

# Pleasanton Weekly

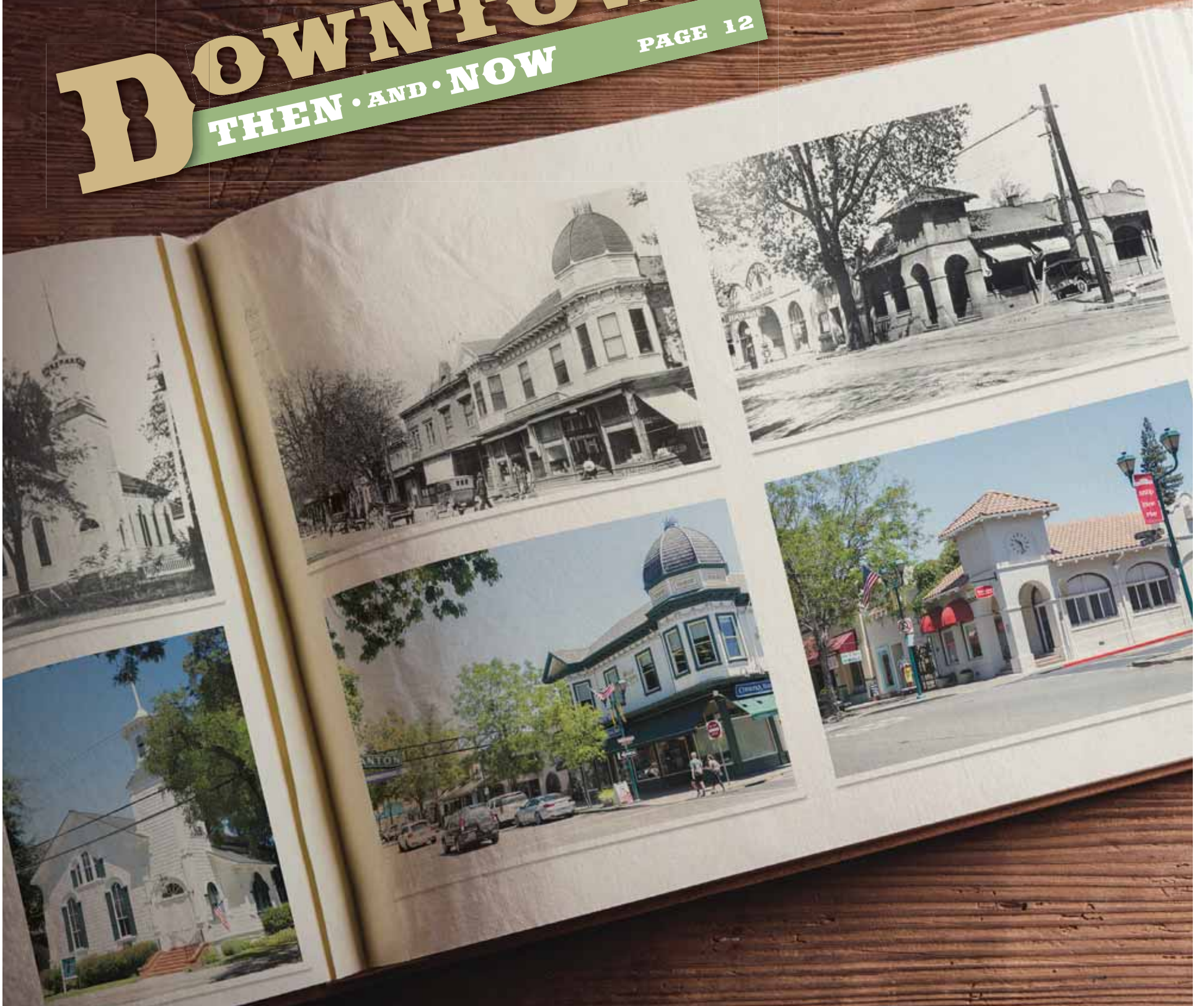
Mural comes back to life

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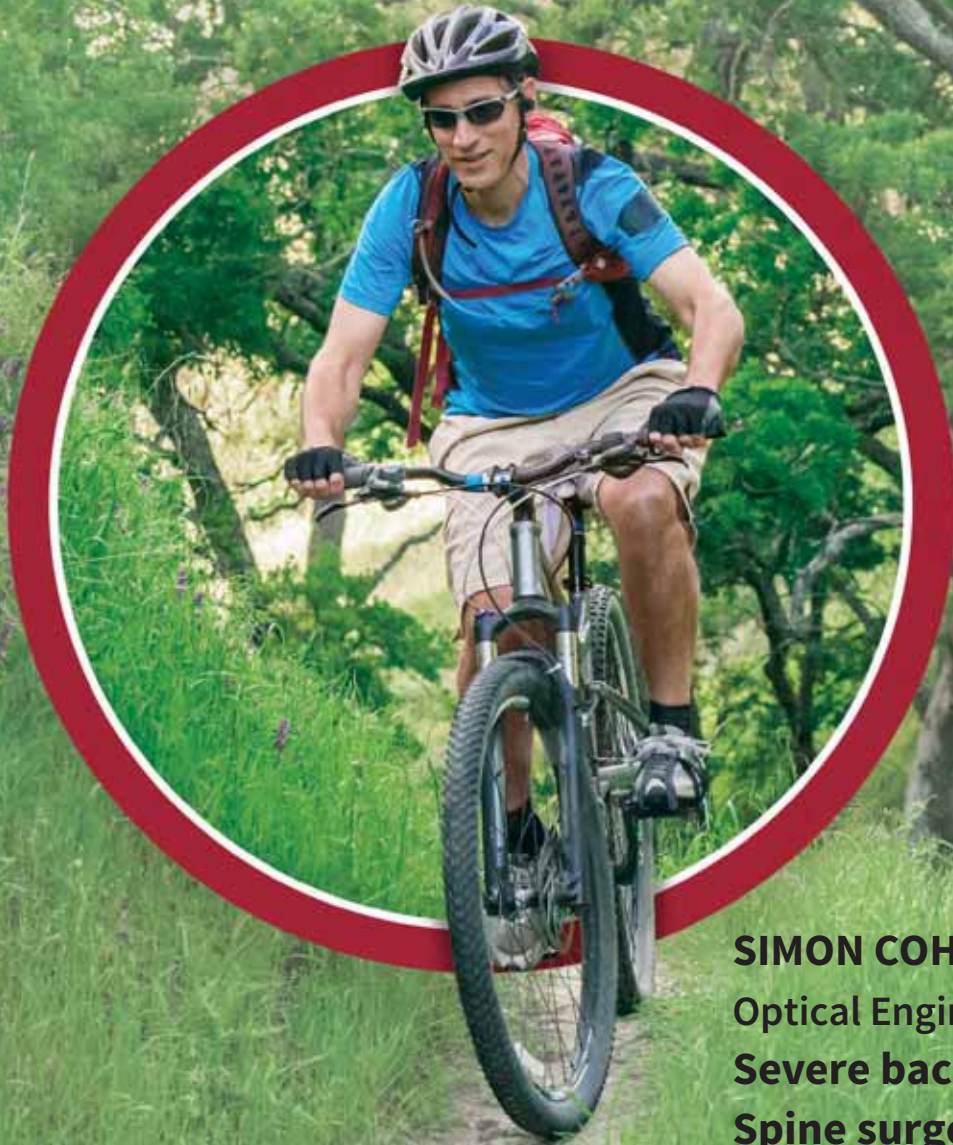
VOL. XVIII, NUMBER 28 • AUGUST 4, 2017

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**SIMON COHEN**  
Optical Engineer  
**Severe back pain stopped his life**  
**Spine surgery started it again**  
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# TIM TALK



By TIM HUNT

## Cutting down on cut-through traffic

After its staff worked with the neighborhood, the Pleasanton City Council will have the opportunity to use traffic calming methods to divert cut-through traffic back onto main thoroughfares on the south side of town.

Last month, the city's traffic team met with people living in the Junipero and Independence neighborhoods to share the plan to make it painful for motorists to get off Bernal Avenue or Sunol Boulevard and cut through on the residential streets.

The plan, developed by city traffic engineer Mike Tassano, calls for four sets of speed bumps on the two streets, plus two new crosswalks with the lighted features serving the neighborhood park. If the City Council approves at its first September meeting, then Tassano hopes the first round of measures can be added on to existing street projects so installation should be relatively quick.

The plan required two-thirds of the neighborhood to support the installation of the bumps.

Unlike some streets where the traffic calming has been installed (think Crellin Road at the top of Vintage Hills where it's neighbors driving too fast by neighbors), the Junipero-Independence is true cut-through traffic — likely commuters — although I will confess taking Independence to Junipero to avoid the First Street/Bernal intersection.

It's not quite as bad as the situation was on Riddell further south. There, southbound commuters were taking a left turn off jammed Sunol Boulevard to Riddell Street, then turning right onto Happy Valley Road, right back onto Sunol to have a left turn onto the I-680 south ramp during the jammed morning commute. The city, with overwhelming support from the neighborhood, established new signage to eliminate that option.

For the Junipero-Independence solution to work well, Tassano is proposing a major capital improvement that the city has in its two-year plan. One of the current issues is that left-turn lane coming down the hill on Bernal backs up into the through-lane. It also doesn't clear in one light cycle, which invites the left onto Independence back up the hill. There is more traffic than the intersection has the capacity to move through.

The project will add a second

left-turn lane by moving the entire intersection south. That will require cutting into the hill on the south side of Bernal and building a retaining wall. The plan also calls for cleaning up the asphalt sidewalk and improving bicycle lanes.

Incidentally, the entire downtown area, including this intersection, is exempted from the city's standard of service levels that apply everywhere else. Tassano expects those standards for downtown to be refined when the specific plan is updated. He points out that you would never want to "improve" St. Mary and Main Street with a stop light when the stop signs work just fine.

For the intersection of thoroughfares Sunol/Bernal/First, it's an entirely different matter.

The big fix would not occur until 2018, assuming council approval. The design work would be done over the fall and winter with the bid process set for late spring and then a summer start when the funds become available in July 2018.

**Remember the flap** about Owens Drive and the reduction to one lane last winter where the new apartment complex is nearing completion? When the City Council accepted the recommendation for a two-stage crossing by Tassano, the problem went away.

There were about 200 crossings to the Iron Horse Trail and by offsetting the crosswalks and requiring pedestrians to cross in two stages, the traffic backups have been eliminated.

The council requested a follow-up report in the fall and Tassano has commissioned an engineering firm to provide that report. In the meantime, the lack of complaints to the council speaks for the improvements. In addition to Owens being narrowed in the eastbound direction (it already had been narrowed with the taxi lane in the westbound direction at the BART station), a new apartment complex on Gibraltar also took one travel lane.

I have not heard any complaints about that one. The reality is that street capacity in Hacienda Business Park was over-designed so there are rarely issues about traffic within the business park. The traffic engineers working with Joe Callahan wanted to ensure an efficient environment for workers and companies. ■

### About the Cover

Downtown Pleasanton appears much different in some places and remarkably similar in others nowadays compared to the late 19th or early 20th centuries. Just look at our Cover, which includes (from left) the church at 118 Neal St., the Kolln Building at Division and Main streets, and the old First National Bank of Pleasanton site at 700 Main St. Modern photos by Daniel Kim. Historic photos courtesy of Museum on Main. Cover design by Kristin Brown.

Vol. XVIII, Number 28

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**LET'S DISCUSS:**  
Read the latest local news headlines and talk about the issues at Town Square at **PleasantonWeekly.com**

## When you move to a new area, what is the first thing that you do?



**Harriet Sakis**  
*Elementary school student*

First I walk through the new house in order to pick out my bedroom. Then I walk around the neighborhood to figure out who has pets I can get to know, and which homes have children. And after that, I look for the nearby parks and other fun places.



**Georgia Sakis**  
*Property manager*

The first thing I always do when I move somewhere new is to find a really good gym that has excellent child care and plenty of fun things for kids to do while I'm working out. After that, I look for the closest Starbucks. Of course.



**Cynthia Benson**  
*Retired*

I look for the best local library. I find libraries to be the greatest place to meet new people and to learn new things. And of course, I love all of the books, too.



**David Yaffe**  
*Sales*

Whenever I move, I seek out the best restaurants to go to for Vietnamese and Japanese food. And I also look for shade trees because anywhere I move to will necessarily be a sunny place, so it's important to know where the shade is.



**Sally Brown**  
*Retired*

I don't plan to ever move to a new area. My goal is to die in the home where I currently live. But if I did ever move, the first thing I would do is find the best second-hand stores and thrift shops. And after that I would seek out the safest bicycle trails because every year on my birthday, I enjoy going for a nice long ride on my bike, and don't want to have to worry about getting into an accident with another biker or an automobile.

—Compiled by Nancy Lewis and Jenny Lyness

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

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**San Ramon Regional Medical Center**  
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## DIGEST

### Swalwell town halls

Local Congressman Eric Swalwell (D-Dublin) is holding two public town hall meetings in his district this Saturday, including one in the Tri-Valley.

The first town hall is scheduled for 10-11:30 a.m. in the gymnasium at Granada High School, 400 Wall St. in Livermore.

The second event will occur Saturday afternoon, from 2-3:30 p.m. at the Mark Green Sports Center, 31224 Union City Blvd. in Union City.

Both meetings, free and open to all residents, aim to give constituents a chance to hear an update on what's happening in Washington, D.C., share their thoughts with Swalwell and ask him questions, according to the congressman's office.

### Religion Chat

Interfaith Interconnect is set to hold its August Religion Chat on Wednesday evening in Livermore.

The event will feature Rabbi Larry Milder and Dr. Ali Ataie discussing the questions of "What does your faith teach about the acceptance of other religions? Has it changed over time?"

