

Pleasanton Weekly

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REAL ESTATE

INSIDE THIS ISSUE

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REACH *for* opportunities

Nonprofit acquires new properties in Livermore for adults with disabilities to live independently

Page 16

- 5 | **NEWS** Valley Link timetable pushed out by three years
- 11 | **PULSE** Celebrity inmate reports to Dublin prison
- 12 | **SPORTS** Foothill alum Arioto named to Olympic roster



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TIM TALK



By TIM HUNT

Strizzi's celebrates 30 years on Main Street

One of Pleasanton's home-grown restaurants is celebrating a milestone 30-year anniversary this month.

Strizzi's has anchored the corner of Main and St. Mary streets since 1989. It was owner Ray Bartolomucci Jr.'s second Strizzi's location, but he was bringing it to his hometown of Pleasanton. He's lived in Pleasanton Valley since before opening the restaurant. He and his wife have raised their four children here.

He and his team are throwing 30th anniversary celebrations at all locations: Strizzi's in Livermore (opened in 1996) and Fremont (opened in 2006) with special menus, special pricing on desserts such as their famous sour-dough bread pudding, wine specials, dinner and brunch specials and \$10 entrees to go.

Opening the Pleasanton site required some extra political exertion. The police chief at the time, Bill Eastman, had prioritized cleaning up Main Street and its bars and drinking on sidewalks. The City Council had passed an ordinance that made drinking alcohol in public a violation, even on private property such as drinking a beer with a neighbor on your front lawn. (To my knowledge, it was never enforced at this level, but it was on the books.)

Ray believed that outdoor dining with wine was critical to the success of his new restaurant, and he went to bat for it. The compromise was putting up the fences on the sidewalk to enclose the tables and paying the city rent for the use of its sidewalks. When the council approved that, it launched the dining scene you see downtown today, where it is the rare restaurant that does not offer al fresco dining. It all started with Ray and Strizzi's.

So, for 30 years, Ray has taken a family approach with Strizzi's, and it carries over to the menu and wine list. There's no corkage charge because he and his wife don't like them so Strizzi's doesn't have one. Because the customer experience is paramount, substitutions to menu items are welcome.

Ray melds his background in corporate and chain restaurant management with strong family values in his restaurant company. They operate three Strizzi's restaurants (the original in San Leandro opened in 1986 and closed in 2005), plus Rigatoni's in Dublin, Castro Valley, Hayward and the Red Smoke Grill in Hacienda



CONTRIBUTED PHOTO

Ray Bartolomucci Jr. outside of his Strizzi's restaurant in downtown Pleasanton.

Business Park in Pleasanton.

The family values shine through in several ways — the restaurants are named for his grandfather, Luciano Strizzi and there's still a mixture of family recipes on the menu. More significantly is the longevity of his team members.

Kelly Morris has served 25 years in Pleasanton, while manager Chris Martinez has been there 20 years. Kelly's daughter Emily Wearne, a mother of four, is in her 17th year as is Justine Sieber. Kitchen manager Andres Hernandez has worked preparing food for 21 years. Those are impressive years of service in any industry, let alone the restaurant business where it's easy for people to move.

The restaurant has many regulars who call for reservations and request both a specific table and a specific server.

As the demographics shift rapidly in Pleasanton with many more Asian and Indian families moving in, I asked Ray how he was adjusting. In Fremont, where the ethnic mix already has shifted, he's added a shrimp tossed with spicy Thai curry sauce that would not normally be found in an Italian restaurant but has been selling well. Don't be surprised to see it in Pleasanton and Livermore.

We dined there on a Tuesday night that was busy, with most tables filled and an Indian family birthday party filling up a table for eight. One pleasant surprise was seeing Don and Ann Rathjen and Judy Del Tredici. Judy's late husband, Rich, taught me freshman English at Amador Valley High School in Pleasanton more years ago than any of us want to remember, while Don, also a first-year teacher back then, established the excellent physics program at both Pleasanton high schools. ■

About the Cover

Chris Updike and Joey Balero pose outside Station Square in Livermore, where Tri-Valley REACH recently acquired two townhomes to provide affordable housing for adults with developmental disabilities. Photo by Mike Sedlak. Cover design by Rosanna Kuruppu. Vol. XX, Number 39



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Streetwise

ASKED AROUND TOWN

When you pay a compliment to another person, what does it tend to be about?



Delia Cooper
Yoga instructor

When I compliment someone, it typically relates to their appearance — I think because I love to give compliments, and what I can't help but notice first about a person is their hair, makeup, clothing, jewelry, shoes, etc.



Karen Holtz
Retired

I would likely be commenting on a piece of jewelry, in particular, earrings. When I travel on vacation, I often purchase earrings as a reminder of the trip, so I'm especially attuned to noticing unique and beautiful earrings. When I see someone wearing beautiful earrings, I naturally compliment them about that.



Karl Yaeger
Business development

Most often, I compliment people about the quality of their lives. For example, if I see someone at work who appears to be doing a great job of balancing their work and home/family life, I will compliment them about that.



Ariana Reimer
Front desk

It is usually while I'm at work that I compliment people. I kind of think of it as part of my job. So when customers come in with cute children, I mention how adorable they are. And if the children are very well-behaved, I will compliment the parents about that, as well.



Norm Deichler
Retired

I'm not too big on throwing out compliments. I only do so when it is sincere and heart-felt. Most often it is when I see someone doing a selfless act of kindness for someone else, that they have nothing to gain from and which perhaps even costs them something off of their own hide.

—Compiled by Nancy Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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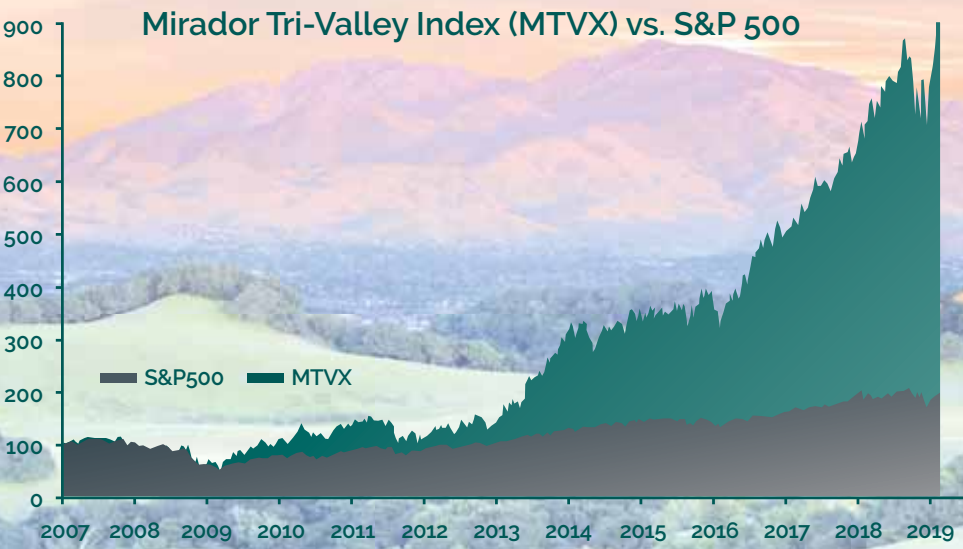


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DIGEST

Earthquakes hit

A 4.5-magnitude earthquake struck the East Bay on Monday night and could be felt throughout the Tri-Valley.

The quake occurred at 10:33 p.m. and was centered 2.2 miles north of Walnut Creek, according to the U.S. Geological Survey. There were no reports of injuries or serious damage.

Other earthquakes on Tuesday could be felt in parts of the Bay Area, including one at 4.7 magnitude at 12:42 p.m. near Hollister in Central California and another at 3.4 magnitude at 7:11 p.m. in Pleasant Hill.

Ransomware attack

Livermore was recently struck by a ransomware attack and though calculations on the fiscal fallout aren't finished, city leaders are already focused on making sure it doesn't happen again.

Hackers are believed to have added a virus to the city's computer network using attachments infected with malware, then demanded money in exchange for the decryption key. Paying the ransom was never on the table for the city, which reported the attack to the FBI.

The virus encrypted multiple computer files on the city's system, leaving employees without access to their computers, email and documents for several days in late August, as well as the city's phone system.

Because the city regularly backs up its data to remote servers and does not keep personal financial data for utility customers on its system, some damage was minimized or avoided entirely.

Mood disorders

The Alan Hu Foundation is presenting "Treating and Preventing Mood Disorders for Lifelong Impact," a seminar led by Dr. Manpreet K. Singh, next Tuesday at 7 p.m. at Las Positas College in Livermore.

Singh will discuss early detection, interventions, treatment, and the importance of mindfulness, medications and family-focused psychotherapy for mood disorders in children and adolescents, organizers said. The seminar is free; RSVP by Sunday at alanhufoundation.org.

Brew crawl

The Pleasanton Downtown Association is hosting its annual Halloween Brew Crawl next Saturday (Oct. 26) from 5-8 p.m. at participating businesses in the heart of downtown.

