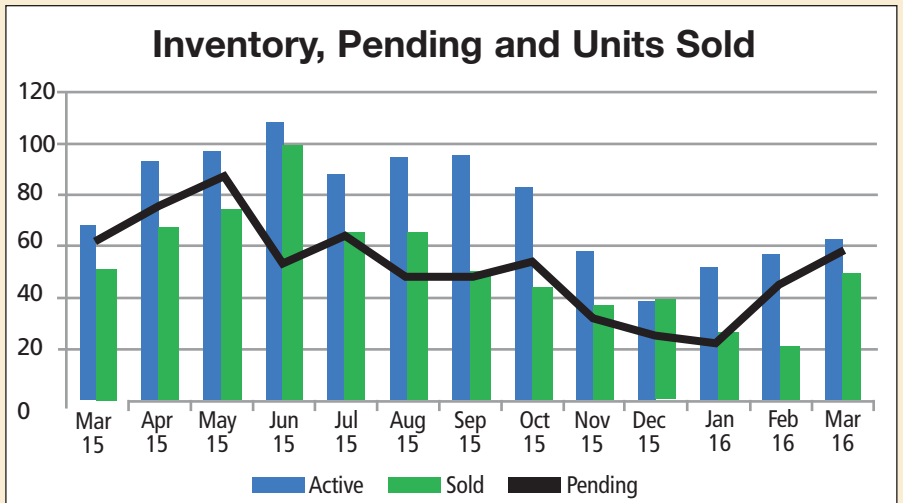
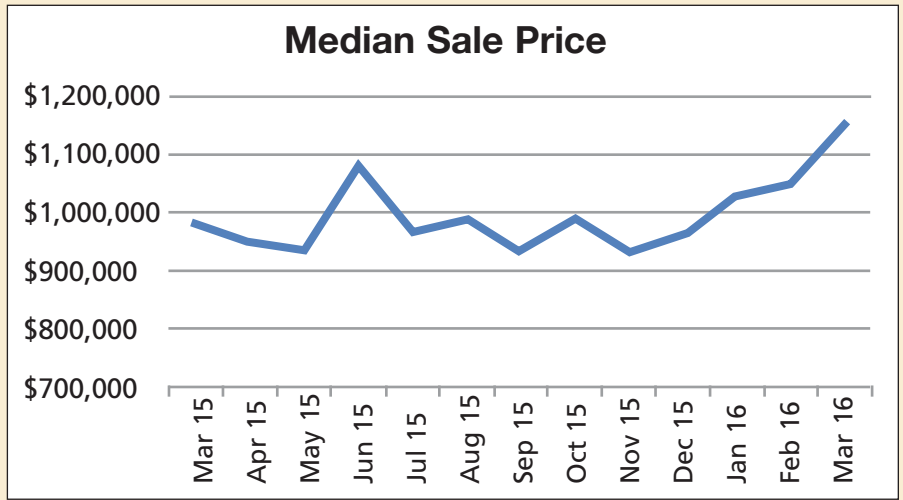
According to Yun, it's time for home builders to double their focus on constructing single-family homes. With millennials increasingly buying in the suburbs, as NAR reported earlier, tight inventory and affordability concerns will likely worsen without significant headway made in housing starts in relation to job creation.

Also, the survey found that renters are losing optimism about now being a good time to buy. Heading into the spring buying season, NAR's survey found that compared to the December 2015 survey, the same share of homeowners (82%) but fewer renters (62% versus 68% last quarter) believe that now is a good time to buy.

"A high number of homeowners are expressing that it's a good time to buy, and this sentiment is no doubt being fueled by the \$4.4 trillion in housing equity accumulation in the past three years," Yun said. "On the other hand, accelerating home prices and the perceived difficulty in obtaining a mortgage appears to be tugging at the confidence of renters."

Overall, respondents over the age of 65, those living in the Midwest and those with incomes over \$100,000 were the most optimistic about buying now.