Free-of-charge and open to all, the program will run from 5-6 p.m. at St. Charles Borromeo Catholic Church, 1315 Lomitas Ave. in Livermore. Doors will open at 4:30 p.m. and close at 6:30 p.m. to allow attendees to visit with each other, organizers said.

The monthly forums are part of the 19-member interfaith group's efforts to enrich, educate and inform the community about the diversity of faiths and cultures in the Tri-Valley.

### Caring for caregivers

Tri-Valley nonprofit Hope Hospice is scheduled to host "Self-Care for the Caregiver" next weekend, an educational session designed to help family caregivers deal with the emotional and physical demands of caring for a loved one.

The session will feature information about the challenges and rewards of the caregiving experience, stress management strategies, obtaining support and assistance and utilizing resources, as well as details about anticipatory grief and coping with emotions, organizers said.

The event will run from 9:45 a.m. to noon Aug. 12 in the second-floor conference room at the Hope Hospice offices, 6377 Clark Ave., Suite 100 in Dublin. Light refreshments will be served.

For more information or to register visit [www.HopeHospice.com](http://www.HopeHospice.com) or contact Hope Hospice community health educator Debbie Emerson at [debe@hopehospice.com](mailto:debe@hopehospice.com). ■

# No charges for car crash that killed Pleasanton Middle School teacher

### Police find no evidence of criminal negligence by driver in fatal collision

By JEREMY WALSH

It appears there will be no criminal charges stemming from the violent car crash on the north end of town that killed Pleasanton Middle School teacher Carla Boerman during spring break earlier this year.

The Pleasanton Police Department's investigation found no evidence of criminal negligence on the part of the oncoming driver whose vehicle careened into the Boermans' car at the intersection of Hopyard Road and Owens Drive the evening of April 4, Sgt. Benjamin Sarasua confirmed this week.

The sergeant said he informed the

Alameda County District Attorney's

Office charging prosecutor of those findings during a conversation in early May, leading to the police department recommendation of no criminal charges. A DA's Office spokeswoman confirmed this week the case has not been formally presented to them for consideration of charges.

"We were unable to prove that the driver of the Rav 4 was driving in any negligent manner," Sarasua said during an interview Tuesday. "It was just a

very tragic accident."

Pleasanton police concluded the primary cause of the collision was an unsafe turning movement by an oncoming driver that led to his Toyota Rav 4 clipping a curb and going airborne before crashing into the Subaru Outback carrying Boerman, her husband and their toddler granddaughter, according to Sarasua.

Police found no evidence of criminal negligence, such as impairment or speeding, on top of the lane-change infraction after a

thorough investigation, he said.

The sergeant described the crash in detail Tuesday, beyond the initial information that has been available publicly since the first days after the fatal collision at the prominent intersection on the north side of Pleasanton, about a block south of the eastbound Interstate 580 ramps at Hopyard Road.

The Boermans' Subaru Outback was making a left from southbound Hopyard Road onto eastbound Owens Drive around 6 p.m. on April 4, according to Sarasua. With Brian



Carla Boerman

See **BOERMAN** on Page 7



JULIA REIS

### A night on the town

From left: Resident Tim LaBarge, Pleasanton Police Chief David Spiller and Livermore-Pleasanton Fire Capt. Dennis Burns share a laugh at the Junipero Street National Night Out block party Tuesday night. The annual National Night Out brings together first responders, elected officials and community members at neighborhood parties in the spirit of strengthening local partnerships and increasing crime- and drug-awareness.

## Concussion baseline testing

### Stanford-ValleyCare begins exams on Livermore football players in new program

By JEREMY WALSH

With the fall football season on the horizon, high school players in Livermore public schools have started taking part in a new concussion baseline testing program for youth offered by Stanford Health Care-ValleyCare, hospital officials said last week.

The free testing, made available to all Livermore Cowboys and Granada Matadors football players, aims to provide doctors with a baseline for comparison in the

event the player suffers an injury, information that will be used to help expedite a safe and appropriate return to the gridiron for the player after a concussion, according to hospital officials.

"Concussions in youth sports have become an increasing concern nationwide," Stanford-ValleyCare president Scott Gregerson said.

"The good news is that our understanding of concussion has grown significantly over the years," he added. "Funding for this

program will allow Stanford Health Care-ValleyCare to continue to advance the concussion care it has provided for more than 10 years to the community through its Physical and Sports Medicine Department."

The tests were offered to all approximately 120 players, and about 45 students from each school have taken part in the testing thus far, with sessions scheduled to wrap up next week, according to Denise

See **CONCUSSION** on Page 7

## PUSD opens online registration

### School walk-through events start Monday

By JULIA REIS

Back to school preparations are in full swing for thousands of families around town as the Pleasanton Unified School District this week opened online registration for new and returning students ahead of the 2017-18 school year.

Parents can go online to register their child for the upcoming school year, purchase items like physical education clothes and yearbooks, and donate to nonprofits that support local schools.

Parents can start the process by logging in to the Future Fund site of their child's school. After doing so, users will be directed to print out a registration receipt to bring to walk-through registration.

Using the Q Parent Connection portal, parents will then need to fill out school information and registration forms. After completing the online process for each child, parents should receive an email confirming the information entered on the website.

Parents need to bring those emails, along with registration receipts and two current proof of residency documents, to walk-through registration at their child's school in order to receive their schedule.

Walk-through registration events will be held at PUSD schools Monday and Tuesday. Dates and times can be found on each school's website.

The first day of school is Aug. 14. For more information on school registration, visit [www.pleasantonUSD.net](http://www.pleasantonUSD.net). ■

# City recruiting for commission, committee seats

Applications due by 5 p.m. Aug. 15

By JEREMY WALSH

Pleasanton city officials are seeking local residents interested in applying for available seats on seven city commissions and committees.

Applications must be turned in by Aug. 15, and appointments are expected to follow interviews in September.

“Pleasanton is fueled by residents who are passionate about their community, and the City Council is

currently seeking applications from interested residents who want to become involved in their community by volunteering on a number of different commissions and committees,” city clerk Karen Diaz said in a statement.

Groups with available seats include the Planning Commission, Economic Vitality Committee and Human Services Commission.

Applications, which can be accessed on the city website at [www.cityofpleasantonca.gov](http://www.cityofpleasantonca.gov), are due by 5 p.m. Aug. 15.

Mayor Jerry Thorne is scheduled to then interview candidates on Sept. 7 and 8.

The mayor will make recommendations for all available posts, and his colleagues on the City Council will be asked to ratify Thorne’s list, typically on the consent calendar.

If appointed, commissioners must file a statement of economic interest and complete ethics training, which can be taken online, Diaz noted.

The available positions are:

- Bicycle, Pedestrian and Trails Committee, one youth or adult member.
- Civic Arts Commission, one regular member and one youth member.
- Economic Vitality Committee, one member each in the categories of commercial real estate development, commercial real estate broker and financial services (non-residents may apply for this committee, but they must work in Pleasanton).
- Housing Commission, one regular member.
- Human Services Commission, one youth member.
- Parks and Recreation Commission, one youth member.
- Planning Commission, one regular member. ■

# Building firm acquires Irby Ranch housing site

Project includes 87 homes, two parks; adjacent Sunflower Hill complex in design phase

By JEREMY WALSH

National residential developer Meritage Homes has purchased the Irby Ranch subdivision site, property on the edge of downtown approved for a new 87-house neighborhood adjacent to a parcel set aside for a planned housing complex for adults with special needs.

Newly named Marbella, the Meritage neighborhood where Stanley Boulevard turns into First Street is designed to consist of 56 two-story houses and 31 three-story houses, along with two parks, a creekside walking trail, the Nevada Street extension, outdoor living areas and a community center that repurposes a farmhouse from the site.

Work is scheduled to start at the site toward the end of the year, with home construction slated to begin next June and completely wrap up by summer 2020, according to Nick Arenson, vice president of Meritage Homes’ Northern California Division.

“The ability to build 87 detached single-family homes just steps from downtown Pleasanton is an exceptional opportunity to create a special community,” said Barry Grant, president of the firm’s NorCal Division. “Meritage’s Marbella community will provide a unique sense of lifestyle at a price-range that is rarely available in Pleasanton.”

Meritage officials announced last week that they had closed the purchase of the site from previous owner Mike Serpa and his Irby Ranch, LLC. Terms of the transaction were not disclosed.

Serpa’s proposal for the 87-home Irby Ranch subdivision received overwhelming support from the Pleasanton City Council, along with dozens of residents in the room, last winter, in large part due to the developer agreeing to dedicate 1.64 acres on the southeast side to the city for future development for an affordable residential complex with up to 30 units for adults with special needs.

Envisioned as a partnership with Pleasanton-based nonprofit Sunflower Hill, the adjacent special needs community is a separate development from the now-Meritage neighborhood.

Officials with Sunflower Hill, which received exclusive

negotiating rights for the special needs project, are working toward filing their design plans with the city by September at the earliest. The organization must submit its development plan to the city by June 2020, under the negotiating rights agreement.

“We are on track to submit specific design plans within the next six weeks or so,” Susan Houghton, president of the nonprofit’s board, said in an interview this week. “We hope to come back to the Planning Commission and City Council for review in the fall.”

The early concept for the Sunflower Hill complex contemplates 30 housing units in two-story buildings similar to college dormitories with common areas for recreation, kitchens and dining. One large building would serve as a community center, and the complex would include a swimming pool and other outdoor amenities.

Sunflower Hill has selected its affordable housing partner, architect, engineering firm and landscape architect, but the nonprofit is still working to select its housing builder, according to Houghton.

They plan to apply for county housing bond funds this fall and then for state tax credits in the spring, with the goal of being in position to break ground by late 2018, according to Houghton. The city also agreed to commit up to \$2.25 million toward the affordable housing project for special needs adults, which includes Irby Ranch LLC’s \$1 million cash contribution to the city for affordable housing there.

In the meantime, Houghton considers the Meritage acquisition of the adjacent subdivision site to be “wonderful” news.

“We’re excited about the homes they will be building as we know there are many SFH families interested. We’re already collaborating with (Meritage) to ensure the Irby Ranch subdivision and SFH project schedules compliment one another,” she said.

A firm with housing developments across nine states, including California, Meritage said its Marbella neighborhood would feature 10 floor plans ranging

See RANCH on Page 7

**THE CITY OF**  
**PLEASANTON**

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**WEEKLY MEETING NOTICES**

**Planning Commission**  
Wednesday, August 9, 2017 at 7:00 p.m.  
Council Chamber, 200 Old Bernal Avenue

- Amendment to Pleasanton Municipal Code  
Consider an amendment to the Pleasanton Municipal Code to amend Chapter 18.110 (Personal Wireless Service Facilities) to allow for small-cell-wireless systems in the Hacienda Business Park where the systems are concealed  
*This item has been continued to the August 23, 2017 meeting*
- P17-0496, Crosspoint Church, 5627 Gibraltar Drive #100  
Application for a Conditional Use Permit (CUP) to modify the approved CUP by adding an after-school program that includes tutoring, sports/games, and other activities, for students in grades K-5, with a maximum of 100 students over a five-year period
- PUD-123, Stoneridge Chrysler, 2694 Stoneridge Drive  
Application for Planned Unit Development (PUD) development plan to construct a 201-stall parking lot for vehicle display/inventory to be shared by Stoneridge Chrysler-Jeep-Dodge-Ram and a future dealership located at 2694 Stoneridge Drive
- PUD-124/P17-0356, Dale Morris, 4664/4676/4682 Augustine Street  
Work Session to review and receive comments on the following applications for a 0.59-acre site located at 4664, 4676, and 4682 Augustine Street: (1) rezoning from RM-4,000 (Multi-Family Residential) to PUD-MDR (Planned Unit Development – High Density Residential); and (2) PUD Development Plan approval to: (a) retain the three existing homes, demolish a one-car garage and construct a new two-car garage elsewhere on-site; (b) construct single-story additions to the three existing homes; and (c) construct three, two-story single-family homes in the eastern portion of the site and related site improvements

**Civic Arts Commission**  
Monday, August 7, 2017 at 7:00 p.m.  
Council Chamber, 200 Old Bernal Avenue

- Approve appointment for Literature Ambassador Program
- Approve appointments for four (4) Teen Poet Laureates

**Library Commission**  
Thursday, August 10, 2017 at 7:00 p.m.  
Library Conference Room, 400 Old Bernal Avenue

- Consider moving Library Commission meetings to a new day of the month

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**COMMISSIONS AND COMMITTEES RECRUITMENT**  
The City Council is accepting applications for the following:

**Bicycle, Pedestrian and Trails Committee**  
1 Youth Member

**Civic Arts Commission**  
1 Member  
1 Youth Member

**Economic Vitality Committee**  
1 Member for each of the following categories:  
Commercial Real Estate Development  
Commercial Real Estate Broker  
Financial Services

**Housing Commission**  
1 Member

**Human Services Commission**  
1 Youth Member

**Parks & Recreation Commission**  
1 Youth Member

**Planning Commission**  
1 Member

**APPLICATION DEADLINE TUESDAY, AUGUST 15, 2017**  
Apply at <http://www.cityofpleasantonca.gov/gov/depts/clerk/boards/default.asp>  
Mayor will conduct Interviews September 7 and 8

For additional information contact the Office of the City Clerk at (925) 931-5027  
123 Main Street, Pleasanton

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## RANCH

Continued from Page 6

in size from 1,908 square feet to 2,359 square feet in single-family detached homes constructed for style, energy-efficiency and durability.

The homes are expected to be priced from below \$1 million to \$1.2 million before design options, according to Meritage officials, who

said the neighborhood is designed to appeal to families, single residents, empty-nesters or those looking to downsize.

During the council meeting in February, some parents also said they may look to move into an Irby Ranch house to be near their adult child with special needs at Sunflower Hill or to keep their child close to the Sunflower Hill complex if still living at home. ■

## CONCUSSION

Continued from Page 5

Bouillercce, Stanford-ValleyCare spokeswoman.