Attendees can stroll and sip on craft brews and cider all while sampling tasty bites and live music along the way at over 25 downtown locations. Visit pleasantondowntown.net for ticket information. ■

Agency pushes out Valley Link timetable by three more years

Citing less state funding, feasibility report now estimates opening date of 2027 at earliest

BY JEREMY WALSH
The Valley Link commuter light rail system aiming to directly connect BART to Livermore and the San Joaquin Valley likely won't see its first trains run until at least 2027, three years later than initially estimated, as regional officials are now planning on less funding from the state in the short term.

That according to the project's final feasibility report, which was adopted last week by the Tri-Valley/San Joaquin Valley Regional Rail

Authority Board of Directors.

The wide-ranging report, which concludes the multibillion-dollar transit project is achievable, also increases the cost estimates with new contingencies and updates ridership figures that could necessitate more frequent trains in medium-term than initially planned.

But the new project timetable marks the first significant schedule shift for the regional agency that had eyed an aggressive construction plan since it was formed two

summers ago.

Even as recently as July, the authority cited an opening date of 2024. New funding realities have forced officials to push that timeline out to between the second quarter of 2027 and fourth quarter 2028.

"The schedule is basically driven by funding," Michael Tree, executive director of the Regional Rail Authority, told the Weekly on Monday morning.

"Originally we had anticipated that the state would have more rail

funding that it would program in the upcoming funding cycle. However, over the last few months they have announced funding levels that are well below what they have done in the past," Tree said. "With that said, we have put into the Valley Link funding plan less anticipated funding for the project from the state and the need for new local funding."

Mayor Jerry Thorne, who represents Pleasanton on the authority's

See **VALLEY LINK** on Page 8

HEAD OF THE CLASS

Poised for success

Charged with returning stability to Amador, native son Butterfield ready for challenge

BY JULIA BAUM

Josh Butterfield found the challenge he was looking for when he threw his hat in for the position of principal at Amador Valley High School earlier this year.

The school had cycled through multiple leaders over the past four years but the Pleasanton native wasn't rattled by recent events, including a hectic season of construction on the now-reopened student parking lot facing Santa Rita Road, which left more than 400 parking spaces unavailable until this week for solar panel installation and lot reconfiguration.

"There's a lot of responsibility with the job and I definitely wanted to apply and go into this with my eyes wide open about things," Butterfield told the Weekly recently about his decision to pursue the job.

"I understand the dynamics that are going on and that's something even before applying to think about. For me, the consideration was do I still feel, given the circumstances of the school, that I have something to offer and bring to the table," he added.

In June, the Pleasanton Unified School District Board of Trustees named Butterfield, 40, as the newest principal of his hometown's largest high school, where he now works alongside some of his former teachers.

"I had a couple pretty amazing teachers, one of them actually worked here when I was growing up, Marc Aubel," Butterfield said. "He really inspired me to become a music teacher so I knew from an early age that I wanted to teach music."

Butterfield, who attended Pleasanton public schools from elementary school until he graduated from Foothill High School, also learned about the importance of education from his mother. "Part of my model for education was watching her, as I was growing up, go through her AA and bachelor's degree, it really instilled this culture of education and learning," he said.

The college path took him to California State



JULIA BAUM

First-year principal Josh Butterfield stands in front of Amador Valley High School's recently completed front parking lot, which reopened this week to students.

University, Stanislaus for a while, but the cost forced him to drop out.

After spending a number of years working in retail and retail management, Butterfield and his wife both got the boost they needed to give school another shot when their first child was born. "We really wanted to make sure that we were models about going to college," Butterfield said, and he returned to wrap up his bachelor's degree in music education.

From there Butterfield started teaching in Lodi, then a private school in Salinas, until his dream job as a music teacher opened up at Foothill when the previous band director retired about 10 years ago. He took over the music program and loved his role but eventually started to think bigger.

"As I became more involved with the school as a whole, I started thinking more outside of my classroom," he said. "I started thinking about the school in general and ... my interests started growing just beyond my subject field and my classroom, and that's what inspired me to start my master's degree in school

See **BUTTERFIELD** on Page 6

PG&E faces fallout from power shutoffs

Poor communication, lack of information among key criticisms

BY RYAN J. DEGAN

As PG&E implemented Public Safety Power Shutoffs across parts of the Bay Area last week, officials with the utility company left residents in the dark in more ways than one.

After a series of delays that left residents and city officials unsure of where, when or even if the power outages would take effect in the Tri-Valley, late on the night of Oct. 9, outages hit isolated areas in southern Pleasanton and western San Ramon that continued in places through Oct. 11.

These outages were open-ended, with PG&E reportedly waiting out windy weather in Northern and Central California. San Ramon officials reported all power was restored within the city limits at approximately 6:30 p.m. on Oct. 10, while Pleasanton city officials reported the same on Oct. 11 at 9:50 a.m.

A lack of precise information stemming from PG&E officials combined with the company's website being unavailable for multiple days left some city officials concerned at their own struggles to provide updates to their community.

"Here is the best update we can give at this point: We don't know what is going to happen tonight. PG&E doesn't know, we don't know, nor does anyone in the East Bay," San Ramon police Capt. Denton Carlson tweeted mere hours before the first

See **PG&E** on Page 10

Developer convicted of illegal contributions to Swalwell campaign

Congressman said he was unaware of scheme, testified against Tong at trial

An East Bay real estate developer was found guilty last week of funneling tens of thousands of illegal contributions to the congressional campaigns of U.S. Rep. Eric Swalwell (D-Livermore).

After an eight-day trial in federal court in Oakland, a jury found James Tong, 74, of Fremont, guilty on Oct. 8 of two counts of making contributions to a federal campaign in the name of other individuals to

Swalwell's campaigns in 2012, when he was first elected, and 2014.

Swalwell, a former Alameda County prosecutor and Dublin City Council member, sought the 2020 Democratic nomination for president but in July he became the first Democrat to drop out of the presidential race amid weak fundraising and polling numbers.

Federal prosecutors said evidence at Tong's trial indicates that in 2012

and 2013 he used two primary straw donors as recruiters for his scheme.

According to prosecutors, Tong gave thousands of dollars in cash to his chosen middlemen and instructed them to recruit straw donors to write checks to Swalwell.

Prosecutors said Tong induced the individuals to distribute cash in the community to be donated to the initial and re-election campaigns of Swalwell.

They said the network of straw donors included dozens of conduits who agreed to write checks in exchange for a commensurate amount of cash sourced from Tong.

Swalwell said he was unaware of Tong's illegal contribution scheme and testified against Tong at his trial, according to a spokesman for his office.

"Justice was served for a campaign supporter of mine who violated the law," Swalwell said in a statement.

"From the moment I was notified that my campaign was a victim of fraud, I assisted the FBI to obtain the records they needed to conduct their investigation," he said. "All the donations to my campaign in this

case were subsequently donated to local charities."

Tong is scheduled to be sentenced by U.S. District Court Judge Jon Tigar on Dec. 13.

He faces up to four years in federal prison and fines for the amount of the illegal campaign contributions.

In 2016, Tong pleaded guilty in federal court to violating the U.S. Endangered Species Act by grading a Dublin development in a way that harmed the habitat of a threatened species, the California tiger salamander. He was ordered to pay \$1 million in conservation funds and set aside 107 acres of land to protect endangered species. ■

—Bay City News Service



CITY OF PLEASANTON

A splash hit

Pleasanton's popular Floating Pumpkin Patch is set to make its return to the Dolores Bengtson Aquatic Center this Saturday (Oct. 19) from 1-4 p.m. During this special Halloween event, participants get to swim into the "pumpkin patch" and pick their own orange autumn gourd. Costumes are encouraged for all ages. Parents should be ready to get in the water with their young swimmers who aren't comfortable in three-foot depth. City officials ask those interested to pre-register online, to ensure they have enough pumpkins. Visit www.pleasantonfun.com; use code No. 16051.

BUTTERFIELD

Continued from Page 5

administration."

When a part-time position for vice principal opened up at Pleasanton Middle School several years ago, Butterfield jumped at the chance to experience "the best of both worlds" and continued teaching music part time while learning the ropes of administrative responsibility. That experience prepared him when he was asked to join the team at Foothill and become the new vice principal there.

"It wasn't this planned, directed path," Butterfield said. "It was just some really good opportunities that came up that felt like good

fits at the time."

Now Amador's new figurehead, and its fifth principal since the 2015-16 school year, Butterfield said he's been "totally blown away" by the school community's receptiveness and opening their arms to him.

There aren't any big plans to "reinvent the wheel or derail a process of goals that are already set in place" for the school, but Butterfield is ready to "create the systems and structures" to achieve them.