Among current homeowners, fewer (56%) believe it is a good time to sell compared to



Graphs show market trends for single-family detached homes in Pleasanton and Sunol through last month. BAY EAST ASSOCIATION OF REALTORS

See SURVEY on Page 32

PENDING WITH 7 OFFERS



7447 Limerick Avenue, Dublin

This beautifully remodeled 4 bedroom, single story home sold in less than a week for well over the asking price. Newer kitchen & baths, floors, HVAC, windows. Great neighborhood, close to schools, parks, shopping and freeways. **Presented at \$729,000**

COMING SOON

Beautiful remodeled 1928 square foot single story home on a court. 4 bedrooms, 2 baths, on a large, private lot in the popular Del Prado neighborhood. **Presented at \$1,025,000**

PENDING WITH 10 OFFERS



2954 Moreno Avenue, Pleasanton

Located in the highly desirable community of Belvedere in Pleasanton, this home sold in less than a week for well over the asking price. Light and bright, with high ceilings, plantation shutters, wood floors and a remodeled kitchen, plus located in the top-rated Mohr Elementary School district. 3 bedrooms, 2.5 baths. **Presented at \$865,000**

COMING SOON

Darling single story home on a court near downtown Pleasanton. 3 bedrooms, 2 baths, 1300 square feet on a 26,000 square foot lot. **Price to be determined.**

If you're thinking about making a move, it's a great time to sell. Call or message me for a free, no-obligation market analysis of your home.

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Pheasant Ridge, Pleasanton
7294 Huntswood Court
 5 bedrooms 5.5 baths approx 5300 sqft- with Pool/Pavillion
Sold for \$2,150,000



7694 Topaz Circle Dublin
 5 bedrooms 3 baths approx 2500 sqft.
 Excellent Floor plan with Pool and Great Views!
Sold for \$975,000



10723 Inspiration Circle Dublin
 4 bedrooms 3 baths
 approx 2500 sqft
Sold for \$1,130,000

Testimonials – Why your Friends and Neighbors PREFER Delores Gragg

Best of the Best in Real Estate!

Delores Gragg is the best Real Estate Agent; she helped us buy our new home and sell the previous home. She's very knowledgeable, and understood what we wanted and put our needs first. Her negotiation skills are the best around. She is aware of market and goes way beyond to make sure her clients are satisfied. She is very responsive to emails, text and phone calls. Amazing Service! She replies to emails/calls/texts promptly, is extremely knowledgeable and ethical.

—Ronald and Christina W, Dublin

Best Realtor in the Tri-Valley, Hands-down

Cannot express how grateful my fiance and I are for Delores Gragg. She made the daunting process of buying our home a stress-free experience. As first time homebuyers, we were nervous and inexperienced. Delores not only expertly guided us through the steps, and played an instrumental role in making sure our offer was the one that was accepted. Delores is the realtor my family loves and trusts, she will always have our sole recommendation!

—Brody and Ashley, Livermore

Above and Beyond

We can't say enough about Delores. She is such a wonderful realtor. She found us our wonderful home in Pleasanton quickly and efficiently. She was our go to person for any questions we had whether it was doctors, or dentists, or other needs she never let us down with all her knowledge of the area. When it came time to sell Delores had our house sold quickly and with multiple offers. She truly went above and beyond.

—Steve and Jessica R, Pleasanton

Exceeded our Expectations!

I am a loyal and repeat customer of Delores Gragg and the reason I came back to her to sale my home is because she really IS a good realtor. She is knowledgeable about the area, and she and her family live here in Pleasanton her children went to school here so I have confidence in her opinion about the area or the neighborhoods. Her marketing skills are amazing, and she always kept me informed of the process. I highly recommend her to my family and friends.

—Betty Y, Pleasanton

Excellent Service

We have worked with Delores on purchasing two homes and selling two over years. She has represented us exceptionally every time. She sold our homes quickly and for the price we had targeted. She was able to help us find homes in the neighborhoods we wanted that met our family's needs. She is dedicated, responsive, and professional at all times.

— Kelly F, Pleasanton



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Seven common real estate myths

By DON FAUGHT

Everybody thinks they know how the real estate market works. Trouble is, a lot of misinformation gets unwittingly passed along.

Below, I debunk some of the most common real estate myths so that you can make the right decision for your family.

#1: Sellers should always price their home high to leave room for negotiations.

Pricing a home is among the most crucial steps for a home seller. Errors can reduce the seller's profit and/or elongate the timeline.

The longer a home sits on the market, the more likely buyers will avoid it, assuming the home has a defect of some kind. Statistics show interest wanes after just the first 14 days on the market. And it plummets after 30 days. If your home is priced right, taking all factors into account, buyers will pay full price.