The hospital also reached out to Pleasanton and Dublin school districts, but the Livermore Valley Joint Unified School District moved forward the fastest on implementing the program with their football players, she said.

“We plan to work with all three school districts on the concussion baseline testing program and have the vision of offering concussion baseline testing for all student athletes in all three local school districts,” Bouillercce added. “We look forward to offer the concussion baseline testing program to more student athletes in the Tri-Valley.”

Some Pleasanton high school athletes already undergo concussion baseline testing, according to school district spokesman Patrick Gannon.

“Amador conducts baseline concussion testing with the service IMPACT (Immediate Post-Concussion Assessment and Cognitive Test),” he said. “Amador athletic trainers conduct these tests with student athletes (a majority, but not all — sports like tennis, cross country would not require the baseline testing) during their freshman and junior years as part of the clearance process to participate in athletics.”

“This testing is offered, but not required for Foothill student athletes,” Gannon added.

Gannon said the district is reaching out to Stanford-ValleyCare to learn more about its baseline concussion testing.

The new program was funded through donations from the Livermore Valley Joint Unified School District, Dr. Steve Faith of Livermore Optometry Group and the estate of former Tri-Valley resident and longtime ValleyCare volunteer Phyllis Hardon Gander.

The gifts from the Gander estate and Dr. Faith allow the hospital to provide a complete baseline testing package that includes neurocognitive assessments to measure memory and reaction time, hospital officials said, also pointing to test procedures that will leverage a software program using force plates to measure balance and inner-ear function.

“This partnership came together quickly and represents the collective work of Stanford Health Care-ValleyCare, our charitable foundation, and the commitment and dedication of our donors,” said Shaké Sulikyan, executive director of the ValleyCare Charitable Foundation.

“Gander was a longtime volunteer with ValleyCare and her family wanted to make sure her gift would have a meaningful impact in the community. By using her estate gift to help us launch this critical program, she is continuing her legacy in the Tri-Valley,” Sulikyan said. “Dr. Faith at the Livermore Optometry Group has been dedicated to concussion education and prevention in the Tri-Valley for years. We are humbled that the youth program represents a personal passion for him.”

Anyone interested in learning more about the youth concussion baseline testing program, contact the hospital’s Physical and Sports Medicine Department at 373-4019. ■



The southeast corner of Hopyard Road and Owens Drive seen earlier this week, almost four months after the crash there that killed Pleasanton Middle School teacher Carla Boerman. Police say an oncoming Toyota Rav 4 swerved, drove over this pedestrian island and went airborne before smashing into the Boermans’ vehicle on April 4.

JEREMY WALSH

## BOERMAN

Continued from Page 5

Boerman behind the wheel, they were about the eighth or ninth vehicle to turn on the green arrow from the right-most of two left-turn lanes.

At the same time, a Toyota Rav 4 with a male driver and female passenger was approaching the red light at the intersection traveling northbound on Hopyard Road at approximately 41 mph in the right-most straight lane, according to Sarasua.

Northbound Hopyard in that area, in front of the Shell gas station, consists of one left-turn lane, three straight lanes and a dedicated right-turn lane — known as a slip lane — separated from straight traffic initially with a bike lane and then a pedestrian island. It’s a 45 mph zone.

According to Sarasua, the Rav 4 driver told police he swerved to the right to avoid hitting a car in front of him stopped at the light. The quick turn took the Rav 4 over the unoccupied pedestrian island and the vehicle ultimately came off the ground.

The airborne Rav 4 landed against the Outback, about one foot off the ground, almost directly on the front passenger side where 61-year-old Carla Boerman was seated, according to Sarasua.

The collision, which took place just barely east of the Hopyard Road crosswalk on Owens Drive, propelled the Rav 4 into a Nissan Versa that was turning left onto Owens in the lane next to the

Boermans, according to Sarasua.

Boerman, a sixth- and eighth-grade English teacher at Pleasanton Middle School since 2015, suffered major injuries in the crash. Life-saving measures were attempted on her at the scene, and she was transported to Eden Medical Center, where she later died from her injuries.

Family reported Brian Boerman was hospitalized after sustaining a traumatic brain injury in the collision. Their then-14-month-old granddaughter, who was properly restrained in a car seat, experienced minor injuries and was taken to Children’s Medical Center, where she was treated and released.

The driver of the Rav 4 sustained minor injuries while his female passenger had a broken leg and ribs, according to Sarasua.

The sergeant said the Rav 4 driver was from out of town and properly licensed, but he declined to release any other identifying details about the at-fault driver — including name or age — citing the department’s policy not to release personal details about people involved in traffic collisions with no criminal charges.

The third vehicle in the crash sustained moderate damage and its driver was uninjured, Sarasua said.

Pleasanton police investigated the crash for about a month afterward, leaving “no rock unturned,” according to Sarasua.

The investigation determined the Rav 4 driver was not under

the influence of drugs or alcohol, wasn’t distracted by a cellphone or other device, wasn’t speeding nor was he driving in any apparent negligent manner, according to Sarasua.

The sergeant said the driver did claim brake malfunction but a California Highway Patrol inspection of the vehicle found no evidence of brake failure.

With no evidence of negligence, Sarasua said he met with the DA’s Office in early May to review the investigation with the charging prosecutor, as is department practice. The sergeant said he came out of that meeting understanding there was not probable cause to pursue an arrest for criminal prosecution.

“It was an unsafe turning movement ... not enough to support some type of vehicular manslaughter case,” Sarasua said Tuesday.

With that conclusion, Sarasua said there was no probable cause declaration nor other case documentation filed with the DA’s Office — as would be the situation for any incident involving no criminal negligence, and thus not requiring criminal prosecution, he said.

But that also appears to mean the DA’s Office has no record of officially reviewing Boerman’s death for possible criminal charges.

“The matter was never formally presented nor brought to our office for consideration of charging,” DA’s Office spokeswoman Teresa Drenick said Wednesday. ■

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# Community Pulse

## POLICE BULLETIN

### Pleasanton man accused of assault at BART station

BART police last week responded to two assault with a deadly weapon incidents at separate BART stations, including one allegedly involving a crutch-wielding man from Pleasanton.

One incident occurred at 2:21 p.m. July 27 at the El Cerrito del Norte Station in El Cerrito.

Officers responded to a report of two men beating another man.

Officers determined Lawrence Harvey, 46, of El Cerrito, struck the victim with a large stick, causing head and shoulder injuries, police said.

Harvey was arrested on suspicion of assault with a deadly weapon, police said.

Police have identified the second man and are investigating his role in the incident.

Another incident occurred at 6:49 p.m. that day at the BART Pleasant Hill/Contra Costa County Station in Walnut Creek.

Police said a man swung a crutch at a victim. The man missed the victim, but the victim fell to the ground and suffered an injured leg.

The suspect — identified as Benjamin Horton, 27, of Pleasanton — fled the scene but was later located and arrested on suspicion of assault with a deadly weapon, police said.

### In other news

A federal agent will testify in the upcoming murder trial of the man charged in the 2015 death of Pleasanton native Kate Steinle about the stolen weapon that was used in her shooting, officials said in court last Friday.

Juan Francisco Lopez-Sanchez is set to stand trial for the July 1, 2015 shooting on San Francisco's Pier 14 that killed Steinle, a 32-year-old Amador Valley High alum who was living in San Francisco at the time, that triggered a national debate about sanctuary city policies.

Lopez-Sanchez, 54, was arrested shortly after Steinle's shooting, which was committed with a gun that had been stolen from a Bureau of Land Management agent's car in San Francisco several days earlier.

Defense attorneys have said they plan to argue that the shooting was accidental, and information about the gun might be relevant to that defense.

"The weapon was pointed at the ground at the time of discharge," deputy public defender Francisco Ugarte said. "The physical traits of discharge appear to be an accident, so the condition of the weapon, the trigger pull, the history, all of those things are relevant and the last person to see the weapon before its appearance on the pier was the agent."

Attorneys for the Bureau of Land

Management had resisted producing the agent for testimony, but in court Friday said they were dropping their objections.

The exact scope of the agent's testimony will be determined by the trial judge. Prosecutors have questioned the relevance of his evidence to the case.

"The defendant was charged with murder, and as such the issues that are presented are did he pull the trigger, and if he did so, did he do so with implied malice," District Attorney's Office spokesman Max Szabo said.

Prosecutors have withdrawn a motion to continue the trial, meaning it may go ahead shortly. Lopez-Sanchez was set to return to court earlier this week.

Lopez-Sanchez' arrest sparked a national controversy over San Francisco's sanctuary city policy, which strictly limits the cooperation of local law enforcement with federal immigration authorities.

San Francisco officials had taken Lopez-Sanchez into custody on a warrant for a marijuana sales charge in March of 2015 after he completed a nearly four-year federal sentence for illegal re-entry following deportation.

When the marijuana charge was dropped, he was released from custody without notice to immigration authorities despite a pending detainer request. ■

—Bay City News Service

## POLICE REPORT

The Pleasanton Police Department made the following information available.

### July 29

#### DUI

■ 1:46 a.m. at Skylark Way and Woodthrush Road

#### Drug violation

■ 8:25 a.m. on the 11900 block of Dublin Canyon Road

#### Fraud

■ 10:17 a.m. on the 00 block of Stoneridge Mall Road

#### Theft

■ 12:33 p.m., 2200 block of Stoneridge Mall Road; shoplifting

■ 2:10 p.m., 1400 block of Stoneridge Mall Road; shoplifting

■ 2:41 p.m., 4200 block of Rosewood Drive; theft from auto

#### Robbery

■ 3:37 p.m. on the 1400 block of Stoneridge Mall Road

### July 28

#### Theft

■ 3:12 a.m., 00 block of California Avenue; auto theft

■ 1:04 p.m., 5500 block of Johnson Drive; bicycle theft

■ 8:50 p.m., 4500 block of Rosewood Drive; theft from auto

#### Arson

■ 8:31 a.m. on the 5800 block of Parkside Drive

#### Burglary

■ 10:27 a.m. on the 1300 block of Brookline Loop

#### Drug violation

■ 3:29 p.m. on the 6000 block of Stoneridge Drive

■ 5:28 p.m. on the 6700 block of Santa Rita Road

### July 27

#### Fraud

■ 8:17 a.m. on the 200 block of Neal Street

■ 9:10 a.m. on the 4600 block of Willow Road

#### Domestic battery

■ 9:18 a.m. on Owens Drive

#### Vandalism

■ 10:02 a.m. on the 5800 block of West Las Positas Boulevard

#### Missing person report

■ 2:51 p.m. on Columbine Drive

#### Alcohol violation

■ 6:46 p.m. on the 5500 block of West Las Positas Boulevard

■ 9:00 p.m. on the 4400 lock on First Street

#### Theft from auto

■ 6:34 p.m. on the 7200 block of Johnson Drive

■ 9:09 p.m. on the 1000 block of Stoneridge Mall Road

■ 9:34 p.m. on the 1000 block of Stoneridge Mall Road

### July 26

#### Theft

■ 4:46 a.m., 4400 block of Shearwater Court; auto theft

■ 10:53 a.m., 2300 block of Stoneridge Mall Road; shoplifting

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STEFFI GROSS

## Mural comes back to life

Team of artists revive city's first public art  
**BY DOLORES FOX CIARDELLI**

Top: Celebrating the restored brightness of Pleasanton's first public art work are (l-r) Steve Barkkarie, Steffi Gross, Charlotte Severin and Jeanne Tierney. Above: Steve Barkkarie provided scaffolding for the restoration project as well as his artistic abilities.

The 50-year-old mural that was Pleasanton's first piece of public art has just had its brightness restored, thanks to a bevy of artists who worked mornings to avoid the summer heat.

"The group began July 12, carefully bringing the mural's colors back to life after years of solar bleaching," said Pleasanton artist Charlotte Severin, who coordinated the original project as well as this restoration. "It was repainted by local artists to keep the colors bright."

Severin and Steve Barkkarie, a member of her advanced Art Made Easy class, met at 7:30 each morning to set up the site for work, in the parking lot behind the Main Street Brewery across from the Pleasanton Hotel.

"Steve brought the scaffolding and a long table to set all my paints on," Severin said. "I brought big amounts of chilled water so everybody could stay hydrated."

Soon they were joined by other art class members to work until late morning.

"It is hot by 10:30-11 and the sun is beating on you," Severin said.

The mural, which captures the 1800s history of Pleasanton and the Tri-Valley in a vivid collage, is painted on the back wall of what was the old Cheese Factory in the 800 block of Main Street. To reach the parking lot, go north on Main and, just past Ray Street, turn right into the driveway after Gregory Frame Shoppe on the corner.

"It was Pleasanton's first public art," Severin recalled. "Mayor Bernard Gerton, in 1967, had a dream to create a mural on that wall. All of those little businesses belonged to the mayor."

The city held a competition, which was won by Livermore artists Helen Weaver and Esther McIntosh, and the design was mapped onto the wall. Volunteer artists then helped to paint the fields, racetrack and other local landmarks as well as the trees, hills, sky and clouds.

"I remember

painting the train station and part of Kolln Hardware," Severin said. "The Cheese Factory brought us soft drinks and cheese — little tidbits to sustain us."

The mural was dedicated in 1969.

But the years of harsh sunlight took their toll on the bright images.

"The first colors to go are the warm colors — yellow and red," Severin explained. "Lots of times, you get a ghostly appearance."

The mural underwent its first refurbishment in 1996 in conjunction with Pleasanton's "Fiesta '75," Severin said. She also coordinated that effort.

"Here I am, still working on the wall," she reported last week with a laugh. "It's fun and everybody's having a good time."

She recalled that in the 1996 endeavor, a woman almost suffered heat stroke.

"I packed her in ice and called her husband to pick her up," Severin remembered. "She didn't have a hat. After that, I brought a big stack of hats."

Severin estimated that the painting would be completed by the end of this week, and said a sign painter will record the names of the participating artists onto the mural.