"I feel like people want me to succeed," he said. "Those concerns that you have when you enter a new job of whether you're going to be successful or not supported, those got put to rest pretty quickly." ■



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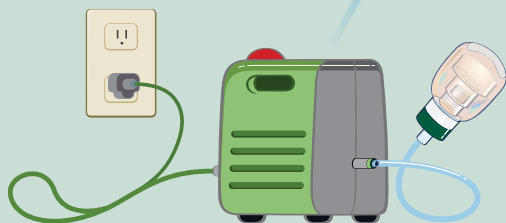
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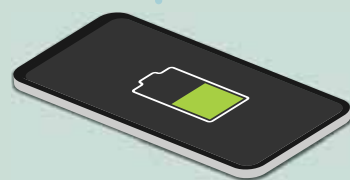
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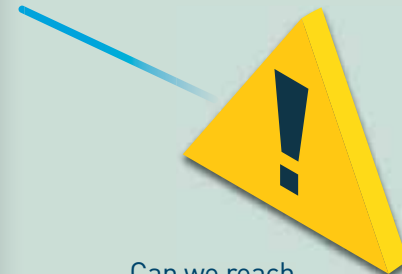


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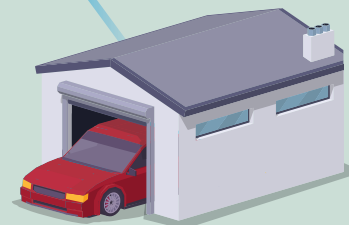
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Teacher seeks dismissal of punitive damages in lawsuit over boy's drowning

Becker tells his side of story in declaration; pool surveillance video kept from public

BY GINA CHANNELL AND
RYAN J. DEGAN

A San Ramon Valley High School physical education teacher is seeking to have punitive damages dismissed in a lawsuit filed by the family of 15-year-old Ben Curry, who drowned unnoticed during class in the school pool in May 2018.

Documents filed with the Contra Costa County Superior Court earlier this month include the first public statement made by Aaron Becker, the San Ramon Valley High School teacher on duty at the time of the drowning.

In November 2018, Ben's parents, Karen and Thomas Curry, sued the San Ramon Valley Unified School District, as well as Becker.

The civil suit alleges that not only did the SRVUSD fail to install proper safety policies to prevent Curry's death, but that the boy's physical education teacher, Becker, failed to properly supervise the class, was seen looking down at his cellphone instead of watching the kids, lacked valid lifeguard certification, and "took no action while Benjamin Curry became exhausted during class and slipped under the water. He then recessed the class and left the pool area without accounting for the safety of the children under his supervision, including Benjamin Curry."

Surveillance video footage reportedly showed the 56 students in Ben's fourth-period physical education class treading water for close to four minutes, while Becker was looking

at this phone, which the teacher said occurred because he was timing the students with a Smartwatch App and put his phone away seconds before Ben "slipped under water."

On Oct. 4, Becker's attorneys were granted an order to seal the video from the public during the motion.

Becker's statement

Becker, who remains employed as a teacher and varsity football head coach at San Ramon Valley High, issued a declaration to the court stating his recollection of the day Curry died, in support of his attorney's motion for a summary judgment to dismiss punitive damages.

In addition to his own accounting of events, Becker's legal representation — Jason M. Sherman of the Sacramento-based Johnson, Schachter and Lewis — submitted a memorandum to the court chronicling events and listing the reasons for the requested dismissal.

"The undisputed evidence conclusively establishes that Mr. Becker never acted with any intent to injure, nor did he engage in any 'despicable' conduct constituting a willful and deliberate failure to avoid any dangerous consequences," Sherman wrote.

Chronicling the series of events that led up to Curry's death, according to Sherman, on the first day of swim class in May 2018, Becker, who had been teaching swim class to freshmen for 13 years, conducted a test of each students swimming

abilities and found that Curry's skills were adequate to continue with the class.

On the day of Curry's death, May 8, 2018, Sherman said after participating in their strokes, the class began treading water, an activity Becker demonstrated for the class while he was on land.

While the class began to tread water, Becker, who was positioned on the diving board viewing the students, observed multiple students hanging onto the lane line ropes engaging in what he called "horseplay."

Becker then responded by advising the students he would add 30 seconds to the time students were treading water.

Previous reports had said that Becker was seen glancing at his phone during the class, which Sherman did acknowledge, but added that Becker was using his phone to track the amount of time students were treading water.

According to Sherman, video evidence shows that at 12:32:19 p.m. Becker put his phone in his pocket and looked straight ahead toward the pool to dismiss class, during which time Curry could still be seen treading water next to another student.

Four seconds after Becker put his phone away, and one second after Becker signaled his class to get out of the pool, Sherman wrote that the video showed "Ben Curry quietly slipped under the water unnoticed by approximately 55 students and Mr. Becker."

"Based on the video which depicts the scene from a wider angle, I believe my view of Ben Curry was obscured by the black tile markings on the bottom of the pool and two lane line ropes which were affixed to the edge of the pool," Becker said in his written declaration. "At no time during the entire treading water activity did I observe Ben Curry struggling or displaying any difficulties, nor did I hear of any such thing."

Sherman further added that Becker was tasked by the district with monitoring by himself a class that consisted of 57 students, without help from designated lifeguards or adults.

Addressing reports that Curry had left his belongings on the bleachers next to the pool, which some have said should have tipped Becker off to Curry's disappearance, Becker said that it is common for water sports teams to leave items beside the pool and that he did not notice them anyway. Two fellow PE teachers concurred, declaring under oath in support of Becker's motion.

"I absolutely never saw these items and ignored," he said.

"We are confident that the motion will be denied," said the Curry family's attorney Andrew Schwartz of Walnut Creek-based firm Casper, Meadows, Schwartz & Cook. "We received the motion last week and we are in the process of preparing our response that is not due until December for the hearing in January of next year."

Video sealed

The order to seal the video from the public issued Oct. 4 states the pool surveillance video is an "educational record" under the Family Educational Rights and Privacy Act (FERPA).

Contra Costa County Superior Court Judge Edward G. Weil ruled the video, which captured images from approximately two hours before and two hours after the drowning, the 1:13-second enhanced video created by the family's attorney and screenshots of the video would be sealed from the public because it "contains identifiable images of students during class, as well as before, during and after an injury to a student." The injured student is Curry.

"My clients are disappointed that the court has ruled to grant Aaron Becker's request to seal the video of their son's drowning," Schwartz said. "I don't understand the need to keep this video from the public. I've seen the video on numerous occasions and it accurately depicts the events surrounding Ben's death."

Sherman did not respond to a request for comment Monday.

While the video is being kept from the public, Becker's attorney plans to use it as evidence at Becker's Jan. 2 summary judgment hearing. The attorneys also stated the video being publicly filed or lodged with the court will also be an issue at the trial, which is scheduled for Feb. 3.

The school district is being represented by Davis & Young of San Jose. When asked about the status of the lawsuit, SRVUSD spokeswoman Elizabeth Graswich said, "We are unable to comment on questions related to pending litigation." ■

VALLEY LINK

Continued from Page 5

board, added, "The schedule was bumped a few years to accommodate emerging and likely proposed sales tax measures in the Bay Area and the San Joaquin Valley (such as "FASTER Bay Area"), in combination with funding from the state."

Thorne, like other members of the regional board, also pointed to the importance of the feasibility report as keeping the project on the track toward a reality.

"From Pleasanton's perspective the Valley Link feasibility report is important because it identifies that the Valley Link passenger rail project is in fact feasible to advance into further study and development. This occurs specifically with the environmental work for the project that is underway and anticipated to be out for public comment in draft form by the end of the calendar year," he told the Weekly.

Valley Link was borne from state legislation passed in 2018 that cleared the way for a regional joint powers authority to develop a transit concept as an alternative when

BART in May 2018 declined to move forward with the extension of conventional BART to Livermore, as had long been contemplated.

Valley Link aims to connect the communities of the San Joaquin Valley to the Dublin-Pleasanton BART Station, with connections to the Altamont Corridor Express (ACE) rail system. The governing board consists of council members, supervisors and directors of the Tri-Valley and San Joaquin Valley regions.

The concept centers on multiple-unit trains that utilize self-propelled cars with a hybrid engine traveling along primarily Alameda County right-of-way to the county line in the Interstate 580 median, the former Southern Pacific Railroad corridor over the Altamont Pass and in or near the Union Pacific Railroad right-of-way in San Joaquin Valley.

Phase 1 of Valley Link would connect the Dublin-Pleasanton station to the ACE North Lathrop Station, with stops at Isabel and Greenville (ACE) in Livermore, Mountain House, downtown Tracy and River Islands.

A second phase would extend service from North Lathrop to the ACE and Amtrak Stockton Station.

Assembly Bill 758, which created the authority, required a project feasibility report to be made available for public input by July 1, a task the regional board completed on June 12.

A public comment period followed, through July 31, after which the authority completed the final draft for board consideration. The directors approved the final report during its meeting Oct. 9 in Tracy.

"The fact that we received 144 public comments on the feasibility report shows the level of public interest in this vital project," said Alameda County Supervisor Scott Haggerty, who serves as chair of the authority board.

"All of the comments received were thoughtfully considered and resulted in a number of modifications from the initial plan to the final feasibility report that the board adopted today," he added in a written statement.

The final report also adjusts the Phase 1 cost estimates, with a range of \$1.8 billion to \$2.5 billion in today's dollars, increase to as much as \$2.4 billion to \$3.2 billion at the time of construction with inflation.