#2: Buyers always get a better deal or ensure they get the house by going through the listing agent.

Buyers should have their own agent; he or she will look out for your best interests.

A listing agent has a fiduciary duty to the seller. That means the seller's money is more important to that agent than the commission earned. Legally, ethically and morally, a listing agent cannot and will not cut their seller's throat to get a buyer a better deal.

And don't expect the listing agent to give up

their buyer agent commission if they "double-end" the sale. Representing two clients in the same transaction increases the agent's liability. Why would they do that for free?

#3: Buyers should find a house first, then start the mortgage-qualification process.

If you want your offer accepted on a home, you must have all of your requirements ready to go.

Sellers will require evidence of your financing along with your offer. It can take a couple days to acquire a full mortgage prequalification. But the best houses sell quickly. If you are not prepared, you will lose the house.

#4: Remodeling projects always increase home value by the project cost.

Should you remodel the kitchen before you go on the market? Many improvements won't increase the home by the cost of the rehab, but some will. And most are likely to at least help a home sell faster.

New carpet usually returns a comparably higher price, but the highest-end marble flooring may not. Your real estate agent can help you determine what improvements, if any, to make before you hit the market.

#5: "Green" upgrades such as solar panels add tens of thousands of dollars to the value of a home.

Despite what the salesman told you, solar

panels, triple pane windows and lifetime-warranty paint will not increase your home value by the cost of the improvement. And some financing methods such as long-term leases and property tax liens can actually hinder the sale of your home.

Check with your Realtor before you sign on for any such improvement.

#6: "For Sale By Owner" saves the seller a ton of money.

Actually, a "For Sale By Owner" (FSBO) usually saves the buyer a ton of money. Why? Because buyers make lower offers when they know a seller isn't paying agent commissions.

Also, many FSBO sellers price their homes incorrectly, leaving money on the table and taking longer to sell.

Reality is, the only way to sell for the highest possible price in the shortest period of time is to ensure every potential buyer knows a house is for sale. It's basic economics, supply and demand. FSBO sellers lack access to the majority of portals and websites, limiting their home's exposure.

#7: All real estate agents are the same.

Sure, all agents must pass the same state exam. But real estate school does not teach people how to be great agents. And it doesn't address personality type, work ethic and moral center.

So, no, all agents are not the same. Ask for a referral from the people you know and trust. They'll be frank about how someone performed. ■

Don Faught is the vice president and managing broker for Alain Pinel Realtors and is the 2013 president of the California Association of Realtors.

SURVEY

Continued from Page 30

the fourth quarter of 2015 (61%). Amid steep price increases and tight supply, respondents in the West were the most likely to think now is a good time to sell, while also being the least likely to think now is a good time to buy.

Among all households in the survey, less than half believe the economy is improving (48%), down from 50% in last quarter's survey. Renters, those living in urban areas and respondents with lower incomes were the most optimistic.

Across all age groups, when asked about their future buying preferences, survey responses were closely tied to each generation's typical lifestyle, with younger buyers being more likely to consider buying a single-family home. Not surprisingly, renters and younger buyers would for the most part purchase larger homes, whereas older buyers would purchase similar or smaller-sized homes.

Highlighting the apparent appetite for some older households to downsize and live in the city, respondents over the age of 65 were the most likely to consider a condo and nearly as likely as respondents under the age of 35 to consider purchasing in an urban area.

Most respondents indicated their preference to stay in a similar area to their current living situation if they were to buy in the next six months. Over two-thirds of those living in rural areas and 75% of those living in suburban areas would buy in a similar area.

Only those living in an urban area would be more likely to move elsewhere, with a suburban area within 20 miles of the city being the most frequent choice of urban buyers moving to another type of area. ■

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5837 Hillbrook Place

3bd/2ba | Offered at \$785,000

Multiple offers | Over asking price | Close in 21 days

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- Holds her clients trust above all else, as proven by her REPEAT & REFERRAL business
- Offers the highest level of personalized service and local market knowledge
- Donated over \$21,000 to Local Schools through her Real Estate business

Buyer & Seller Reviews

"Sheri Platter is an absolute professional! She was prompt and diligent in every aspect. My home sold in 2 days and I purchased a new one within a week of closing. I am very glad I had Sheri as my agent and would highly recommend her! Sheri is one of the best Real Estate Agents I've dealt with in 15 years."