CYNTHIA ALTMAN

The most advanced UV-protective mural paint was used in the restoration project.

After that, four quarts of UV varnish will be applied.

"We never had a varnish before," Severin said. "Also, acrylics were not as refined as they are now. We've been using the most advanced UV-protective mural paint."

The restoration was sponsored by the Pleasanton Art League (PAL) and the Pleasanton Cultural Arts Council (PCAC) with co-sponsorship of Way Up Arts & Frame Shop in Livermore.

Other artists working on it were Bev Barkkarie, Cynthia Altman, Julie Frey, Annika Frey, Lydia Frey, Jeanne Tierney, Steffi Gross, Helene Roynance, Miranda Miller and Kim Coberg.

A dedication will take place in the early fall. "It's pretty exciting," Severin said. ■



CYNTHIA ALTMAN



CYNTHIA ALTMAN



STEFFI GROSS

Left: Charlotte Severin (left) and Miranda Miller at work. Middle: Helene Roynance paints the old Rose Hotel that was on Main Street in the 1800s. Right: Steve Barkkarie puts finishing touches on the train that depicts the importance of the railroad lines passing through Pleasanton in the 1800s.

# Livermore Valley Opera announces upcoming season

Company to stage three first-time operas

By DOLORES FOX CIARDELLI

Livermore Valley Opera recently announced that its 26th season will feature three first-time operas at the Bankhead Theater.

The opera company is offering unique staging for its opening performance in September, setting Gaetano Donizetti's "Don Pasquale" in the 1880s Wild West. The production premiered in 2002, a concept of stage director David Gately.

"It is a classic 'spaghetti western' complete with gun-toting cowboys, saloon gals, bubble baths and even a mariachi band," explained Rob Herriot, who will stage the opera in Livermore. "It is an opera of fun, laughs and amazing tunes that will appeal to everyone."

March will bring another first for the company with Giuseppe Verdi's "Un Ballo in Maschera."

"This is a gorgeous opera by Verdi, yet not often performed,"

Livermore Valley Opera artistic director Erie Mills said. "We are so excited to have back with us LVO favorites — tenor Christopher Bengochea and baritone Eugene Brancoveanu, both of whom are powerful and charismatic singers."

Also new this season, in April, is "Three Decembers" by Jake Heggie, starring Metropolitan Opera diva Frederica von Stade. This contemporary opera was composed for von Stade in 2008.

"LVO has a wonderful opportunity to perform this opera with Ms. von Stade," Mills said. "It will offer a unique experience for audiences because the story is about family and relationships anyone can relate to, and it is in English."

Due to its adult theme and language, "Three Decembers" is not appropriate for children.

All three operas will kick off with opening night galas at Uncle

Yu's at the Vineyard, and all performances will include pre-opera talks.

Adult tickets are \$42-\$90, with students 18 and younger getting \$10 off.

Livermore Valley Opera is also holding an evening of dinner and opera at the Rao Ranch on Sept. 15 for 11 guests, who will enjoy live performances of upcoming opera numbers as well as a fancy barbecue and wines, at \$350 per person. For more information, visit [www.livermorevalleyopera.com](http://www.livermorevalleyopera.com). ■

### LVO 2017-18 season

- "Don Pasquale" by Donizetti, Sept. 30 to Oct. 8
- "Un Ballo in Maschera" ("A Masked Ball") by Verdi, March 10-18
- "Three Decembers" by Jake Heggie, April 28-29

# Pleasanton Art League on exhibit

Annual show includes free art demonstrations

Members of the Pleasanton Art League are holding their eighth annual fall juried exhibit at the Harrington Art Gallery in the Firehouse Arts Center through Sept. 2.

This year the event includes weekly demonstrations from 1:30-3:30 p.m. Thursdays, a chance to observe the wide range of styles and materials and to chat with the artists.

The remaining schedule is as follows:

Aug. 10 — Judy Rice, watercolor  
Aug. 17 — Linda Hopwood, colored pencil

Aug. 24 — Charlotte Severin, watercolor on Yupo paper; and Peggy Magovern, mixed media  
Aug. 31 — Kathleen Hill, oil.

Approximately 54 members of PAL are represented in the multi-disciplinary exhibit, most

of whom live in the greater Tri-Valley area, said Harrington Gallery director Julie Finegan. Media include watercolor, oil, mixed-media, pencil and photography. All works have been completed within the last two years and have not been shown in the area before.

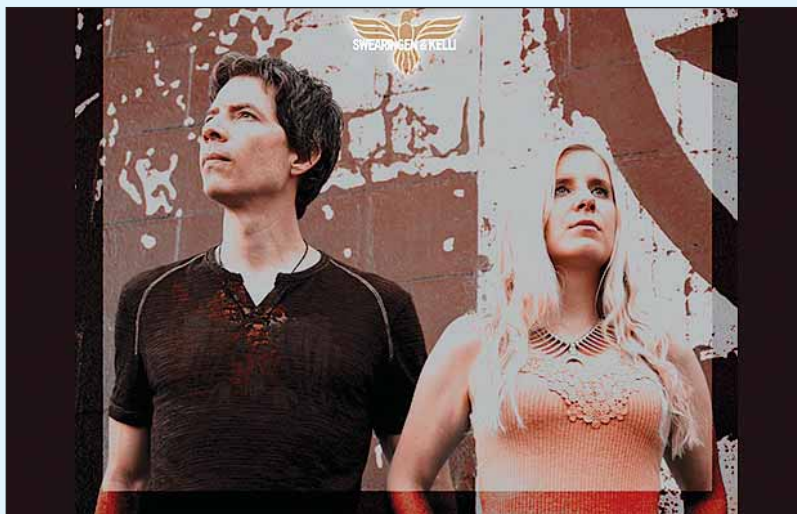
The special guest judge this year is Dale Laitinen, a well-known California watercolor painter, who evaluated works for admission and awarded prizes for outstanding pieces.



"Fall Finches," an oil by Kathleen Hill.

Pleasanton Art League, established in 1969, is a nonprofit organization, open to everyone from novice to professional artist, that works to make visual arts an integral part of the Tri-Valley. ■

—Dolores Fox Ciardelli



CONTRIBUTED PHOTO

## Simon & Garfunkel

AJ Swearingen and Jayne Kelli will perform two concerts recreating the memories and magic of "The Music of Simon & Garfunkel" at Firehouse Arts Center Theater at 8 p.m. Aug. 12, and at 2 p.m. Aug. 13. Swearingen and Kelli have performed together since 2010. Tickets are \$15-\$25. Go to [www.firehousearts.org](http://www.firehousearts.org), call 931-4848, or purchase at the theater box office, 4444 Railroad Ave.



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# Sports



## PLEASANTON PREPS

BY DENNIS MILLER

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## Local track-and-field standouts compete at nationals

Four local youth track-and-field athletes qualified this summer for the U.S. Track and Field (USATF) National Championships, with three competing at the event in Lawrence, Kan., late last month.

The four compete for FTC Track, a Pleasanton-based youth track-and-field club for boys and girls aged from 7-18.

The athletes first had to place and advance in their respective events in a sectional qualifying meet at the end of June. They then advanced to a regional qualifying meet which was held in early July. To ultimately qualify for nationals, they had to place in the top five at the regional meet.

The four were Jana Barron, (11-12 years old girls, 800 meters), Ella Swadley (13-14 girls, triple jump), Belle Aduaka (15-16 girls, 100, 200 and 400 meters) and Abby McKeag (17-18 girls, 400 and 800 meters).

There were over 10,000 athletes competing at nationals, which were held over a six-day period the week of July 24. The stadium holds 8,000 fans and was full most of the time.

Barron finished 31st out of 62 competitors with a time of 2:38.90. She just turned 11 years old two weeks ago, but with the birth dates allowed in her age group, she had to compete against girls that were up to two years older. Barron also started competing in NorCal USATF meets in just the last couple months when she joined the FTC Track Club.

Swadley jumped 28 feet 3.5 inches, finishing 44th out of 62 competitors. Last year was Swadley's first year of doing track, and she also competed in NorCal USATF meets via FTC Track Club. She was also in the younger portion of her age group.

Aduaka qualified in three events. Her best finish was in the 400 where she placed 23rd out of 62 with a time of 58.28. For the sake of comparison, in the Pac-12 outdoor championships, the fastest female runners from Stanford ran the 400 in 54.48 and from UC Berkeley ran a 55.30.

Aduaka also competes on the Foothill track team, and this past spring qualified to compete in the 400 in East Bay Athletic League championships as well as advanced to Tri-Valley Championships and the Meet of Champions.



LIZ PAUL

Qualifying for the U.S. Track and Field National Championships were (from left) Jana Barron, Belle Aduaka, Abby McKeag and Ella Swadley.

McKeag was not able to make the trip to the nationals.

### Football starting

It's almost fall and that means it is time for high school football to begin.

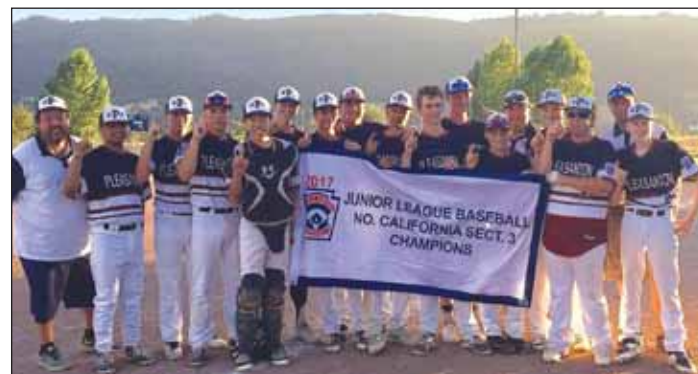
The first official day for practice is Monday, with both Amador Valley and Foothill opening play on Friday, Aug. 25.

The Dons start the season hosting De La Salle, while the Falcons will host San Leandro.

### Fall sports

It's that time of summer again, when the high school sports season is getting ramped up for another year.

Make sure to get your results to us on a weekly basis, sending the results to [acesmag@aol.com](mailto:acesmag@aol.com). Please send a recap of your teams results by Sunday evening of each week. Photos are encouraged as well, just make sure to identify the people in the picture and provide photo credit information. ■



CONTRIBUTED PHOTO

### Strong postseason run

The Pleasanton/Foothill 14U Juniors Little League team wrapped up its postseason late last month. After winning the District 57 and California Section 3 championships, the boys advanced to the NorCal State Tournament where they went 1-2, including a win over eventual-champs N&S Oakland. The team consisted of Alex Malave, Dillion Lambert, Paul Pries, Wesley Sien, Adam Ahmed, Miles Brower-Douglas, Zach Moresco, Cam Peña, Tanner McGill, Jimmy André, Owen Houghtelling, Mike Rodriguez, Sam Miller and Jack Spinnola. The manager was Lehnis Simpson, and coaches were Mike McGill and Andy Houghtelling.



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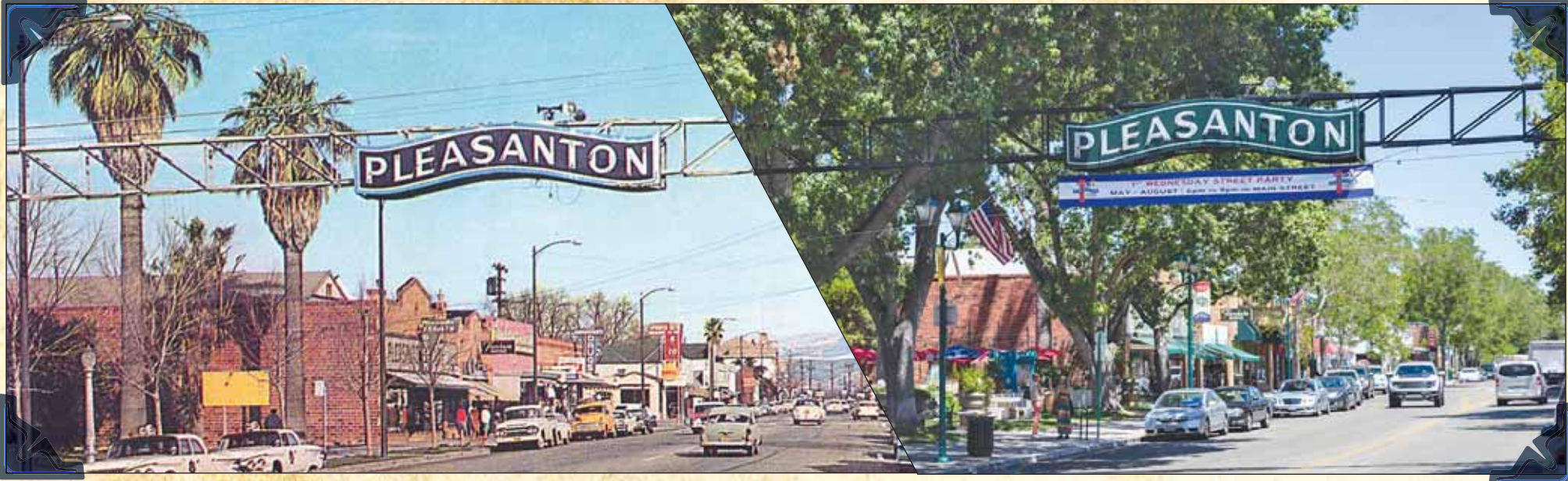
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One of California's last gateway signs, the Pleasanton Arch has served as an entry to Pleasanton since it was constructed in 1932. Shown here in the 1960s (on a postcard used for decades) and last month, the Arch also features a double set of horns and lights on top that were added in 1935 to alert the police department, during a time when there weren't radios or walkie talkies.



Now Valley Plumbing, this building on Rose Avenue, constructed in 1903, was once the home of Fiorio's Market — one of the last "mom and pop" grocery stores in Pleasanton.