"The board is still looking to

deliver the project for under \$2 billion," Tree said. "However, we felt that this early in the project, at the 15% design stage, the project should have additional contingency for unknowns and so we layered in an unallocated contingency and created a range of costs for the project."

In Thorne's view, Valley Link remains a viable option to help commuters coming to and through the Tri-Valley, as well as supporting Pleasanton businesses by providing a public transit option for Central

Valley employees and the environment by taking cars off the road.

"There are more than 86,000 commuters a day making that trip and that number is estimated to grow 75% by 2040. I'm not sure how you can fit a 75% increase in traffic, much at peak time, on the I-580," Thorne said. "With Valley Link these commuters will have a rail option that connects them more easily with employers in Pleasanton and with the BART system for those that are traveling beyond Pleasanton." ■

TAKE US ALONG



Weekly afloat:

The Ott family recently visited Israel, and on their stop at the Dead Sea, they brought the Pleasanton Weekly along. Here, Jordan Ott catches up on some hometown news while floating in the water.

New air guidelines let DUSD breathe more easily

Among first California school districts to add air quality sensors

By JULIA BAUM

To help staff make better informed decisions about student health and safety during air quality events such as wildfires, Dublin Unified School District recently became one of the first school districts in California to establish new air quality guidelines and install air quality sensors at several of its schools.

The sensor networks added at Dublin High School and Amador and Dougherty elementary schools will supplement the Environmental Protection Agency sensor in

Livermore, and increase the volume of available data.

Citing predictions that “wildfire activity is likely to increase in the coming year,” last month the DUSD Board of Trustees adopted the guidelines, which outline steps for each school site to take during recess, lunchtime, and PE classes and sports practices based on air quality levels at the time.

“One of the most challenging issues faced by school districts in the recent past has been how to address air quality events resulting from

wildfires,” district officials said in a statement last week.

“Due to the unprecedented nature and frequency of these fires, state and local governing bodies were not prepared with a set of guidelines and ultimately left the task of addressing the issue in the hands of local districts. This created frustration among students, staff, parents, and schools around the state,” they added.

The new guidelines are based on recent recommendations from multiple government agencies

including the California Air Resources Board and Alameda County Department of Public Health, as well as a local allergy and asthma specialty group.

When air quality is expected to reach the “Unhealthy for Sensitive Groups” range, DUSD will keep an eye on the sensor network and update all schools with current air quality levels. Should the air quality impact an athletic competition, the district will “consult with the competing district and relevant guidelines available from governing

bodies before making any decision of relocating or rescheduling the event.”

School closures are also an option, but only if the air quality index (AQI) level hits the “Very Unhealthy” range like during the Camp Fire last year, which burned down nearly the entire rural town of Paradise and left the Bay Area trapped in a thick layer of smoke for several weeks.

“At that point, decisions will be made based on the expected duration of the event and the level of air pollution,” officials said, adding that “communication regarding a closure will be made by the district and will be texted and emailed to the community.” ■

BART considers dynamic pricing for station parking

Would be agency’s first parking policy update since 2013

The price of parking at BART stations may go up next year as part of a shift to variable pricing based on demand, district staff said during a presentation to the Board of Directors last week.

Updating the district’s parking policies will also allow passengers to take advantage of modern payment methods through the expanded use of smartphone apps.

Drivers using those apps will also benefit from increased access to information about which stations still have parking spaces open on any given day to help spread demand to stations that have greater availability.

“For all of the parking programs we’re looking to improve the customer experience,” said Bob Franklin, department manager for customer access and accessibility, at the Oct. 10 Board of Directors

meeting in Oakland.

“We’re making it convenient for people to pay, we’re also simplifying where they go to pay for a parking permit,” Franklin said.

The agency’s parking policies were last modified in 2013. There’s a \$3 cap on daily parking fees, which applies at every station other than West Oakland, but that could go up.

Franklin said BART parking is underpriced in many areas compared to commercial parking lots operating near stations or the round-trip cost that commuters incur when leaving personal vehicles at home and taking a bus.

“Taking a round-trip bus is more expensive than parking, so right now there is no incentive to take the bus,” Franklin said.

Several directors expressed support for raising parking rates to

reflect increased demand, although there was some dissent from others who would prefer to offer parking at the lowest price possible.

“It’s unacceptable that our parking be cheaper than taking a bus,” Director Rebecca Saltzman said. “We need to figure out a way to level that out.”

“I disagree with market-based parking,” countered Director John McPartland. “I don’t work for BART, I work for the public, and I’m not in the business of gouging the public.”

“My goal would be giving it to them cost-neutral, whatever it costs to maintain it,” McPartland said.

The parking policy presentation was just an informational item, meaning that the board took no official action other than expressing their support for some ideas and reluctance to others. ■

—Bay City News Service



CONTRIBUTED PHOTO

Todd Snider, with special guest

Swinging through on tour for his latest album, “Cash Cabin Sessions Vol. 3,” singer/songwriter Todd Snider will be joined on the Bankhead Theater stage by special guest Ramblin’ Jack Elliott for an evening of stories and songs next Friday (Oct. 25) at 8 p.m. Snider’s new album, recorded at Johnny Cash’s own studio, showcases his acoustic style, his roots as a folksinger and the wry wit of his songwriting, Bankhead reps said. And guitarist Elliott is considered one of the last true links to America’s folk music tradition. Tickets for their Livermore concert range from \$20-\$65. Visit www.lvpac.org or call 373-6800.

Governor vetoes Tesla Park bill

‘No evidence’ of state mismanagement, Newsom says

By JULIA BAUM

The recent legislative winning streak of first-year Assemblywoman Rebecca Bauer-Kahan (D-Orinda) came to an end last week when Gov. Gavin Newsom declined to sign Assembly Bill 1086, which proposed giving the state the option of selling a piece of the Carnegie State Vehicular Recreation Area (SVRA) located southeast of Livermore to either a local government or nonprofit entity for conservation purposes.

The bill, which was co-authored by State Senator Steve Glazer (D-Orinda), attempted to address an ongoing battle for nearly two decades between the Off-Highway Motor Vehicle Recreation Division and State Parks and local environmental advocates concerning off-highway expansion plans.

Sale proceeds would have been required to be deposited in an

Off-Highway Motor Vehicle Recreation Division Trust Fund for future use at other sites identified as more appropriate for off-roading activities.

In a statement over the weekend, Bauer-Kahan said she was “extremely disappointed” by Newsom’s veto of AB 1086, which “was crafted to be permissive” by not requiring a sale of the land.

“We have seen a huge decline in use of the current off-highway vehicle park, and after 20 years of litigation and non-use of the expansion area, there proves to be no need to see this land decimated,” Bauer-Kahan said. “Instead we will continue to see money wasted with state resources drained into endless litigation, and this biological treasure left open to future abuse.”

Newsom said in a veto message that there was no reason to sign the bill because the state has been doing

its job just fine. “There is no evidence that the department has failed to conduct sufficient study of this property or is mismanaging this state resource,” Newsom said. “The park was purchased for the benefit of all Californians and should remain a state park.”

Kathryn Phillips, director of Sierra Club California, stated that Newsom “missed an opportunity to help solve a long-festering problem.”

“The Tesla area has been closed for decades because it is not suitable for off-highway use and has been embroiled in legal and other challenges,” Phillips said. “At a time when Californians are asking for more places close by where they can hike and enjoy nature away from the sounds of motorized vehicles, it’s hard to understand why the governor has vetoed this bill.” ■



UPCOMING MEETINGS

Planning Commission

Wednesday, October 23, 2019 at 7 p.m.
Council Chamber, 200 Old Bernal Ave.

• P19-0151, Kevin Gregory

Application for Design Review approval to construct an approximately 5,761-square-foot, single-story residence with an approximately 1,137-square-foot attached garage located at 5 Winding Oaks Drive.

• Penalties for Illegal Demolition of Historic Buildings

Consider adding a new section 18.140.030 – fines and restrictions on future development for illegal historic building demolition to the Municipal Code to strengthen preservation of historic buildings and penalize unpermitted alterations and demolitions.

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

PG&E

Continued from Page 5

outages. "What we do know is this, we understand your frustration, we feel it as well. When we know, you will know."

Shutoffs in portions of the Tri-Valley were originally announced to begin taking effect around 1 p.m. Oct. 9, but PG&E then instituted a delay until 8 p.m. due to changing weather conditions. Shutoff times were again pushed to 10 p.m. and did not actually take effect until after 11 p.m.

Poking fun at the lack of up-to-date information coming from

the utility company, the Pleasanton Police Department went viral for a social media post characterizing the situation. The post read, "PG&E says prepare for power shutdowns in select areas in California marked in red," followed by a picture of the entire state covered in red marker.

The post was shared more than 45,000 times on Facebook and was featured in national publications such as the Washington Post and the Los Angeles Times.

According to PG&E, outages affected Pleasanton residents in isolated areas along Foothill and Pleasanton-Sunol roads south of Castlewood Drive starting around

Oak Lane. Pleasanton was not affected as severely as other communities, with city officials estimating that only 39 homes lost power in the city while about 345 properties were affected in Castlewood and Kilkare Woods.