—John Parks, Pleasanton

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HOME SALES

This week's data represents homes sold during March 3-13

Pleasanton

- 4358 1st Street** Lily Development to A. & A. Georgian for \$780,000.00
- 5786 Belleza Drive** Y. Yoo to H. Long for \$640,000.00
- 4570 Carver Court** R. & A. Garcia to Z. Zhao for \$775,000.00
- 5849 Corte Mente** A. Awujoola to D. & E. Arena for \$1,310,000.00
- 7804 Creekside Drive** Scott Trust to D. Hu for \$720,000.00
- 1038 Division Street** Silveira Trust to Donald & Catherine Trust for \$1,025,000.00
- 540 Division Street** Benjamin Trust to Rescue Home Now for \$535,000.00
- 6109 Everglades Court** M. Crawford to H. Na for \$930,000.00
- 1789 Magnolia Circle** C. Wu to A. & A. Bande for \$896,000.00
- 3399 Norton Way #4** A. Ahmadzai to P. Dandin for \$435,000.00
- 5580 Paseo Navarro** M. & M. Nikaido to C. & L. Slattengren for \$1,425,000.00
- 5310 Sonoma Drive** A. & J. Moorefield to Morris Trust for \$1,001,000.00
- 5269 Springdale Avenue** Lenoir Trust to J. & J. Mauro for \$752,000.00
- 2303 Woodthrush Way** C. & L. Hosty to M. & J. Harper for \$1,051,000

Dublin

- 3361 Araldi Lane** E. & C. Tugadi to R. & M. Sharma for \$820,000.00
- 8349 Creekside Drive** T. & T. Oshiro to S. Patel for \$1,040,000.00
- 8310 Cypress Court** V. Dang to C. Marcelo for \$686,000.00

- 3385 Dublin Boulevard #112** E. Lai to B. Kwak for \$560,000.00
- 3245 Dublin Boulevard #333** Domejean Trust to Randall Trust for \$576,000.00
- 10613 Eastertown Lane** F. Rosenfeld to Y. Zhang for \$539,000.00
- 4182 Forest Springs Road** Brookfield Trio to X. Chen for \$770,000.00
- 8674 Galindo Drive** Mcintyre Trust to N. & A. Qazi for \$702,000.00
- 7068 North Mariposa Court** Wong Trust to C. & L. Williams for \$800,000.00
- 3551 Pinot Noir Court** A. & R. Sangani to H. & R. Chander for \$1,115,000.00
- 2882 Sable Oaks Way** A. Oo to S. Singh for \$1,550,000.00
- 4780 South Spago Drive** A. Franco to W. Hu for \$1,085,000.00
- 6933 Stagecoach Road #G** M. Blair to E. Bliss for \$530,000.00
- 5899 Turnberry Drive** G. & J. Deuel to C. & W. Chen for \$1,800,000.00

Livermore

- 702 Alexander Street** Z. & S. Zucker to K. Caldwell for \$655,000.00
- 1664 Altamar Way** C. & B. Carnahan to P. & D. Nyholm for \$720,000.00
- 1785 Altamar Way** C. & J. Hettrich to Holmes Trust for \$745,000.00
- 1408 Ardmore Place** S. & D. Re to E. Levy for \$860,000.00
- 432 Curlew Road** Diaz Trust to N. Gibson for \$590,000.00
- 837 Hanover Street** L. Grant to M. Rowand for \$730,000.00
- 110 Heligan Lane #13** C. MacDougall to M. & M. Lakhani for \$530,000.00

Source: California REsource

5250 Riverdale Ct., Pleasanton

Beautiful townhome in desirable Stoneridge Community. Spacious 3 bedroom, 2.5 baths and 1988 sq. ft. All neutral colors and wood flooring on first floor. All neutral colors and pretty crown molding throughout. Granite tile in kitchen and wood flooring on first floor. Nice backyard.