# Downtown THEN & NOW

STORY AND CAPTIONS  
BY AMANDA SU

2017 PHOTOS BY DANIEL KIM  
HISTORIC PHOTOS COURTESY OF MUSEUM ON MAIN

Downtown Pleasanton 150 years ago was by no means the same as it looks during a stroll down Main Street in the 21st century.

But even so, remnants of the small-town life and local culture are still seen in the historic monuments and buildings scattered throughout the corridor today.

"History is so much more than dates and facts; it is about the people who have come before us and shaped our communities — their struggles, their triumphs and their legacies," said Sarah Schaefer, Museum on Main's education director. "That community can be as expansive as the world or as local as your city, neighborhood or family."

"By learning about Pleasanton's history and historic buildings,

people can gain a sense of place, which can add depth to everyday experiences. They can also gain a better understanding of why Pleasanton is such a unique Bay Area community," Schaefer added.

For a glimpse at how downtown Pleasanton has evolved over the last 150 years, visit the Museum on Main and check out historic artifacts, documents and photographs on display there in a "Then and Now" exhibit.

Or better yet, take a walk through downtown yourself to see these historic buildings and monuments in real life. You can grab a walking-tour pamphlet at the museum or wait for a guided tour with a trusty, knowledgeable museum docent guide to show you around. ■



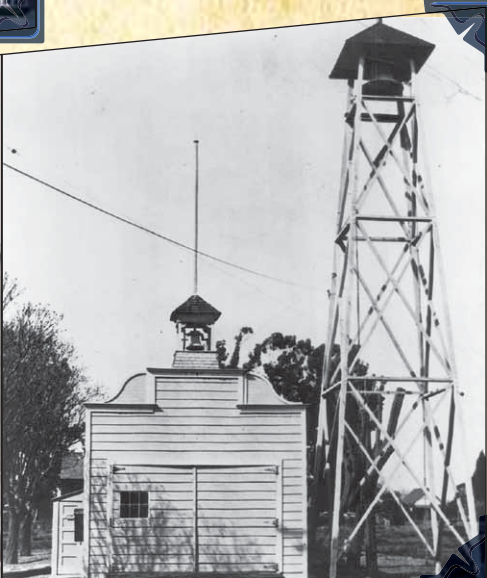
Built in 1914 on land donated by the Women's Improvement Club, this building was once Pleasanton's city hall, police department, public library and council chambers all in one. In 1984, it became the Amador-Livermore Valley Historical Museum, now known as the Museum on Main.



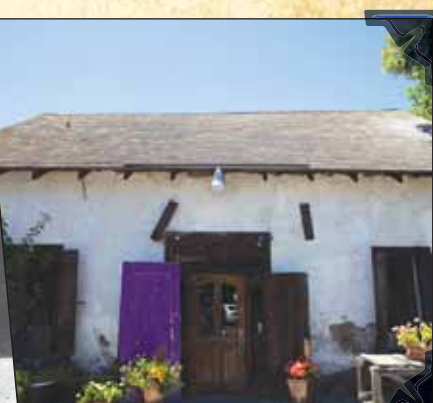
Main Street has hosted hundreds of parades over the past century-plus. Horses, once commonplace like in this early 1900s photo, returned to Main Street with steers en masse during a throwback cattle drive to open the 2017 Alameda County Fair on June 16. (Photo by Mike Sedlak).



You might need a nap after trying to figure out downtown's hotel name history. The original "Pleasanton Hotel" was built in 1863 at 530 Main St.; in 1880, it was renamed the "Rose Hotel" but later torn down in 1955. When the "Pleasanton Hotel" name became available in the 1880s, the Germania Hotel became the new "Pleasanton Hotel," until it was demolished to make room for the gas station. Shown is the building that currently has the name "Pleasanton Hotel" — originally the "Farmers' Hotel," seen here pre-1898. It is now the home of an upstairs office and Handles Gastropub downstairs. Downtown's only still-operating hotel is the more recently constructed "Rose Hotel" (which to clarify, isn't the same "Rose Hotel" as the original "Pleasanton Hotel"). Got it?



This wooden firehouse (shown circa 1920) was built in 1896 and demolished in 1929 to make room for a new, larger brick firehouse at the site. The property was re-envisioned, incorporating the old fire department facility, into the Firehouse Arts Center in 2010. (Modern photo courtesy of city of Pleasanton).



Still in use today, the gas station at Main and St. Mary streets was built in 1930 on the site of the former Germania Hotel. The station was originally owned by insurance broker, volunteer firefighter and avid hat-wearer John Amaral. During World War II, local children enjoyed hanging around the station to watch the attendants work.

Kottinger Barn on Ray Street, the oldest downtown building that is still standing and one of the few remaining adobe structures in the area, was constructed in 1852. It was first used as a barn and Pleasanton's first jail house; then a junkyard, then a store and now is just used for storage.

## Talks & Lectures

**VIRTUALLY SPEAKING TOASTMASTERS**  
Virtually Speaking Toastmasters club meets from noon-1 p.m. every Thursday at Electrical Reliability Services, 6900 Koll Center Parkway, Suite 415. Everyone is welcome to come see what a positive change Toastmasters can make in their confidence. Call 580-8660.

## Lessons & Classes

**KURUKULA EMPOWERMENT AND SELF-DEFENSE** Tonight at 6 p.m., Kurukula is holding Empowerment and Self-Defense for girls ages 10 to adult women in Pleasanton, specializing in build healthy relationships with peers (mean girls), dating and sexual assault prevention in the East Bay. Offers girls only classes or moms and girls together or adult women alone. Visit the full schedule at [www.kurukula.org](http://www.kurukula.org).

## Teens

**YOUTH COMMISSION** The Pleasanton Youth Commission meets at 7 p.m. on the second Wednesday of the month at the Pleasanton Operations Services Center, 3333 Busch Road.

## Seniors

**EYE GLASS ADJUSTMENTS AND CLEANING** Stop by the Pleasanton Senior Center from 10:30 a.m.-12:30 p.m. on the second Tuesday of the month to have your eye glasses and sunglasses cleaned and adjusted by a representative from Sears Optical. For more

information call 931-5365. Pleasanton Senior Center, 5353 Sunol Blvd.

**FRIENDS OF THE PLEASANTON SENIOR CENTER 'NEWCOMER'S WELCOME'**  
The Friends of the Pleasanton Senior Center is sponsoring a twice-monthly "Newcomer's Welcome" from 10:30 a.m.-noon on the second and fourth Wednesday of the month at the Pleasanton Senior Center. Tour the facility and hear about programs and activities, questions are welcome and will be answered, and light snacks will be served. Attend a free lunch at the Sage Cafe after, no reservations needed.

**PHOTO CLUB** The photo club is open to any senior who enjoys the hobby of photography at any level. It is suggested that you have some form of a digital camera. The group shares photos and makes suggestions how the photos might be improved. Meetings include occasional speakers and field trips, and are from 2-4 p.m. the second Wednesday of the month at the Pleasanton Senior Center. Cost is \$2 for residents, \$2.50 for non-residents. Call 931-5365.

## Religion & Spirituality

**PROGRESSIVE CHRISTIAN WORSHIP SUMMER SCHEDULE** Lynnewood United Methodist Church at 4444 Black Ave. offers a friendly congregation where all are welcome. Their summer schedule is 9:30 a.m. Sundays, through Sept. 3. Rev. Henry Kim, minister.

## PET OF THE WEEK



VALLEY HUMANE SOCIETY/K. JACOBY

### Fly away with Pixie

Light of heart (but not necessarily of foot), Pixie is a 2-year-old black short-hair who will make a magical companion. Pixie is generous in her affections, weaving an enchantment of contentment at your feet. Fly away with her today. Visit Valley Humane Society, located at 3670 Nevada St, check out [www.valleyhumane.org](http://www.valleyhumane.org) or call 426-8656.

Call 846-0221 or go to [www.lynnewood.org](http://www.lynnewood.org). Lynnewood United Methodist Church, 4444 Black Ave., Pleasanton.

## Community Groups

**PLEASANTON NEWCOMERS CLUB**  
Meet your Tri-Valley neighbors, have fun and learn more about our beautiful community. Open to new and established residents of the Tri-Valley. Activities include monthly coffees and lunches, day trips, games, book club, wine club, shared interest groups, community service, outdoor activities such as hiking, bocce, walking, and golf. For dates and times contact 215-8405 or [pnewcomers@gmail.com](mailto:pnewcomers@gmail.com). Go to [www.PleasantonNewcomers.com](http://www.PleasantonNewcomers.com).

**CLUTTERLESS (CL) SELF HELP SUPPORT GROUP** ClutterLess (CL) Self Help Support Group, for people with difficulty discarding unwanted possessions, meets at 7 p.m. every Monday at The

Parkview, 100 Valley Ave. Cluttering is a psychological issue, not an organizing issue. We are for the Clutterer who is ready to change. Go to [www.ClutterLessEastBay.org](http://www.ClutterLessEastBay.org). Free. Optional Contribution of \$3 to \$5 appreciated.

**PLEASANTON LIONS CLUB** The Pleasanton Lions Club meets at 6:30 p.m. on the second and fourth Tuesday of the month at Inklings, 530 Main St. For more information, visit [pleasantonlionsclub.org](http://pleasantonlionsclub.org). Dinner available for \$10 Inklings.

**PLEASANTON-TULANCINGO SISTER CITY ASSOCIATION** All are welcome to join for "Taco Tuesday" at 6 p.m. the second Tuesday of the month at Fiesta Taco, 1989 Santa Rita Road Unit J. An active organization promoting cultural exchange, goodwill and friendship. They have a youth and adult exchange program. Call 989-6882 or go to [www.ptasca.org](http://www.ptasca.org). ■

# Pleasanton Weekly

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POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566.

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# Let's Eat



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**463-0280** ★ In Rose Pavilion Shopping Center  
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To have your business included on this page call Karen Klein at (925) 600-0840 x122 or email [kklein@pleasantonweekly.com](mailto:kklein@pleasantonweekly.com)



## Bulletin Board

### 115 Announcements

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The nation's largest senior living referral service. Contact our trusted, local experts today! Our service is FREE/no obligation. CALL 1-800-550-4822. (Cal-SCAN)

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**Safe Step Walk-In Tub!**  
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**DONATE YOUR CAR, TRUCK OR BOAT** TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-800-731-5042 (Cal-SCAN)

**Got an older car, boat or RV?**  
Do the humane thing. Donate it to the Humane Society. Call 1-800-743-1482 (Cal-SCAN)

## For Sale

**202 Vehicles Wanted**  
**WANTED!**  
Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546 (Cal-SCAN)

No phone number in the ad? Go to **fogster.com** for contact information

**245 Miscellaneous**  
**DIATOMACEOUS EARTH-FOOD GRADE**  
100% Use to Protect Garden Plants. Use in Animal Feed & More. OMRI Listed-Meets Organic Use Standards. BUY ONLINE ONLY: homedepot.com (AAN CAN)

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**405 Beauty Services**  
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**425 Health Services**  
**Got Knee Pain?**  
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Anytime. Anywhere! No tanks to refill. No deliveries. The All-New Inogen One G4 is only 2.8 pounds! FAA approved! FREE info kit: 1-844-359-3976. (Cal-SCAN)

## Jobs

**500 Help Wanted**  
**ENGINEERING**  
Workday, Inc. has the following Software Application Engineer available in Pleasanton, CA: **Software Application Engineer (SAESG-CA)** - Utilize Object Oriented concepts to design new or extend business solutions. Submit resume by mail to: Workday, Inc., Attn: Human Resources, 6230 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job title and job code (SAESG-CA).

**ENGINEERING**  
Workday Inc. has the following job opportunity available in Pleasanton, CA: **Senior Associate Security Engineer (NR-CA)** Build out security platforms such as static code analysis and dynamic analysis, helping secure the Workday build pipeline and other secure development lifecycle work. Submit resume by mail to: Workday, Inc., Attn: Human Resources, 6230 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job title and job code (NR-CA).

**TECHNOLOGY**  
Workday Inc. has the following job opportunity available in Pleasanton, CA: **Manager, Software Application Development (SAEKR-CA)** - Set team and individual development goals and objectives, aligning these goals and objectives to organization goals and objectives. Submit resume by mail to: Workday, Inc., Attn: Human Resources, 6230 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job title and job code (SAEKR-CA).

**Caregiver Needed**  
Seeking experienced Caregiver for elderly woman with alzheimier. Start immediately, \$25 per hour, 3 hours per day, flexible schedule. Saturday, Monday, Wednesday, and Friday. Please send an email to mrag857@gmail.com

**ENGINEERING**  
Workday Inc. has the following job opportunity available in Pleasanton, CA: **QA Engineer (QEBT-CA)** Test ServiceNow software applications developed by Workday IT to verify that they meet Workday's business user objectives. Submit resume by mail to: Workday, Inc., Attn: Human Resources, 6230 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job title and job code (QEBT-CA).

**Principal Systems Support Engineer**  
Principal Systems Support Engr, Roche Molecular Systems, Inc, Pleasanton, CA. Req: Assoc in Electrical, Electronics, Mechanical or Fluid Eng, or rltid +7 yrs exp. Apply: http://applyroche.com/00453327 (Job ID: 00453327)

**Residence Inn by Pleasanton Job Openings**  
Residence Inn by Pleasanton currently is looking for Breakfast Attendant Room Attendant Guest Service Agent  
Apply online to schedule an interview www.ripleasanton.com/apply or stop by the hotel - Residence Inn Marriott located at 11920 Dublin Canyon Rd Pleasanton, CA 94588

**560 Employment Information**  
**AIRLINE CAREERS**  
begin here - Get started by training as FAA certified Aviation Technician. Financial aid for qualified students. Job placement assistance. Call Aviation Institute of Maintenance 800-725-1563 (AAN CAN)

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## Business Services

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to the IRS or State in back taxes? Our firm works to reduce the tax bill or zero it out completely FAST. Call now 855-993-5796. (Cal-SCAN)

**Social Security Disability?**  
Disability? Up to \$2,671/mo. (Based on paid-in amount.) FREE evaluation! Call Bill Gordon & Associates. 1-800-966-1904. Mail: 2420 N St NW, Washington DC. Office: Broward Co. FL, member TX/NM Bar. (Cal-SCAN)

**636 Insurance**  
**Lowest Prices**  
on Health & Dental Insurance. We have the best rates from top companies! Call Now! 888-989-4807. (Cal-SCAN)

## Home Services

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

**757 Handyman/Repairs**  
**Water Damage to Your Home?**  
Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

**771 Painting/Wallpaper**  
**Brian Ward Painting**  
INTERIOR & EXTERIOR. Kitchen Cabinets, Sheetrock & Texture Repair, Powerwashing, Lic 731462. Call 925-323-7833.