In San Ramon the western portions of the city were impacted, particularly along Crow Canyon Road west of Deerwood Road, including the San Ramon police headquarters, which operated on backup generators throughout the event.

San Ramon was briefly hit particularly hard by the outages, with more than 126,000 residents left without power for less than half an hour late

on the evening of Oct. 9, according to San Ramon city officials.

Throughout the outages both the Pleasanton and San Ramon Valley school districts did not report any outages during school hours, and remained open as scheduled.

Amid fallout from PG&E's handling of its Public Safety Power Shutoffs, the company's president strongly defended their decision to implement the mass outages last week.

Meanwhile, California Public Utilities Commission President Marybel Batjer called PG&E's management of the process "absolutely unacceptable," later adding: "This cannot be the new normal. We can't accept it as

the new normal and we won't."

On Monday, Gov. Gavin Newsom called on the utility company to give credit or rebate those affected by the outages, saying, "This outage was the direct result of decades of PG&E prioritizing profit over public safety, mismanagement, inadequate investment in fire safety and fire prevention measures, and neglect of critical infrastructure."

Also last week, a bankruptcy judge cleared the way for PG&E bondholders, wildfire victims to submit a rival restructuring plan for the company in the wake of its Chapter 11 filing.

Read more at www.PleasantonWeekly.com. ■



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POLICE BULLETIN

Actress Felicity Huffman reports to federal prison in Dublin

The low-security federal prison for women in Dublin received a celebrity inmate on Tuesday, with actress Felicity Huffman reporting to serve her sentence for a conviction in the college admissions scandal, according to the Associated Press.

In May, Huffman was sentenced to 14 days in prison, a \$30,000 fine, 250 hours of community service and a year's probation after pleading guilty to paying an admissions consultant \$15,000 to have a proctor correct her daughter's SAT exam answers in 2017, according to the AP.

She will be serving out her time at the Federal Correctional Institution in Dublin, a minimum-security facility for female inmates located not far from the Santa Rita Jail.

"Ms. Huffman is prepared to serve the term of imprisonment Judge Talwani ordered as one part of the punishment she imposed for Ms. Huffman's actions," Huffman's representative said in a statement.

Huffman, a former star of the television series "Desperate Housewives," is an Emmy Award-winning and Academy Award-nominated actress.

In other news

- An Oakland man has been charged with special circumstances murder for allegedly fatally shooting a Dublin man and his girlfriend during a robbery in East Oakland last month.

Keith Riley, 36, is accused of killing Dublin High School alum Ryan Wasilausky, 20, and Giovanna "Gigi" Giannini, 20, of Daly City.

Wasilausky and Giannini were found fatally shot inside a silver 2016 Ford Focus that crashed into a home in the 500 block of Douglas Avenue,

a residential neighborhood in the Brookfield Village area, at 11:07 a.m. on Sept. 28, according to police.

They were suffering from apparent gunshot wounds and were pronounced dead at the scene, police said.

Riley was identified as the suspect based on video surveillance footage, witness statements, text messages, social media and records from Wasilausky and Riley that placed him with them before and after the fatal shooting, Oakland police Officer Wenceslao Garcia wrote in a probable cause statement.

Riley was arrested at his home in the 2300 block of 100th Avenue in East Oakland at 5:30 p.m. on Oct. 3, according to police.

Garcia wrote that when investigators interviewed Riley, he denied killing Wasilausky and Giannini but made contradictory statements about where he was at the time of the shooting.

Riley is charged with two counts of murder, the special circumstances of committing multiple murders and committing a murder during the course of a robbery and second-degree robbery.

A GoFundMe website for Wasilausky's family had raised more than \$21,000 of its \$30,000 goal as of Tuesday afternoon.

According to Wasilausky's obituary, he was born in Walnut Creek, grew up in Dublin, graduated from Dublin High in 2017 and was in his third year studying business at California State University East Bay.

The obituary says Giannini was Wasilausky's girlfriend and he loved traveling with her as well as cooking and spending time with his friends.

According to Giannini's obituary, she was killed only two days before her 21st birthday.

Giannini's obituary describes her as "a loving, funny, beautiful young woman with a passion for beauty."

It says, "She lit up a room with just a smile. Her affection toward her

mother and grandparents was exemplary. People were drawn to her loving, sweet, gentle-hearted nature."

- Gov. Gavin Newsom on Saturday vetoed a bill that would have stopped the release of California jail inmates during early-morning hours.

The Getting Home Safe Act was authored by State Sen. Nancy Skinner (D-Berkeley) and was prompted by the death of Jessica St. Louis, 26, in July 2018.

St. Louis died of an opioid overdose about four hours after being released at about 1:30 a.m. from Alameda County's Santa Rita Jail in Dublin.

Newsom vetoed the bill because it would have allowed inmates to stay in a waiting room at a jail until morning, something that would cost the state more money.

Newsom said in a veto message, "The bill's intent can be accomplished through a more tailored approach that does not put the state treasury on the hook for local jail operations costs which are a local responsibility."

Skinner said in a tweet Sunday, "Jessica St. Louis was found dead after Alameda County Jail released her at 1:30 a.m. with only a BART ticket. #SB42 was to prevent deaths like Jessica's."

"Not happy that the Sheriff's Association opposed SB 42. Frustrated that #GavinNewsom vetoed it."

Legislators overwhelmingly supported it. A spokesperson for Skinner said the senator hasn't decided whether to reintroduce the bill with changes. Spokesman Robert Gammon said, "She's going to think it over."

Newsom also said in his veto message, "Jails should not be releasing people onto the streets during overnight hours. This is unsafe practice, resulting in many tragic and preventable outcomes over the years." ■

—Pleasanton Weekly staff and Bay City News Service

POLICE REPORT

The Pleasanton Police Department made the following information available.

Oct. 13

Domestic battery

- 10:01 p.m. on Balmoral Court

Oct. 12

Theft

- 5:35 a.m., 8000 block of Arroyo Drive; theft from auto

- 11:47 a.m., 5200 block of Case Avenue; auto theft

- 1:42 p.m., 5300 block of Case Avenue; auto theft

- 10:04 p.m., 2700 block of Stoneridge Drive; theft from auto

- 10:20 p.m., 2700 block of Stoneridge Drive; theft from auto

Burglary

- 7:22 p.m. on the 1000 block of Stoneridge Mall Road

Oct. 11

Drug violation

- 11:21 p.m. on the 6000 block of Johnson Drive

Vandalism

- 8:08 p.m. on the 6600 block of Koll Center Parkway

- 8:58 p.m. on the 6600 block of Koll Center Parkway

Theft

- 12:28 p.m., 1400 block of Stoneridge Mall Road; shoplifting

- 4:18 p.m. at Santa Rita Road and Stoneridge Drive; bicycle theft

- 8:26 p.m., 6600 block of Koll Center Parkway; theft from auto

- 8:29 p.m., 6600 block of Koll Center Parkway; theft from auto

Burglary

- 7:31 p.m. on the 6700 block of Bernal Avenue

Assault/battery

- 8:40 a.m. on the 800 block of Concord Street

Oct. 10

Robbery

- 3:09 p.m. on the 2600 block of Stoneridge Mall Road

Drug violation

- 2:39 p.m. on the 5700 block of West Las Positas Boulevard

Theft from auto

- 5:21 a.m. on the 3700 block of Vine Street

- 2:04 p.m. on the 5700 block of Johnson Drive

Oct. 9

Robbery

- 10:05 p.m. on the 6000 block of Johnson Drive

Vandalism

- 7:29 p.m. on the 4000 block of Santa Rita Road

Oct. 8

Alcohol violation

- 2:33 p.m. on the 4800 block of Hopyard Road

Theft

- 7:53 a.m., 5800 block of Owens Drive; theft from auto

- 8 a.m. on the 3100 block of Half Dome Drive

- 11:12 a.m., 6700 block of Bernal Avenue; shoplifting

- 2:23 p.m. on the 6000 block of Johnson Drive

Oct. 7

Theft

- 1:27 a.m., 4500 block of Rosewood Drive; auto theft

- 7:11 p.m. on the 2300 block of Stoneridge Mall Road

- 8:05 p.m. on the 2100 block of Stoneridge Mall Road

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Patsy Lund

March 2, 1934 – July 6, 2019

Patsy Ann Lund passed away on July 6, 2019, surrounded by family after a courageous battle with lung cancer. Throughout the years, she has touched the lives of many with her leadership and optimism. Patsy was the rock of her family and many others. Her family will be hosting a Celebration of Life service on Saturday, October 19, at 11:00 am, at the Inderbitzen Ranch in Livermore.



Directions to the Ranch are: I-580 then North on N. Livermore Ave, right on May School Road and left on Dagnino Rd.

In lieu of flowers, please make donations to Hope Hospice, The Junior livestock Auction Boosters, the Main-street Museum in Pleasanton, and the American Cancer Society.