Jan Pegler
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 Views and more! Call Cindy for a private showing!
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JUST SOLD

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Enjoy the spectacular views of Mt Diablo from this beautifully remodeled home in desirable Pleasanton Hills. Gorgeous Kitchen with granite slab counters, stainless appliances, marble entry, Spacious family room in sought after floor plan. Walk to Award winning schools, shopping & downtown.
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Stunning 5 acre estate on West side of Pleasanton



1500 Foothill Road, Pleasanton

Rare and desirable 5 acre gated estate located between Castlewood Country Club and Golden Eagle Estates. Original owners have lived here for 39 years. They designed this stunning English Tudor home with Los Altos architect William Christofferson with 4 bedrooms and 5 bathrooms (3 full & 2 half) with 4803 sq. ft. of living space that includes a library, bar and game room. This incredible single story estate features a circular driveway and is surrounded by majestic 100 year old Oak trees. Private beautifully landscaped lush backyard with pool provides plenty of room for outside activities. With around 2 acres of flat landscaped yard and around 3 acres of additional property behind the home, the possibilities are endless. Build a sport court, barn for horses, or pool cabana and finish this lovely estate. Call agent for details. Visit 1500FoothillRoad.com

Open Sunday 1-4pm

Offered at \$2,925,000



Jennifer DeCoite

BHG Tri-Valley Realty

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BRE #01473959



Buying & Selling

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Brentwood

2 BEDROOMS

439 Tayberry Lane \$548,000
Sun 1-4 Linda Futral 980-3561

Castro Valley

6 BEDROOMS

3967 Recreation Road \$1,475,000
Sat/Sun 1-5 Brigitte Huntermann 260-2508

Danville

4 BEDROOMS

1080 Yorkshire Place \$1,219,000
Thur 10:30-1:30/Sat/Sun 1-4 Sally Blaze 998-1284

Dublin

3 BEDROOMS

4827 Brannigan St. \$799,950
Sat/Sun Maureen Nokes 577-2700

5 BEDROOMS

9833 Reimers Way \$1,239,888
Sat/Sun 1-4 Lisa Sterling-Sanchez & Stephany Jenkins 980-9265/989-3318

Livermore

2 BEDROOMS

185 Heligan Lane #2 \$520,000
Sat 1-4 Coldwell Banker 847-2200

3 BEDROOMS

718 Wimbledon Lane \$748,000
Sat/Sun 1-4 Louise Davis 200-2457

4 BEDROOMS

1555 Frederick Michael Way \$1,349,000
Sat/Sun 1-4 Blaise Lofland 846-6500

5 BEDROOMS

2193 Gabriella Lane \$1,395,000
Sat/Sun 1-4 Linda Futral 980-3561

140 Trevarno Road \$850,000
Sat/Sun 1-4 Fabulous Properties 980-0273/519-8226

Pleasanton

2 BEDROOMS

7706 Creekside Drive \$659,000
Sat 2-4/Sun 11-1 Coldwell Banker 847-2200

3 BEDROOMS

435 Abbie St. \$869,000
Sat/Sun 1-4 Blaise Lofland 846-6500

5250 Riverdale Court Call for price
Sat/Sun 1-4 Jan Pegler 519-1455

4 BEDROOMS

1783 Spumante Place \$2,199,000
Sat/Sun 1-4 Paal Salvesen & Andrew Greenwell (415) 937-7225

1500 Foothill Road \$2,925,000
Sun 1-4 Jennifer DeCoite 437-1233

5 BEDROOMS

1003 Pineto Place \$2,158,000
Sun 1-4 Fabulous Properties 980-0273/519-8226

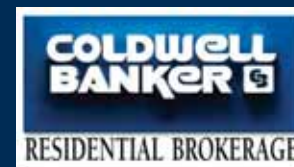
8267 Moller Ranch Drive \$1,669,800
Sun 2-4 Doug Buenz 785-7777

3708 Raboli St. \$2,599,999
Sat/Sun 1-4:30 Coldwell Banker 847-2200

7848 Foothill Knolls \$1,548,000
Sat/Sun 1-4 Cindy Gee 963-1984

Find more open home listings at pleasantonweekly.com/real_estate

ColdwellBankerHomes.com



FREMONT \$2,999,998

46846 Rancho Higuera Road

Elegant Home- S. Fremont
5 BD/4.5 BA Impressive portico entr frnt a hm w/distinct charm incl pdr rm, lib/office, and 4 car grg.
Elaine Arnt CalBRE #01046497 925.847.2244