## Real Estate

**845 Out of Area**  
**NORTHERN AZ WILDERNESS RANCH**  
\$197 MONTH - Quiet secluded 37 acre off grid ranch set amid scenic mountains and valleys at clear 6,200'. Near historic pioneer town & large fishing lake. No urban noise & dark sky nights amid pure air & AZ's best year-round climate. Evergreen trees /meadowland blend with sweeping views across uninhabited wilderness mountains and valleys. Self-sufficiency quality garden loam soil, abundant groundwater & maintained road access. Camping & RVs ok. No homeowner's Assoc. or deed restrictions. \$22,900, \$2,290 dn. Free brochure with additional property descriptions, photos/ terrain map/weather chart/area info: 1st United Realty 800.966.6690. (Cal-SCAN)

**Fogster.com** is a unique website offering **FREE** postings from communities throughout the Bay Area and an opportunity for your ad to appear in the Pleasanton Weekly.

## Legal Notices

### 995 Fictitious Name Statement

**BOTTLETAPS**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 532669  
The following person(s) doing business as: BottleTaps, located at 3020 Bernal Ave., Pleasanton, CA 94566, Alameda County, is hereby registered by the following owner(s): BOTTLETAPS, LLC, 2505 Yolanda Ct., Pleasanton, CA 94566, California. This business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Eric Wall, Manager. This statement was filed with the County Clerk of Alameda on June 28, 2017. (Pleasanton Weekly, July 14, 21, 28; Aug. 4, 2017)

**PIKTOPUS**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 532875  
The following person(s) doing business as: Piktopus located at 4621 Mason St., Pleasanton, CA 94588, Alameda County, is hereby registered by the following owner(s): MIN HYUNG LEE, 4621 Mason St., Pleasanton, CA 94588. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name(s) listed herein 07/01/2017. Signature of Registrant: Min Hyung Lee. This statement was filed with the County Clerk of Alameda on July 06, 2017. (Pleasanton Weekly, July 14, 21, 28, Aug. 4, 2017)

**SPACEIN ART STUDIO**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 532877  
The following person(s) doing business as: Spacein Art Studio located at 4825 Hopyard Road, Suite F14, Pleasanton CA 94588, Alameda County, is hereby registered by the following owner(s): HYUNJUNG CHAE, 4621 Mason St., Pleasanton, CA 94588. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name(s) listed herein 07/01/2017. Signature of Registrant:

Hyunjung Chae. This statement was filed with the County Clerk of Alameda on July 06, 2017. (Pleasanton Weekly, July 14, 21, 28, Aug. 4, 2017)

**BIZBEN.COM**  
BIZBEN  
BIZBUYFINANCING.COM  
BIZBUY FINANCING  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 533192-195  
The following person(s) doing business as: 1.) BizBen.com 2.) BizBen 3.) BizBuyFinancing.com 4.) BizBuy Financing, 7172 Regional St. #364, Dublin, CA 94568, Alameda County, is hereby registered by the following owner(s): Business Exchange Network, Inc., 7172 Regional St. #364, Dublin, CA 94568. This business is conducted by a Corporation. Registrant began transacting business under the fictitious business name(s) listed herein Oct. 1, 1993. This statement was filed with the County Clerk of Alameda on July 14, 2017. Signature of Registrant: Peter Siegel, President. (Pleasanton Weekly, July 21, 28, Aug. 4, 11, 2017.)

**SAFE RIDEZZ**  
SAFERIDEZZ  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 533213-14  
The following person(s) doing business as: 1.) Safe Ridezz 2.) SafeRidezz, 4695 Chabot Drive, #200, Pleasanton, CA 94588, Alameda County, is hereby registered by the following owner(s): 3rd Planet LLC, 6450 Stoneridge Mall Road N222, Pleasanton, CA, 94588. This business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk of Alameda on July 14, 2017. Signature of Registrant: Priya Khemlani, President. (Pleasanton Weekly, July 21, 28; Aug. 4, 11, 2017)

**FRANKLIN TAX SERVICE; FRANKLIN PROPERTY MANAGEMENT**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No. 533336-37  
The following person(s) doing business as: 1.) Franklin Tax Service 2.) Franklin Property Management, located at 4473 Willow Road Ste. 105, Pleasanton CA, 94588, Alameda County, is hereby registered by the following owner(s): Franklin Management Systems, Inc., 4473 Willow Road, Suite 105, Pleasanton, CA 94588. This business is conducted by a (Massachusetts) Corporation. Registrant has not yet begun to transact business under the fictitious business

name(s) listed herein. This statement was filed with the County Clerk of Alameda on July 19, 2017. Signature of Registrant: John Harrington, President. (Pleasanton Weekly, 7/28, 8/4, 8/11, 8/18)

**FASTRISE CONSULTING**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 533242  
The following person(s) doing business as: FASTRISE CONSULTING, 2434 POMINO WAY, PLEASANTON, CA 94566, ALAMEDA COUNTY is hereby registered by the following owner(s): FARIBA ABHARI, 2434 POMINO WAY, PLEASANTON, CA 94566 This business is conducted by an Individual. Registrant began transacting business under the fictitious business name(s) listed herein July 1, 2017. This statement was filed with the County Clerk of Alameda on July 17, 2017. SIGNATURE OF REGISTRANT: FARIBA ABHARI, MANAGING DIRECTOR (Pleasanton Weekly, July 28, August 4, 11, 18, 2017)

**REALTY WORLD VALLEY RESIDENTIAL; GABRIEL REAL ESTATE**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 533367-68  
The following person(s) doing business as: REALTY WORLD VALLEY RESIDENTIAL; GABRIEL REAL ESTATE, 275 ROSE AVE, STE 215, PLEASANTON, CA 94566, ALAMEDA COUNTY hereby registered by the following owner(s): GABRIEL A. RADDAVERO, 5574 CIVIC TERRACE AVE, NEWARK, CA 94560. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk of Alameda on July 20, 2017. SIGNATURE OF THE REGISTRANT: GABRIEL A. RADDAVERO, OWNER. (Pleasanton Weekly, JULY 28, AUGUST 4, 11, 18, 2017)

**THE LUXE LOFT**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No: 533482  
The following person(s) doing business as: THE LUXE LOFT, 4713 1ST STREET, STE 275, PLEASANTON, CA 94566, ALAMEDA COUNTY is hereby registered by the following owner(s): LISA LUNA, 635 DES MOINES PLACE, SAN JOSE, CA 95133. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk of Alameda on July 24, 2017. SIGNATURE OF REGISTRANT: LISA LUNA (Pleasanton Weekly, 8/4, 8/11, 8/18, 8/25 2017)

## OPEN HOMES THIS WEEKEND

**Castro Valley**  
**5 BEDROOMS**  
**20950 Manter Road \$995,000**  
Sun 1-3 Kristy Peixoto 251-2536

**Danville**  
**5 BEDROOMS**  
**5655 Bruce Drive Call for price**  
Sun 1-4 Debra Allen and Kristy Peixoto 251-2536

**Dublin**  
**2 BEDROOMS**  
**7583 Brigadoon Way \$599,800**  
Sat/Sun 1-4 Suzanne Bieser 699-3884

**3 BEDROOMS**  
**7300 Sheffield Lane \$735,000**  
Sat/Sun 1-4 Tim McGuire 462-7653

**4 BEDROOMS**  
**5521 Old Westbury Way \$929,000**  
Sat/Sun 1-4 Emily Barraclough & Wendy Harmon 895-7253

**Fremont**  
**5 BEDROOMS**  
**783 Bedford Street \$1,588,000**  
Sun 1-4 Cindy Gee 963-1984

**Hayward**  
**3 BEDROOMS**  
**1279 Martin Luther King Drive \$639,950**  
Sat 1-4 George McKean 998-1798

**Livermore**  
**3 BEDROOMS**  
**3368 Gardella Plaza \$800,000**  
Sun 1-4 Sean Leggat 847-2216

**4 BEDROOMS**  
**530 Egret Road \$785,000**  
Sun 1-4 Mary C. Evans 216-3388  
**3128 Hansen Road \$1,650,000**  
Sat/Sun 1-4 Claudia Colwell 323-5031  
**2616 Pyramid Street \$1,349,000**  
Sat/Sun 1-4 Linda Traurig 382-9746

**Pleasanton**  
**2 BEDROOMS**  
**106 Mission Drive \$534,950**  
Sat/Sun 1-4 Stephany Jenkins 989-3318

**3 BEDROOMS**  
**4767 Sutter Gate Avenue \$998,000**  
Sat/Sun 1-4 Susan Kuramoto 408-316-0278

**4 BEDROOMS**  
**6331 Alvard Way \$925,000**  
Sun 1-3 The Flashberger Group 463-0436  
**2109 Black Oak Court \$2,695,000**  
Sun 2-4 Doug Buenz 621-0680

**3216 Clifford Circle \$1,175,000**  
Sun 1-3 The Flashberger Group 463-0436  
**4909 Forest Hill Road \$1,268,000**  
Sun 1-4 Cindy Gee 963-1984  
**127 Monaco Court \$1,459,000**  
Sun 1-4 Susie Steele 413-9306  
**471 St. Mary Street \$1,900,000**  
Fri 5-7/ Sat 10-3/Sun 1-4 Gina Piper 200-0202  
**3989 W Las Positas Boulevard \$880,000**  
Sat 2-4 Doug Buenz 621-0680

**5 BEDROOMS**  
**2306 Gloria Court \$1,999,000**  
Sat/Sun 1-4 Linda Traurig 382-9746  
**2471 Pomino Way \$2,599,000**  
Sat/Sun 1-4 Fran Cunningham 202-6298

**6 BEDROOMS**  
**4129 Grant Court \$2,299,888**  
Sun 1-4 Bimla Sabhlok 408-448-4488  
**3540 Mercado Court \$3,089,000**  
Sat/Sun 1-4 Fabulous Properties 980-0273/519-8226

**San Ramon**  
**2 BEDROOMS**  
**9005 Alcosta Boulevard 203 \$479,000**  
Sat/Sun 1-4 Dennis Serrao 876-3756

**Sunol**  
**3 BEDROOMS**  
**822 Killkare Road \$1,459,000**  
Sun 1-4 Joel & Cindy Engel 580-5106  
*Find more open home listings at pleasantonweekly.com/real\_estate*

## MOVING INTO SUMMER WITH BEAUTIFUL HOMES

### BUILD YOUR DREAM BUSINESS



**2301 Concannon Boulevard, Livermore**  
2.08 Acre corner lot in middle of Livermore Wine Country. Zoned for Tasting Room or Small Restaurant  
Offered at \$599,000

### PRISTINE MEDITERRANEAN MANOR OFF MLS LISTING IN RUBY HILL



4,700 SF Custom Home on 1/2 Acre  
4 bedrooms, office and bonus room  
Call for private showing.

### CUSTOM MEDITERRANEAN

OPEN SAT/SUN 1-4



**3540 Mercato Court, Ruby Hill**  
6 BD, 5 Full & 1 Half BA, 6,311 SF on .54 Acre  
Main floor office and bonus  
Offered at \$3,089,000

### AMAZING VIEWS



**1833 Via Di Salerno, Ruby Hill**  
5 BD, 4 Full & 3 Half BA, 7,076 SF on .70 Acre,  
Resort-like yard with pool & outdoor kitchen  
Offered At \$3,595,000



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4346 KRAUSE STREET, PLEASANTON



MAKE YOUR MOVE TODAY!

The expansive front yard invites you inside this 2-story home with 2 master suites in Pleasanton Village. Built in 1985 with 2.5 baths, 2-car garage, 1485 sq ft, volume ceiling, eat-in kitchen, granite counters, hardwood flooring, formal dining, wood burning fireplace and more! Award-winning PUSD with excellent API scores. Convenient commuter access, shopping, park and restaurants nearby. Pride of ownership throughout!

**Offered for \$779,950**

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Email: bob.cilk@remax.net

BRE#00971331

5950 Stoneridge Drive, Pleasanton

### OPEN SUNDAY 1-4pm

**822 KILKARE RD, SUNOL**



Modern yet timeless residence updated with classic features throughout. 3 bedrooms, 2.5 baths, 2,374 sq ft on 3.990 acres. A beautiful short drive to downtown Sunol plus easy access to 680 and downtown Pleasanton. While others claim it, we agree that this home is truly a "must see". Come by Sunday 1-4 to beautiful Sunol and enjoy the tranquil sounds of a babbling stream in a lovely tree-filled setting. For more photos visit [www.theengels.com/822kilkare](http://www.theengels.com/822kilkare)  
**\$1,459,000**



BRE# 01793729

5075 Hopyard Rd, Suite 110, Pleasanton



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### BRIDLE CREEK

#### 5786 SHADOW RIDGE COURT, PLEASANTON

Remodeled and Highly Upgraded Popular Hillstar Model on Quiet Court in Bridle Creek. Five Bedrooms, Workout Room (6th), 4.5 Bathrooms Plus Home Theater/ Bonus Room. No Expense Spared in Making This Home Very Desirable. Plantation Shutters and Beautiful Wood Flooring. Remodeled Gourmet Kitchen. Premium Lot is Beautifully Landscaped with In-Ground Pool/Spa, Outdoor Kitchen, Fire Pit, and Sports Court. Perfect Location - Walk to Main Street, Attendance Area for Great Schools, Located Near Awesome Park, Convenient Access to 680 and Ace Commuter Train. The Blaise Lofland Real Estate Group Represented Buyer on All Cash, Two-Week Close Full Price Offer At \$2,450,000.