PAID OBITUARY

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PLEASANTON PREPS

BY DENNIS MILLER

Foothill alum Arioto named to USA Softball's Olympics roster

Also: Ballistic United's Crow hired by California Youth Soccer Association

It was very exciting last week when I learned former Foothill superstar softball player Valerie Arioto was named to the United States Olympic Team for the 2020 Summer Olympics in Tokyo.

Arioto, now 30, is a 2007 Foothill graduate who went on to star at Cal-Berkeley as well. Following college, Arioto has thrived on the international stage, winning multiple world titles as part of the U.S. team, as well as being honored twice as USA Softball's Athlete of the Year.

But one thing was missing from Arioto's resume — a chance to play in the Olympics. Softball became an Olympic sport in 1996 but was dropped following the 2008 games.

In 2016, the decision was made to reinstate the sport for 2020, giving Arioto a chance to complete her international resume. Primarily an infielder, Arioto was selected on Oct. 6 as one of 15 players to earn a spot on the Olympics roster following trials.

Amador volleyball

The Dons split a pair of matches last week, losing to San Ramon Valley and beating Dougherty Valley.

In the loss to the Wolves, the Dons' defense was led by Phoebe Monette's four blocks. Jillian Wittenauer and Danielle Caccamo had 10 digs and seven digs, respectively.

Colette Wogsland kept the Dons' offense running with eight kills and 12 assists. Chiao Chiao Hsia and Camille Ernst had six

and five kills, respectively.

In the second match of the week, the Dons celebrated Senior Night in fine form, pulling out a thrilling 3-2 win over Dougherty Valley.

The Dons gave seniors Sarah Banzholzer, Elizabeth Kostalnick, Sophia Moore and Monette a proper send off with the win.

The seniors led the way for the Dons. Monette and Moore controlled the net with eight and six blocks, respectively. Monette also had 11 kills, while Moore contributed five. Banzholzer had a strong night on defense with 10 digs. Kostalnick, out with an injury, loudly cheered on her class of 2020 teammates.

Other leaders for the Dons were Wogsland (5 kills, 23 assists, 7 digs), Caccamo (5 kills, 13 digs), Jaiden Reilly (5 kills, 2 blocks), Ernst (7 kills) and Wittenauer (22 digs).

Foothill volleyball

The Falcons split their matches against a pair of the East Bay Athletic League's top teams.

Foothill opened the week by going on the road and handing Monte Vista only its second loss of the season. Grayce Olson (23 kills, 12 digs), Naya Williamson (25 digs, 16 kills), Ishana Ram (49 assists, 11 digs, 4 ace) and Sruti Jonnalagadda (7 kills) led the way.

In the Falcons' loss to Cal High, the top players were Olson (16 kills, 25 digs), Williamson (12 kills, 12 digs) and Ram (31 assists, 12 digs).

Foothill water polo

The Falcons suffered a tough 8-3 road loss to Cal High last week.

Scoring for the Falcons were Eugene Kruger with two goals and Jackson Koempel with one of his own. Ian Jones did his part in winning two of the sprints to give the Falcons an early possession.

On defense Daniel Kim was able to put the pressure on Cal with four steals and two blocks. In the cage, Moises Ambriz did his part with nine blocks and six steals.

Foothill's junior varsity team also battled Cal last week, playing well but ultimately falling 14-9.

Leading the way for the JV Falcons were Carter Windom with four goals and Alec Fortunati with three goals. Kevin Hobbs and Jaden Sui also scored a goal each. Nadim Kira had two assists and one steal. Goalie Justin Roth had 10 saves, eight steals and two assists.

Crow's new position

The Ballistic United Soccer Club Board of Directors announced that Kevin Crow has accepted a position of technical director for the California Youth Soccer Association (Cal North).

Crow held the position of executive director for BUSC but will step down from all non-soccer operational duties. He will continue as technical director for BUSC as well as his Cal North responsibilities.

"I am excited about joining Cal North as technical director. The opportunity to help develop leagues, programs, and coaching education platforms that will help our partner member clubs in their efforts to focus on player development, coaching education, and the overall membership experience is a unique opportunity I could not pass up," Crow said. "At the same time, continuing on with Ballistic, the club I grew up playing with, is something that will always be a top priority in my life." ■

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

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PET OF THE WEEK



ALLIE'S PALS

Sweet sisters

Maggie and Addie are 6-month-old sisters who have been raised in a foster home with other cats and a very large dog. From a very young age, it's been clear that they love each other's company, so they're looking for a home where they can grow old together. They're available for adoption through Allie's Pals Cat Rescue. Contact Diane at 351-3041.

Theatre

CREATURES OF IMPULSE: NIGHTMARES

Creatures of Impulse Teen Improv Troupe presents a live, improvised horror show at 7:30 p.m. on Thursday, Oct. 24, and Friday, Oct. 25; and at 2 p.m. and 7:30 p.m. on Saturday, Oct. 26, at the Firehouse Arts Center, 4444 Railroad Ave. Tickets are available at the box office. Doors open 20 minutes before each show. Visit firehousearts.org, 931-4848, or at the special, cash-only Preview Show at 7:30 p.m. on Oct. 22, (\$2 at the door).

Music

MAYBE APRIL Country/Americana duo in concert at 8 p.m. on Saturday, Oct. 19, at the Firehouse Arts Center Theater, 4444 Railroad Ave. Reserved seat tickets are from \$18.00 to \$28.00. Tickets are available at firehousearts.org, 931-4848, or at the center box office.

Festivals

HARVEST MOON CLASSIC DOG SHOW

Public hours for the Harvest Moon Classic Dog Show are from 8 a.m. to 6 p.m. on Friday, Saturday and Sunday, Oct. 18 thru Oct. 20 at the Alameda County Fairgrounds, 4501 Pleasanton Ave. Admission is free. Parking is \$10.00. Only dogs entered in the show will be permitted on the grounds.

HARVEST FESTIVAL AT THE ALAMEDA COUNTY FAIRGROUNDS

The Pleasanton Harvest Festival returns to the Alameda County Fairgrounds, 4501 Pleasanton Ave., on Oct. 25-27, showcasing thousands of arts and crafts, delicious food, and non-stop live entertainment. The Harvest Festival will host a food drive onsite. Anyone who brings a non-perishable food donation to the event will receive \$2 off any adult or senior admission. Visit harvestfestival.com or call 392-7300.

Talks & Lectures

TREATING AND PREVENTING MOOD DISORDERS LECTURE At 7 p.m. on Oct. 22, at Las Positas College, Building 4000, 3000 Campus

Hill Road, Livermore, Dr. Manpreet K. Singh, will present a seminar on the topic of mood disorders in children and adolescents, "Treating and Preventing Mood Disorders for Lifelong Impact". There is no charge for admission. Doors open at 6:30 p.m. RSVP by Oct. 20 at alanhufoundation.org.

Fundraisers

POP-UP MEDIA SALE: FRIENDS OF THE PLEASANTON LIBRARY

From 10 a.m. to 2 p.m., on Oct. 19 at the Pleasanton Public Library, 400 Old Bernal Ave., the Friends of the Pleasanton Library will have a special "pop-up" media sale selling gently used CDs, DVDs, audio books, and video games at crazy-cheap prices.

RAGE KICKS CANCER

Pleasanton Rage is hosting RAGE Kicks Cancer, our first breast cancer awareness and fundraising event will be from 5 to 7:15 p.m. on Monday, Oct. 21, at Patelco Sports Complex. All teams and their coaches will participate. Families are welcome.

Family

VALLEY CHILDREN'S MUSEUM TRYATHALON From 8 a.m. to 12 p.m. on Oct. 20 at Emerald Glen Park, 4201 Central Parkway, Dublin join a fun, non-competitive family event that playfully mimics a real triathlon. Teams are made up of child/adult pairs who challenge themselves in three events. Visit valleychildrensmuseum.org for more information.

Comedy

LIFE RENEWING CENTER PRESENTS A COMEDY SHOWCASE

The event headliner, Vincent Chuang, will perform from 7 to 8:30 p.m. on Saturday, Oct. 19 at 3550 Bernal Ave., Suite No. 100. This event is open to the public and free of charge. For more information on Life Renewing Center, please visit LifeRenewing.org.

Lessons & Classes

LPC PRESENTS SELF CREATION IN THE FILM INDUSTRY MASTER CLASS

From 5 to 6:30 p.m., on Thursday, Oct. 24 at Las Positas College, 3000 Campus Hill Drive, Mertes Center, Building 4000, Livermore, we present Shawn Ryan's Film Master Class and showing of his Cannes Film Festival entry, "Charlie" with a workshop and Q&A session to follow. This event is free.

Health

SEMINAR: MEDICARE BASICS & MEDICARE OPTIONS

From 10 to 11 a.m. on Oct. 22 at the Pleasanton Chamber of Commerce, 777 Peters Ave., we will hold a seminar on Medicare for those who are turning 65 this year and have questions about Medicare. RSVP directly to Kathleen at Kathleen@jbinsurance.biz.