LIVERMORE \$520,000

Open Sat 1 - 4 185 Heligan Lane #2

Condo in Desired Montage Community
2 BD/2 BA Lvlly condo has tile&hrdwd flrs,LR,1 car grg,Com amenities &more!Cis to frwy, schls,&dwntn!
Lucy Lizarraga CalBRE #01393413 925.984-1518



MOUNTAIN HOUSE \$319,000

Open Sun 1 - 4 153 West Luna Loca Lane

Beautiful End Unit Condo
2 BD/2 BA Well maintained unit with Priv Balcony off the Master Suite with serene views. A must see!
Lori Kriens CalBRE #01899795 925.847.2222



PLEASANTON \$659,000

Open Sat 2 - 4/Sun 11 - 1 7706 Creekside Dr

Pleasanton Condo
2 BD/2.5 BA 1 master and 1 jr master. Encl Frnt Patio/ Open Back Patio, Pool and Clbhs. 5 min frm Bart.
Lydia Vetere CalBRE #01910741 925.847.2200

BRENTWOOD

1959 Las Flores Drive \$474,950

GORGEOUS SINGLE STORY

3 BD/2 BA Highly Upgraded Single Story Home. Easy Walk to "Streets of Brentwood." A Must See!!
Michael Mike Riley CalBRE#00374197 925.847.2245

DUBLIN

6529 Bantry Bay Street \$650,000

Tralee Community

3 BD/3 BA Townhome w/Gran Kit ctrs, New SS app, Mstr/Junior Suites & 2 Car Gar +storage.
Daisy Ng CalBRE#01311067 925.847.2307

MOUNTAIN HOUSE

303 W Saint Francis Ave \$554,000

Coming Soon- Mountain House

4 BD/2.5 BA Desirable cor lot. Home feat gran ctr, new cpt/pnt, det grg, his/her mstr clst,beaut bkyd.
Lori Johnson CalBRE# 925.847.2237

SAN RAMON

527 Wycombe Court \$2,868,000

Magnificent Home!

6 BD/7.5 BA Loaded w/upgrades-Mahogany flooring,solid cherry cabinets,library,wine cellar & much more!
Sharon He CalBRE#01810593 925.847.2260

DUBLIN

7608 Jacqueline Street \$1,550,000

Luxury Schaefer Ranch Home

4 BD/3 BA Sausalito fir pln.Open Lvg & Din Rm, Ofc, loft,Cal Rm w/5 pnt fldg dr, Grmt Kit & More!
Sharon He CalBRE#01810593 925.847.2260

LIVERMORE

Bobby Drive CALL FOR PRICING

Coming Soon - Livermore

5 BD/3 BA The main floor has a bedroom & full Bath, Hardwood Floors & Paved RV side yard access.
Daisy Ng CalBRE#01311067 925.847.2307

PLEASANTON

3708 Raboli St \$2,599,999

Open Sat/Sun 1 - 4:30

Luxury Mediterranean Style

5 BD/6 BA Luxury Mediterranean style home in Ruby Hill situated on corner lot with wonderful views!
Bimla Sabhlok CalBRE#00939221 408.445.5151

3375 Ashbourne Circle \$2,650,000

Carlsbad Model in Norris Canyon!

6 BD/6.5 BA Premium loclFoyer w/dual strcs& bridge,Upgrded w/chry wd cab,Grnt slab cntrs,SS App& More!
Sharon He CalBRE#01810593 925.847.2260

PLEASANTON

925.847.2200 | 5980 Stoneridge Drive, Ste 122

ColdwellBankerHomes.com



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OPEN SAT & SUN 1-4

718 Wimbeldon Lane, Livermore
3 Bed | 2 Bath | 1,823 Sq. Ft. | \$748,000
Louise Davis
925.200.2457 | louisedavis.com



OPEN SAT & SUN 1-4

140 Trevarno Road, Livermore
5 Bed | 2 Bath | 1,665 Sq. Ft. | \$850,000
Susan Schall | Donna Garrison
925.519.8226 | 925.980.0273 | FabulousProperties.net



OPEN SAT & SUN 1-4

9833 Reimers Way, Dublin
5 Bed | 3 Bath | 3,272 Sq. Ft. | \$1,239,888
Lisa Sterling-Sanchez | Stephany Jenkins
925.980.9265 | 925.989.3318 | stephanyjenkins.com