**SOLD FOR FULL PRICE: \$2,450,000**



### CUSTOM HOME

#### 5682 SUNSET CREEK CT., PLEASANTON

Beautiful Custom Home Built in 2008 with Quiet Court Location! Located Adjacent to Desirable Bridle Creek and Sycamore Heights Neighborhoods. This 5-Bedroom, 5-Bathroom Home Includes a Private Office and Game Room Area and is Approximately 5147 Square Feet. This Half-acre (.46) Lot Includes a Newer In-ground Pool and Spa, Large Covered Patio, Outdoor Kitchen Entertainment Area/ Fire Pit and Beautiful Landscaping. Enjoy Views of The Surrounding Hills and Pleasanton Ridge from the Front and Rear Grounds, as Well as From Inside the House and Multiple Balconies. Upstairs and Downstairs Master Suites. This Desirable Location is Sought-after Because It's Quiet, Located Away from Freeways and Trains, Near an Awesome Neighborhood Park (Mission Hills Park), and Within Walking Distance to Downtown Pleasanton. For More Information and Photos, go to 5682sunsetcreek.com. For a Private Showing Call, the Blaise Lofland Real Estate Group.

**OFFERED AT \$2,338,888**



### CASTLEWOOD HEIGHTS

#### 6900 RIDDELL STREET

Upgraded Single Level in Castlewood Heights by Pulte Homes in 2002 Five Bedrooms, Four Bathrooms, Approximately 3249 Square Feet, Finished Four Car Garage\* Large Open Family Room (with Fire Place)/Kitchen Great Room Concept. Gourmet Kitchen with Granite Countertops and Stainless Steel Appliances, Large Master Suite with Recently Remodeled Master Bathroom, Newer Wood Style Tile Flooring and Extensive Woodwork Throughout. Guest Suite with Private Bathroom, Updated Secondary Bathrooms, Large Laundry/ Mud Room, Beautifully Upgraded Landscaped Side and Private Back Yard, Backs to Natural Community Open Space, Large Side Yard Lawn Area and Play Structure, Occupied But Immediate Possession Available.

**CALL FOR PRICE**



### ESTATES OF MOHR PARK

#### 1980 PALMER DRIVE, PLEASANTON

Desirable Largest Gibson Model in "The Estates of Mohr Park". Upgrades Throughout, Five Bedroom, Three Bathroom (One Bed & Bath Down) with Approximately 3369 Square Feet. Premium Corner Lot Location, Remodeled Gourmet Kitchen, Remodeled Bathrooms, Craft/Storage (6th Room), Crown Molding, Custom Trimmed & Cased Windows, New Furnaces & Air Conditioners (2016), Upgraded Lighting & Electrical, Concrete Tile Roof, Three Car Garage, Professionally Landscaped, Private Rear Yard, Preferred Schools Attendance Area. Offered at \$1,569,500. Go to 1980Palmer.com for more information & photos. For a Private Showing Contact-The Blaise Lofland Real Estate Group.

**SOLD AT \$1,569,500**

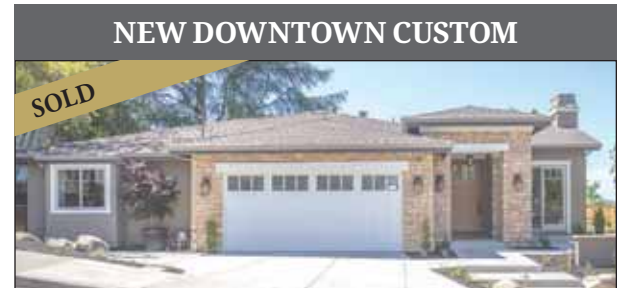


### KOTTINGER RANCH

#### 1234 HEARST DRIVE, PLEASANTON

Expanded & Remodeled Kottinger Ranch Single Level, Plus. "Deer Grove" Model in Premium Location! Solar Powered Home with Five Bedrooms, 3 1/2 Remodeled Bathrooms and 3481 Square Feet. Master Suite, Three Secondary Bedrooms, 2 1/2 Bathrooms, and Expanded Remodeled Kitchen-Downstairs. Upstairs- Large Bonus Room (5th Bedroom), Full Bathroom, Exercise Room & Separate Workstation Area. New Paint (Interior & Exterior), New Carpeting, Panoramic Views, Private Rear Grounds with In-Ground Pool/Spa. Greenbelt Across the Street, and Very Near to Community Amenities Include Swimming Pool, Tennis Courts, Picnic/BBQ Area, Open Space and Walking Trails. A Very Short Walk to Award Winning Vintage Hills Elementary School. Good Access to Downtown and I-680 Commute! For a Private Showing Contact the Blaise Lofland Real Estate Group. For More Information or Photos go to 1234hearst.com.

**SOLD AT \$1,800,000**



### NEW DOWNTOWN CUSTOM

#### 4553 LAS LOMITAS DRIVE, PLEASANTON

Rare Opportunity to Purchase a New Single Level Custom Home in Downtown Pleasanton! This is What Everyone Has Been Asking for! Farmhouse Craftsman Designer Finishes Throughout Make This House a Wow! The Private Lot Offers Views of the Ridge & Mount Diablo. Just a Five-Minute Walk to Main Street for Dinner & Drinks or Going Out to Breakfast This 4 Bedroom, 3 Bathroom home with approximately 2400 Square Feet is Beautiful! Large Great Room Has a Stacked Stone Fireplace and Opens to Gourmet Kitchen with Spacious Island, Granite Countertops, and Stainless Steel Appliances. Large Master Suite with Large Soaking Tub, Separate Walk-In Shower and Walk-In Closet. Private Guest Wing with Adjacent Bathroom. Two Secondary Bedrooms are in Separate Area with Jack-In-Jill Bathroom. Private Rear Grounds with Patio and Lawn Area! For more information go to 4553LasLomitas.com and for a Private Showing call the Blaise Lofland Real Estate Group.

**SOLD AT \$1,650,000**



### CHARTER OAKS

#### 1557 MAPLE LEAF DRIVE, PLEASANTON

WOW! Highly Upgraded 5 Bedroom, 3 Bathroom with Approx. 2788 Square Feet on Premium Private Lot! Beautifully Landscaped Expansive Rear Grounds with In-Ground Swimming Pool & Spa, BBQ Area and Fire Pit, Lawn Area with Mature Trees. 3-Car Garage. Remodeled Gourmet Kitchen & Bathrooms, Wood Flooring, Upgraded Iron Stair Bannister, Near Neighborhood Park and Great Schools. Minutes to Bart Station, Stoneridge Mall, The New Outlet Mall and Over 40 Wineries and Not Far from Downtown. Offered at \$1,489,000. For a private Showing Contact The Blaise Lofland Real Estate Group and for more information go to 1557mapleleaf.com.

**SOLD AT \$1,550,000**



### GOLDEN EAGLE

#### 8525 LUPINE COURT, PLEASANTON

Rare Opportunity for Serenity! All the Conveniences of City Living while Immersed in Nature! Beautiful Custom Home in Golden Eagle with Stunning Panoramic Views of the Valley, Surrounding Hills and Ridgelines from Every Window! Enjoy an Approximate 1 Acre Wooded Lot with Exceptional Privacy! Convenient Access to Downtown and to Silicon Valley-via I-680 from this Exclusive Gated Community with Pool, Tennis Courts, Generous Open Space and Direct Access to East Bay Regional Parkland. This 4 Bedroom, 4 1/2 Bathroom Home is in Excellent Condition and Has Many Upgrades Including a Completely Remodeled Large Gourmet Kitchen. Included is a 4 Car Plus Garage, Expanded Driveway for Guest Parking and Proximity to Award Winning Schools. For a Private Showing Contact the Blaise Lofland Real Estate Group. For More Information or Photos go to 8525Lupine.com.

**SOLD AT \$2,250,000**



### NORTHWAY DOWNS

#### 2534 SECRETARIAT DRIVE, PLEASANTON

Upgraded 3 Bedroom, 2 Bathroom Duet in Northway Downs. Upgraded Kitchen with Granite Countertops, SS Appliances. Stacked Stone Fireplace, Wood Flooring, New Electrical Outlets & Switches, Upgraded Lighting, New Front Door & Door Hardware Throughout, Cottage Cheese Ceilings Removed, Textured & Painted, Spacious Upstairs Master Suite. Bedroom #3 currently configured as a Den. Private Rear Yard. Two Car Garage currently converted to Extra Bedroom and Living Area (Easily Converted Back, if preferred), Conveniently located in Central Pleasanton. Minutes to Bart Station, Stoneridge Mall, The New Outlet Mall and Over 40 Wineries and Not Far from Downtown. Go to www.2534secretariat.com for more information or For a Private Showing Contact: The Blaise Lofland Real Estate Group.

**SOLD AT \$795,000**

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**Jennifer DeCoite**

**3581 Helen Dr – Pleasanton  
\$810,000**



**Scott & Sophie Piper**

**4226 Fairlands Dr – Pleasanton  
\$1,160,000**



**Cindy Gee**

**3679 Reflections Dr – Pleasanton  
\$882,000**



**Gina Piper**

**5987 Bryce Canyon Ct – Pleasanton  
\$935,000**



**Mike D'Onofrio**

**359 Oaks Bridge Pl – Pleasanton  
\$1,275,000**



**Cindy Gee**

**2877 E Castle Pines Ter – Pleasanton  
\$1,545,000**



**Mike D'Onofrio**

**1397 Fairbrook Ct – Livermore  
\$860,000**



**Gina Piper**

**4233 Mairmont Dr – Pleasanton  
\$985,000**



**Eileen Manger**

**3564 W Las Positas Blvd – Pleasanton  
\$1,041,000**



**Michelle Seabrook**

**2975 San Minete Dr – Livermore  
\$1,302,888**



**Rosie Yandell**

**7688 Kilrush Ave – Dublin  
\$815,000**



**Gina Piper**

**4089 San Giorgio Ct – Pleasanton  
\$611,500**



**Gina Piper**

**4161 Georgis Pl – Pleasanton  
\$786,000**



**Gina Piper**

**4684 Black Ave – Pleasanton  
\$962,000**



**Gina Piper**

**5307 Brookside Ct – Pleasanton  
\$760,000**



**Gina Piper**

**4295 Bevilacqua Ct – Pleasanton  
\$1,100,000**

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**5315 BLACK AVE #2,  
PLEASANTON**

Stunning updated & remodeled End Unit Townhouse with a bedroom on the main level along with a full bath and the laundry room. The kitchen has been remodeled offering new cabinetry, pantry, recessed lighting, breakfast bar, granite counters & dining area. The wall between the kitchen and living room has been opened offering an open floor plan. The spacious master bedroom has been remodeled closing the original loft style design now for privacy. A dressing area sits between the master bedroom and bath offering generous dual floor to ceiling closet space. The master bath is also remodeled with a spacious step in shower, new vanity & higher ceilings. A detached 1 car garage and a carport along with a private gated entry patio are additional special features of this home. Ready for a buyer to move right in and enjoy the sought after location of the home near award winning schools, shopping & its downtown area.

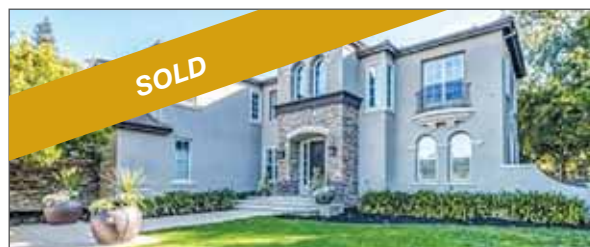
**Listed at \$590,000**



**967 ALGONQUIN AVE,  
LIVERMORE**

A single story home offering an open floor plan. The family room offers a brick surround fireplace complemented with a large dual pane picture window and opening to the home's dining room and kitchen. Interior laundry access is also a feature of the home, located within a closet. The 3 bedrooms each provide spacious closet space. A patio, mature shade trees, patio pavers and storage shed located on the side yard, along with side yard access are additional special features of this home.

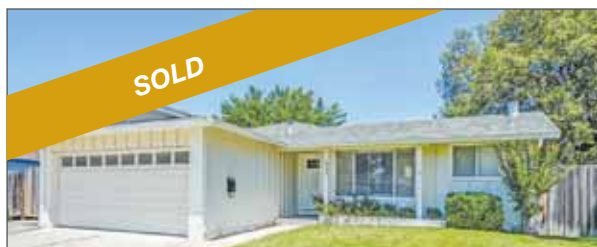
**Listed at \$650,000  
Sold for \$660,000**



**8062 ROCKFORD PL,  
PLEASANTON**

An urban oasis awaits your family in Oak Tree Farms for this 5,541 sq. ft. home w/ 6 bedrooms & 5.5 baths, nestled on a half-acre lot. The main level offers a grand staircase, formal dining room, and 2 guest suites. The upper level offers a secondary staircase to the additional bedrooms, an office with French door entry, a loft area, and its master suite w/ a fireplace, retreat area, and generous master bath. The home's rear yard offers a peaceful, private setting perfect for entertaining.