Halloween

HALLOWEEN SCAVENGER HUNT

The annual Halloween Scavenger Hunt will take place from 10 a.m. to 12 p.m. on Saturday, Oct. 19, in Downtown Pleasanton, while supplies last. Children have to solve the clue in order to find the next downtown location, where they will be given a small goodie or treat. For more details email events@pleasantondowntown.net events.

HALLOWEEN BREW CRAWL

From 5 to 8 p.m. on Oct. 26, The Pleasanton Downtown Association announces the 9th Annual Halloween Brew Crawl coming to Downtown Pleasanton from 5 to 8 p.m. on Saturday, Oct. 26. Stroll through

Pleasanton and sip on craft brews and cider all while enjoying tasty bites and live music along the way at over 25 downtown locations. Visit pleasantondowntown.net for more information.

Teens

SPECIAL SCREENING OF "ANGST" RAISING AWARENESS AROUND ANXIETY

"Angst" is being presented on three separate evenings in Oct., and Nov. at venues in the Tri-Valley. The showings will be at 6:30 p.m. on Wednesday, Oct. 23, at The Vine Cinema, 1722 First St., Livermore, at 6:30 p.m. and on Wednesday, Nov. 13, at the Center for Performing Arts and Education, 8151 Village Parkway, Dublin. Registration is requested.

Public Notices

995 Fictitious Name Statement

Freelap USA FICTITIOUS BUSINESS NAME STATEMENT File No.: 563352

The following person doing business as: Freelap USA, 3336 Medallion Court, Pleasanton, CA 94588, County of Alameda, is hereby registered by the following owner: SimpliFaster, Inc., 3336 Medallion Court, Pleasanton, CA 94588. This business is conducted by SimpliFaster, Inc., a Corporation. Registrant began transacting business under the fictitious business name listed herein February 19, 2012. Signature of Registrant: Christopher Glaeser, CEO. This statement was filed with the County Clerk of Alameda on Sept. 11, 2019. (Pleasanton Weekly, Sept. 27. Oct. 4, 11, 18, 2019).

Peregrine Beta Solutions FICTITIOUS BUSINESS NAME STATEMENT File No.: 563164

The following person doing business as: Peregrine Beta Solutions, 5985 Corte Arboles Pleasanton, CA 94566, County of Alameda, is hereby registered by the following owner: Zheng Zheng, 5985 Corte Arboles, Pleasanton, CA 94566. This business is conducted by Zheng Zheng, an Individual. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Zheng Zheng, CEO. This statement was filed with the County Clerk of Alameda on September 6, 2019. (Pleasanton Weekly, October 4, 11, 18, 25, 2019).

Quantum Light Connections; Skypointe Communications FICTITIOUS BUSINESS NAME STATEMENT File No.: 563890-563891

The following person doing business as: Quantum Light Connections; Skypointe Communications, 4847 Hopyard Road, Suite 4-422, Pleasanton, CA 94588, County of Alameda, is hereby registered by the following owner: Guy Burnett, 2424 Burlwood Drive, Modesto, CA 95355. This business is conducted by Guy Burnett, an Individual. Registrant began transacting business under the fictitious business names listed herein Sept. 15, 1996. Signature of Registrant: Guy Burnett, Owner. This statement was filed with the County Clerk of Alameda on Sept. 26, 2019. (Pleasanton Weekly, Oct. 4, 11, 18, 25, 2019).

Qualitas Dental Lab FICTITIOUS BUSINESS NAME STATEMENT File No.: 563924

The following person doing business as: Qualitas Dental Lab, 3322 Arcadian Drive, Castro Valley, CA 94546, County of Alameda, is hereby registered by the following owner: Accurate Dental Lab Inc., 3322 Arcadian Drive, Castro Valley, CA 94546. This business is conducted by Accurate Dental Lab Inc., a Corporation. Registrant began transacting business under the fictitious business name

listed herein June 1, 2009. Signature of Registrant: Roger Mogel, CEO. This statement was filed with the County Clerk of Alameda on Sept. 27, 2019. (Pleasanton Weekly, Oct. 4, 11, 18, 25, 2019).

Clean Town FICTITIOUS BUSINESS NAME STATEMENT File No.: 563982

The following person doing business as: Clean Town, 27832 Coronado Way, Hayward, CA 94545, County of Alameda, is hereby registered by the following owner: Alejandra Yanez, 27832 Coronado Way, Hayward, CA 94545. This business is conducted by Alejandra Yanez, an Individual. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Alejandra Yanez, Owner. This statement was filed with the County Clerk of Alameda on September 30, 2019. (Pleasanton Weekly, October 4, 11, 18, 25, 2019).

Blooming Beauty FICTITIOUS BUSINESS NAME STATEMENT File No.: 563934

The following person doing business as: Blooming Beauty, 1670 Stoneridge Mall Road, #167, Pleasanton, CA 94588, County of Alameda, is hereby registered by the following owner: Nohea Cosmetics LLC, 33527 11th St., Union City, CA 94587. This business is conducted by Nohea Cosmetics LLC, A Limited Liability Company. Registrant began transacting business under the fictitious business name listed herein Sept. 27, 2019. Signature of Registrant: Renee Aminyar, Member. This statement was filed with the County Clerk of Alameda on Sept. 27, 2019. (Pleasanton Weekly, Oct. 4, 11, 18, 25, 2019).

Power on Solar FICTITIOUS BUSINESS NAME STATEMENT File No.: 563809

The following person doing business as: Power On Solar, 5729 Sonoma Drive, Suite G, Pleasanton, CA 94566, County of Alameda, is hereby registered by the following owner: Brian Rinna/Rikety Ventures LLC, 5025 Athens Drive, San Ramon, CA 94582. This business is conducted by Brian Rinna/Rikety Ventures LLC, a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Brian Rinna, President. This statement was filed with the County Clerk of Alameda on September 25, 2019. (Pleasanton Weekly, October 11, 18, 25, November 1, 2019).

Ivleta Spunde's Bay Area Dental Practice FICTITIOUS BUSINESS NAME STATEMENT File No.: 564101

The following person doing business as: Ivleta Spunde's Bay Area Dental Practice, 3300 Webster St. #907, Oakland, CA 94609, County of Alameda, is hereby registered by the following owner: Ivleta Spunde DDS, 270 Summerford Circle, San Ramon, CA 94583. This business is conducted by Ivleta Spunde DDS, an Individual. Registrant began transacting business under the fictitious business name listed herein Sept. 2, 2014. Signature of Registrant: Ivleta Spunde, Owner. This statement was filed with the County Clerk of Alameda on Oct. 3, 2019. (Pleasanton Weekly, Oct. 11, 18, 25, Nov. 1, 2019).

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REAL ESTATE

INSIDE THIS ISSUE

Page 16 REACH housing
Page 18 Open Home Guide
Page 20 Home sales



2020 to bring balance to local real estate

‘Pleasanton continues to be a really desirable area’

By DAVID STARK

National and even international economic issues will influence real estate in Pleasanton during 2020 — to a point.

Nancie Allen, 2019 president of the Bay East Association of Realtors, explained that while economic forecasters seem to be split on whether the U.S. economy is entering a recession, even if the economy turns, it may not significantly impact Pleasanton.

“While hearing from some economists that ‘the recession is coming,’ may give buyers some pause, others may jump in knowing they are planning on staying for quite a few years,” Allen said. “That helps make home ownership somewhat recession-proof.”

Compared with the last recession and housing crisis, which resulted in short-sales and foreclosures, Allen said, “We’re not going to see

in the housing market what we saw the last time because a lot of that was driven by the types of loans people had which were easy to get into and easy to get out of. We’re not seeing those loans anymore.”

“The stock market has been very unpredictable, and we don’t know what’s going on with the trade wars,” Allen said. “Buyers are still waiting to see what’s going to happen. Interest rates are fantastic for buyers and that gives them more purchase power.”

Home sale prices stabilized and the number of days a home was on the market increased throughout 2019. Both are signs of buyers flexing their buying power.

Homeowners considering selling in 2020



David Stark



may need to adjust their expectations: particularly when it comes to sales prices.

“Sellers are realizing that if they had sold a couple of years ago, they could have made more money. Even though prices have remained stable during 2019, they are still at historically high levels so it still makes sense to sell,” Allen said.

Limited buying opportunities for sellers will drive their decision-making process during 2020. “Sellers still need to figure out that if they sell, where will they go to buy,” Allen said.

For homeowners staying in Pleasanton,

Allen recommended thinking strategically before starting any home improvement projects. She questioned the value of a major kitchen or bathroom remodel in the current real estate market, specifically to prepare a home for sale.

“If you’re planning to sell within a year, I typically wouldn’t suggest putting big money into a remodel. If homeowners are planning to stay put for four to six years, it does make sense to do some remodeling and be able to enjoy those improvements,” Allen added.