OPEN SAT & SUN 1-5

3967 Recreation Road, Castro Valley
6 Bed | 4 Bath | 3,568 SF on 1.42 Acres | \$1,475,000
Brigitte Huntemann
925.260.2508 | BHomes.net



OPEN SUNDAY 2-4

8267 Moller Ranch Drive, Pleasanton
5 Bed | 3 Bath | 3,650 Sq. Ft. | \$1,669,800
Doug Buenz
925.785.7777 | 680homes.com



OPEN SUNDAY 1-4

1003 Pineto Place, Ruby Hill, Pleasanton
5 Bed | 3.5 Bath | 4,598 Sq. Ft. | \$2,158,000
Susan Schall | Donna Garrison
925.519.8226 | 925.980.0273 | FabulousProperties.net



OPEN SAT & SUN 1-4

1783 Spumante Place, Pleasanton
4 Bed | 4.5 Bath | 4,146 Sq. Ft. | \$2,199,000
Paal Salvesen | Andrew Greenwell
415.937.7225 | spumanteplace.com



READY TO BUILD LOTS

4108 & 4112 Foothill Road, Pleasanton
2.2 Acres & 7.3 Acres | \$1,250,000 & \$1,500,000
Susan Schall | Donna Garrison
925.519.8226 | 925.980.0273 | FabulousProperties.net



BY APPOINTMENT ONLY

2902 Victoria Meadows Court, Pleasanton
5 Bed | 2.5 Bath | 3,716 Sq. Ft. | \$1,699,000
Anni Hagfeldt
925.519.3534 | anni@venturesir.com



VINEYARD ESTATE

7795 Cedar Mountain Road, Livermore
7 Bed | 6 Bath | 6,671 SF on 16.2 Acres | \$3,550,000
Donna Garrison | Susan Schall
925.980.0273 | 925.519.8226 | FabulousProperties.net



MAGNIFICENT BLACKHAWK ESTATE

3308 Deer Hollow Drive, Danville
7 Bed | 8 Bath | 10,901 Sq. Ft. | \$6,800,000
Andrew Greenwell | Maribel Cribb
415.937.1635 | 3308DeerHollow.com



COMING SOON

7223 Valley View Court, Pleasanton
3/4 Bed | 2.5 Bath | 2,119 Sq. Ft. | Call for Pricing
Lisa Sterling-Sanchez
925.980.9265 | trivalleyrealtor.com



Todd Galde, Sr. Mortgage Advisor | 925.381.8190 | tgalde@commercemtg.com | NMLS#256864
Loan options for everyone | Contact Todd Galde today for a Free personalized consultation.

FIND YOUR PLACE



LIVERMORE \$1,395,000

2193 Gabriella Lane | 5bd/4ba
Linda Futral
Open Sat & Sun 1-4



LIVERMORE \$1,349,000

1555 Frederick Michael Way | 4bd/3ba
Blaise Lofland
Open Sat & Sun 1-4



DANVILLE \$1,219,000

1080 Yorkshire Place | 4bd/3ba
Sally Blaze
Open Thur 10:30am-1:30; Sat & Sun 1-4



PLEASANTON \$920,000

5611 San Antonio St. | 3bd/2ba
Kris & Tyler Moxley
By Appt



PLEASANTON \$869,000

435 Abbie Street | 3bd/1ba
Blaise Lofland
Open Sat & Sun 1-4



DUBLIN \$799,950

4827 Brannigan St. | 3bd/2.5ba
Maureen Nokes
Open Sat & Sun 1-4



FREMONT \$709,000

4588 De Silva Street | 3bd/1ba
Leslie Faught
Open Sat & Sun 1-4



LIVERMORE \$699,000

689 Mojave Ave | 3bd/2ba
Kris & Tyler Moxley
By Appt



LIVERMORE \$599,000

18 Trinity Cir | 3bd/2ba
Kris & Tyler Moxley
By Appt



BRENTWOOD \$548,000

439 Tayberry Lane | 2bd/2.5ba
Linda Futral
Open Sun 1-4



PLEASANTON \$485,888

3146 Pawnee Way | 2bd/1(1)ba
Maureen Nokes
By Appt



MOUNTAIN HOUSE \$449,900

663 North Dorato Lane | 3bd/2(1)ba
Robin Young
By Appt

See it all at
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Pleasanton/Livermore Valley Office 925.251.1111

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