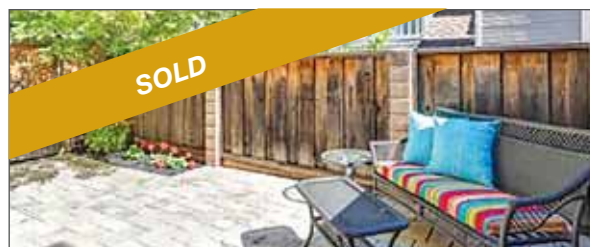
**Sold for \$2,305,000**



**4009 CID WAY,  
PLEASANTON**

Charming single story starter home located in the heart of Pleasanton and close to award winning schools, shopping and the downtown area. This 3 bedroom offers an updated kitchen and 2 baths with an open floor plan. The home's rear yard is spacious and one that would welcome adding onto the home for an expanded living area. Side yard access is also available with a paved side area along with storage sheds.

**Listed at \$795,000  
Sold for \$819,000**



**278 BIRCH CREEK DR.,  
PLEASANTON**

An end unit Townhouse seldom on the market. Enjoy the surrounding mature trees and private setting with this corner unit. 2 spacious master suites each offering their own full bath. The patio area is enlarged with patio/pavers extending the patio along with a planter and a storage closet. Close to the Downtown area for shopping, parks, the farmers market and concerts in the park this summer.

**Listed at \$623,000  
Sold for \$636,500**



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—Buyer/Seller ~ Sally

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**PONDEROSA LEGACY BEAUTY IN THE VINEYARDS!**

**3128 Hansen Rd., Livermore**

Highly sought after single story in South Livermore Wine Region. These select vineyard homes are prized for the quiet peaceful hilltop serenity nestled amongst the vines of local wineries. This Morgan model boasts 4 spacious bedroom plus library/game room (easily converted to 5th bdrm.) With over 3780 s.f., there is plenty of room for privacy. Expansive front porch invites you to relax and read a book or enjoy a nice glass of wine. Gourmet kitchen with 6 burner Viking stove, built-in wine chiller in butler's pantry and custom sub zero fridge. Granite counters, beautiful dark cabinets and tile floors, opens to spacious family room with pellet stove. Living room with gas fireplace and beautiful mantel. Spacious master bdrm. with gas fireplace and large master bath. Volume ceilings and tile floors throughout give this wonderful executive home an open and airy feel. Its wonderful location, nestled at the end of the development, is tucked away from traffic and noise for rest and relaxation. Huge lot (approx. 15,169 s.f.) features built-in BBQ, pond with waterfall, fireplace and horseshoe pit for wonderful entertainment. Conveniently located just off highway 84, just 20 minutes north of Silicon Valley, 22 miles south of Walnut Creek and 50 miles from San Francisco. **Offered at \$1,650,000**

*Please call for further details.*



**4767 Sutter Gate Ave**

Located in the well established Gates area of Pleasanton, this 3 bedroom 2 bath 1445 sf single story homes has all the modern luxuries and amenities to move right in. Beautiful, bright open floor plan, quartz kitchen countertops, oak hardwood floors, high ceilings, 2 French doors in living-dining area flows out to a serene garden with mature trees and room for rv/boat. Huge master

**Offered at \$998**



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**DUBLIN \$799,000**  
**6926 Brighton Drive**  
**Beautifully Remodeled Dublin Home!**  
 3 BD/2 BA Upgrades Galore!! Features New Roof, Chefs Kitchen w/New Appliances, Redwood Deck & More!  
**Frederick Jones, CalBRE #01974784**  
**925.640.8537**



**DUBLIN \$599,800**  
**7583 Brigadoon Way**  
**Location~Upgrades in Cal Highlands!**  
 2 BD/2 BA Best location bk of complex Remodeled BA's & Opened up Kit, 2-car grg & Nr Hiking Trails!  
**Suzanne Bieser, CalBRE #01355940**  
**925.699.3884**



**LIVERMORE \$800,000**  
**3368 Gardella Plaza**  
**3368 Gardella Plaza Livermore**  
 3 BD/2 BA Lot approved to be subdivided by city of Livermore. Large lot, single family home  
**Sean Leggat, CalBRE #01280186**  
**925.847.2216**



**LIVERMORE \$785,000**  
**530 Egret Road**  
**Spacious Livermore Home!**  
 4 BD/3 BA Features 1st Flr Mstr Suite w/ Rmdled BA, 2-Car Grg, Priv bk yd, side access + Inside Indry  
**Mary C. Evans, CalBRE #00983889**  
**925.216.3388**



**PLEASANTON \$2,299,888**  
**4129 Grant Court**  
**Custom Kottinger Ranch Beauty!!**  
 6 BD/4 BA Custom Built Home. Backyard is Entertainers Delight w/Pool, Built in BBQ, Deck & Grass.  
**Bimla Sabhlok, CalBRE #00939221**  
**408.448.4488**



**PLEASANTON \$1,035,000**  
**3596 Pimlico Drive**  
**Beautiful Pleasanton Home!**  
 4 BD/2 BA Beautifully remodeled throughout, huge gourmet kit, 9,000+ sq.ft. lot, private oasis yard.  
**Mary Anne Rozsa, CalBRE #00783003**  
**925.963.0887**



**SAN LEANDRO \$400,000**  
**3867 Wedgewood Street**  
**Condo in San Leandro**  
 2 BD/2 BA Condo w/Newer Firing & Appliances, 1 Car port, Fresh Pnt, Lrg Pat, Comm. Spa/ Grass Area.  
**Karen T, CalBRE #09628800**  
**925.519.0508**



**SAN RAMON \$1,375,000**  
**375 Cameron Circle**  
**PENDING W/MULTIPLE OFFERS!!**  
 5 BD/3 BA + office. Upgrd Home on over 1/4 acre. This home will "Wow" you w/ all of the updates!  
**Daisy Ng, CalBRE #01311067**  
**925.847.2307**



**SAN RAMON \$479,000**  
**9005 Alcosta Blvd. 203**  
**Amazing Home in San Ramon!**  
 2 BD/2.5 BA High End Upgrades Throughout & More! Location! Close to FWY & Award Winning Schools!  
**Dennis Serrao, CalBRE #01251442**  
**925.876.3756**





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# Helping Sellers and Buyers in the Tri-Valley

AVAILABLE BY APPOINTMENT



**WEST PLEASANTON**  
7932 Doral Court, Pleasanton

Welcome to this elegant home located in the desirable Golden Eagle neighborhood in west Pleasanton. Situated on a 1/2 acre, court location with enchanting landscaping and views of the Pleasanton Ridge. Enjoy a fabulous floor plan great for everyday living and fantastic space for year-round entertaining. There are 3 bedrooms downstairs (including guest suite) and 3 bedrooms upstairs with an oversized, beautiful master suite including a gas fireplace. The upgraded kitchen is spacious for the gourmet cook and a great gathering spot for large family gatherings and parties.

OFFERED AT \$1,888,000

BEST DEAL IN PLEASANTON!



**FAIRLANDS PARK**  
3803 Saratoga Way

Welcome to this charming single story end unit in the desirable "Fairlands Park" neighborhood. Enjoy great natural sunlight, with a great room for the kitchen, dining room and living room. There is a freestanding fireplace in the living room for those cozy winter nights. Outside is a private patio with a storage shed, and nice size lawn in front of the home. There are 2 bedrooms, 1 bathroom, and just under 900 sq.ft. of living space. Located walking distance to shops, stores & parks, with excellent freeway access.

LISTED FOR \$439,000

*See what Julia's clients are saying...*

"Julia listed and sold our home in Pleasanton. She was the perfect agent for our property. She's detailed, very knowledgeable, fair, dedicated, and honest. Her service provider recommendations are perfect. Her years of experience kept our momentum going right up to the open house. Amy on her team was also helpful. Julia's communication was perfect and she kept us updated on every milestone. Her comp and pricing advice was extremely accurate; as a result, we had 8 offers in 2 days. We strongly recommend her, and already gave her number to the neighbors! Julia, thanks for the great job!"

Jim & Sally  
July 2017

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# The Hierarchy of Buyers

For buyers navigating the current market conditions, it is important to understand your position in the market. This is especially true in multiple offer situations where you may be up against other buyers. Here is a guide to the "Hierarchy of Buyers" as currently perceived in the market, from the perceived strongest to weakest. As a buyer, where do you fit in this hierarchy? What can you do to strengthen your position? Remember as a general rule, certainty sells. The more certainty you bring to the table in the form of short or even waived contingencies, the stronger your offer is. Of course, you need to discuss the risks associated with waiving contingencies with your real estate agent and/or attorney.



#1 - All Cash. In many facets of life, cash is king. And this generally applies to offers as well. In most cases cash offers are hard to compete with, especially if the price is compelling.

Strengths: No contingencies or hang ups with buyer getting a loan or selling a home. Can close quickly. Lots of certainty.

Weaknesses: Cash buyers can be demanding, and often expect a discount on the price since they are cash. If there are multiple offers, the seller will have to decide how much if any discount getting their cash quickly is worth. Sometimes not much at all. It depends on the seller's situation. Cash buyers may still have an inspection contingency, which is basically gives them the right to cancel the transaction, so that is a key variable that helps determine the strength of the offer. And if some or all of the down-payment funds are coming from overseas, it may be less attractive ...

**Go to [www.680homes.com](http://www.680homes.com) to read the rest of this article.**

OPEN SAT



**3989 W Las Positas Blvd**

Opportunity knocks with this cosmetic fixer upper. 4 BR, 3 BTHS, Large private yard, tons of potential  
Offered at \$880,000

OPEN SUN 2-4



**2109 Black Oak Ct**

Exquisite modern custom with 4 BR + office & bonus, premium .94 Acre lot with amazing views  
Offered at \$2,695,000

PENDING SALE



**5756 Hanifen Way**

Elegant 5 BR, 4 1/2 BTH luxury home in Sycamore Heights on .42 Acre lot with spa  
Offered at \$2,050,000

JUST SOLD



**8046 Rockford Place**

Fabulous home with 6 BR + office & bonus, 5 1/2 BTHs on .41 Acre private lot with pool  
\$2,275,000



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**Just Listed in Pleasanton Hills!**



**127 Monaco Court, Pleasanton**

Nicely Updated 4 Bedroom 3 bathroom 2750 square foot home nestled on a 9,000+ Square foot lot, is just a leisure stroll to all that downtown Pleasanton has to offer! **Open Sunday 1-4 pm**

List Price \$1,459,000

With the Tri Valley Real Estate Market continually changing it is important now, more than ever to talk to a Real Estate Professional .

If you or someone you know is thinking of Buying or Selling and needs a Realtor where their clients needs are First and Foremost , Please contact me!



Sold with Multiple Offers!

3761 Central PKWY Dublin  
Sold Price \$881,000



Sold with Multiple Offers!

6498 Tralee Village Dr. Dublin  
Sold Price \$845,000



Sold Representing the Buyer!

1258 Hearst Dr. Pleasanton  
List Price \$1,879,000



Sold Representing the Buyer!

219 E Angela St. Pleasanton  
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**SALE PENDING! 8 OFFERS**



**5396 Mallard Drive, Pleasanton**  
Fabulous one story home with 4 bedrooms, 2 baths just a short stroll from Pleasanton Sports Park. Beautifully remodeled throughout! **\$1,175,000**

**REVIEWING OFFERS! OPEN SUN 1-3**



**3216 Clifford Circle, Pleasanton**  
Beautiful Parkside home located just a short stroll from the Sports Park! 4 bdms, 3 baths, 3 car garage. Beautifully updated throughout. **\$1,175,000**

**REVIEWING OFFERS! OPEN SUN 1-3**



**6331 Alvord Way, Pleasanton**  
Downsizing isn't easy until you see this remodeled one story with 4 bedrooms, 2 baths and over 1800 sq ft. Sunny granite slab kitchen. **\$925,000**

**SALE PENDING! MULTIPLE OFFERS**



**1322 Montrose Court, Pleasanton**  
Nestled in the vineyards this beautiful chateau estate has views of the rolling hills and vineyards. 6 bdms, 5.5 baths and 5000 sq ft w/ separate in law unit. **\$2,150,000**



*Dave & Sue*  
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**COMING SOON!**



**715 Montevino Drive, Pleasanton**  
Beautiful executive custom home in Vintage Heights. 4 bdms, 3.5 baths and a 3 car garage. Gorgeous granite slab kitchen and beautiful hardwood floors.

**SALE PENDING! 3 OFFERS**



**4058 Suffolk Way, Pleasanton**  
Picture Perfect... walk your kids to school from this beautifully remodeled 4 bdrm, 3 bath home. Peaceful backyard w/ slate patio, no rear neighbors. **\$1,100,000**

**ANOTHER RECORD HIGH SALE!**



**4684 Black Avenue, Pleasanton**  
Adorable one level, beautifully remodeled throughout with hardwood floors and 1397 sq ft. We represented the buyer in this sale. **\$962,000**

**ANOTHER NEW LISTING!**



**Coming Soon in Vintage Heights**  
Stunning views of Mt Diablo from this custom home. 4 bdrm, 3 baths and 3000 sq ft. Stunning granite kitchen and baths. **Priced in the mid \$1,600,000's**

*Considering a change?*  
Time to move up or downsize?  
Relocate?  
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**285 W. ANDONCIA DR., MOUNTAIN HOUSE**  
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3 BR, 3 BA  
1794+/- Sq. Ft.  
Offered at **\$389,000**

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# THE ADDRESS IS PLEASANTON

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**PLEASANTON \$2,299,000**

829 Oak Manor Court | 5bd/4.5ba  
Tim McGuire | 925.462.7653  
BY APPOINTMENT



**PLEASANTON \$1,999,000**

2306 Gloria Court | 5bd/4.5ba  
Linda Traurig | 925.382.9746  
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**PLEASANTON \$1,459,000**

127 Monaco Court | 4bd/3ba  
Susie Steele | 925.413.9306  
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**LIVERMORE \$1,349,000**

2616 Pyramid Street | 4bd/3ba  
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**PLEASANTON \$1,149,900**

5747 San Carlos Way | 4bd/3ba  
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**PLEASANTON \$965,000**

4038 Schween Court | 3bd/2ba  
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