See **MARKET** on Page 18



Sold

Mohr Estates

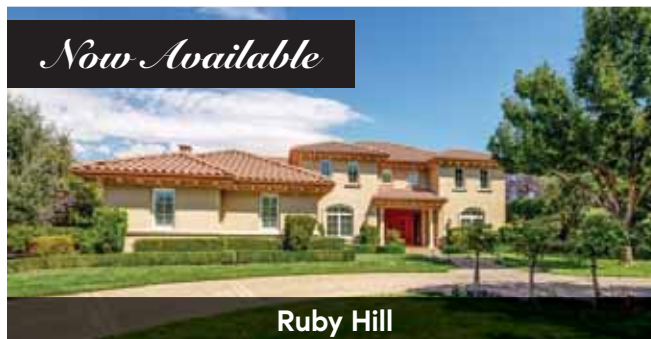
This custom home was beyond amazing with 5 bedrooms, an office and bonus room, sitting on just under an acre with a private well for irrigation.



Sold

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Located on Pleasanton's West-side, this custom home on a private, gated cul-de-sac. Dramatic landscapes with backyard designed for entertaining with outdoor kitchen, pool, spa and fireplace, backs to open space.



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- Rocky & Ricky, Sellers & Buyers

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Tri-Valley REACH treasurer Patrick O'Brien delivers opening remarks during the open house at the nonprofit's new townhomes in Station Square.

STORY BY JEREMY WALSH
PHOTOS BY MIKE SEDLAK

Purchasing one house represents a major milestone for any organization focused on offering affordable, independent-living opportunities for adults with developmental disabilities.

Tri-Valley REACH was able to buy two.

The local nonprofit, which maintains a handful of homes in Pleasanton and Livermore where more than 30 adults with special needs reside independently, increased its inventory for the first time in over a decade earlier this year by acquiring two townhouses in the Station Square development in Livermore — properties the city had owned for affordable housing, but were ready to sell.

“We’re thrilled that we finally have been able to get two new homes in the Tri-Valley,” Sharon Almeida, vice president of the REACH Board of Directors, said during an interview a few days after the nonprofit hosted an open house for families, volunteers and supporters at Station Square now that REACH’s new tenants have moved in.

“There’s a tremendous housing shortage ... particularly for the super-low-income folks that we serve and particularly our demographic of serving developmentally disabled adults,” she said.

“We haven’t been able to acquire any properties in quite some time because, of course, prices have been so high. So we were thrilled when the city of Livermore tapped us and said, ‘Not only can you buy one house, but would you like to buy two?’” Almeida added.

“For us and Joey, it’s a big impact,” according to Mike Balero, father of one of the new REACH tenants at Station Square.

“With Joey, he’s never lived on his own before. He’s 33. Moving in with something like this, for him, has shown us that he’s able to live on his own. His self-confidence has been boosted,” Balero said. “It’s amazing what these

REACH — FOR — OPPORTUNITIES

Nonprofit acquires new properties in Livermore for adults with disabilities to live independently

young men and women can do when you give them an opportunity.”

Established 29 years ago, Tri-Valley REACH (officially named Resources Education Activities Community and Housing for Special Adults of the Tri-Valley) strives to provide affordable, quality and safe homes for adults with developmental disabilities to live as

independently as possible.

In addition to the main priority of affordable housing, REACH supports Pleasanton RADD (Recreational Activities for the Developmentally Disabled) through grants for Special Olympics activities.

REACH is a registered nonprofit that receives no federal or state funding, so it relies

on private donations, corporate contributions and support from the cities of Pleasanton and Livermore to accomplish its goals for adults with disabilities.

And the need certainly exists.

The Regional Center of the East Bay, in its latest projections, estimated the number of housing units to accommodate those with disabilities who desire to live independently by 2023 in Alameda County is 5,500 units, according to Kay King, board chair for REACH. The count in Pleasanton was 233 units and in Livermore was 296.

REACH currently owns and maintains 11 homes in the Tri-Valley — six in Pleasanton, five in Livermore — that it rents to adults with developmental disabilities who typically fall into the low or extremely low income affordability category, below 30% of the area median income index.

Tenants must be members of the Regional Center, a social services agency supporting people with developmental disabilities, that will coordinate independent living services through an approved provider of the tenant’s choice. REACH is the landlord and property manager, so to speak, and the ILS agencies help tenants with individualized needs such as grocery shopping, meal planning, budgeting and medical appointments.

“Our individuals basically can live on their own, but they just get some support from these ILS support agencies, and the ILS support agencies are funded, in part, by money from the regional centers,” Almeida explained.

A longtime REACH supporter, Almeida is someone who knows the nonprofit’s impact, from both sides.

“For my family, it was life-changing,” she said.

Nearly two decades ago, her stepson Victor moved into their home as a 19-year-old, previously undiagnosed with a developmental disability, while the Almeidas were raising their



On a tour inside one of the REACH homes, Karli Spence (with son Lincoln and baby Remi) speaks with Jeanne O'Brien.



A group of REACH supporters at the open house. From left: Steve King, Kay King, Shirley Macchiano, Marsha Sweeney, Patrick O'Brien, Tony Macchiano and Jeanne O'Brien.

two young children. REACH and social services organizations were vital in helping their family during the crucial time.

"Once I found out who REACH was, and he started getting on track and progressing with his goals, then I just started volunteering because it was so important for us and I felt it was important to give back," Almeida said.

Victor is now 39, and after living independently in the REACH setting, now resides in a home of his own.

"He can live independently with his ILS support, and I was able to buy him a home to live in. So now I know he's always good, in case anything were to ever happen to me. And that's a big concern for parents," Almeida added.

REACH, which currently has a prospective tenant waitlist of 77 people, had been working to improve its properties and expand its community impact but had not been able to purchase any additional homes since before the recession.

"All related to the lack of affordable housing, the downturn in the economy and skyrocketing housing prices," King said. "REACH cannot acquire a property in the traditional financing manner. It requires unique financing and working with our cities to create a financial model that is sustainable."

Such an opportunity finally presented itself about two years ago.

The city of Livermore during the recession acquired five properties in the Station Square development for affordable housing, but in the past couple years decided they wanted to sell the townhomes but still keep them within the low-income community, according to REACH treasurer Patrick O'Brien. Three were sold to qualified buyers and the remaining pair were offered to REACH.

"We're kind of a known commodity to the city of Livermore. They reached out to us, and we indicated that we were very interested," O'Brien said.

The two sides agreed to a cash price of \$175,000 per townhouse — paid for in each case with \$50,000 from REACH reserve funds and \$125,000 in funding financed by Fremont Bank.

REACH holds the title to the properties, subject to an affordable housing agreement and a deferred financing agreement with the city (for \$495,000 each) to protect the city's investment in the properties, which were valued at \$670,000 apiece, O'Brien said.

"If for any reason the property were not to be used for that purpose, they can step in and basically demand payment of what we call a

sleeping second," he said. "And that has been a process used both by the city of Livermore and the city of Pleasanton through the years, and most of our houses are in a similar situation. And the whole purpose there is that's the city's contribution to allow these homes to be available at a rental level this community can afford."

The acquisition process took about 18 months, culminating in six REACH tenants moving into the two townhouses about a month ago. It was the first time the nonprofit ever purchased multiple homes at the same time.

One unit has three bedrooms and 3-1/2 bathrooms; the other is a three-bedroom with 2-1/2 bathrooms. Both are two stories, located not far from each other in the complex but not adjoining.

Both were pretty much move-in ready, originally constructed in 2007. Each unit has three tenants, all men. (REACH separates its homes by gender; this round just happened to be all-male.)

Three of REACH's Station Square tenants are new to the program, off the waitlist and living on their own for the first time. The other three are tenants who moved over from another REACH property, which is now being remodeled and on track to reopen next month to house four new tenants off the waitlist, according to Almeida.

"One of our tenants that we just relocated, he works across the street at Safeway so he was real excited because now he can walk to work every day," she said.

Yvonne Ballou, a Livermore resident whose son Steven moved into one of the units last month, said the transition has taken some getting used to for the whole family, and they're grateful for the experience and opportunity.

"His very first day in his new home brought out all different kinds of emotions," she said. "That seems to be diminishing as he becomes more acclimated to his new home and sees that we are still there supporting him."

"The importance of having housing opportunities in the Tri-Valley is for the families that are there to offer support from afar to their disabled young adults but still let them learn and share the responsibilities with their housemates," Ballou added. "With the rising cost of housing, it's already difficult for these men and women to have an opportunity to live on their own without programs like REACH."

Balero said he's already seen the positive change in Joey since settling in Station Square.

"As I've noticed in the last couple weeks,



Livermore Mayor John Marchand (right) speaks with REACH board vice president Sharon Almeida and her stepson Victor, a former REACH tenant.

a big change in just his attitude and doing things," he said. "The two gentlemen that he's with are really good guys. They've gone out to get something to eat together and do different things."

"It's kind of an amazing transformation, from kind of just being at home and going out with his friends once in a while, to actually living on his own. It's a big change. There's a lot he's going to have to learn," Balero said. "There's a road ahead for us, but there's also light at the end of the tunnel."

REACH, their new tenants and the families celebrated the Station Square acquisition with an open house on Oct. 2, with several dozen people onhand including longtime REACH tenants, volunteers and supporters of the nonprofit, and city officials.

The event demonstrated "a beautiful community feeling," a true sense of the community impact REACH provides, according to King.

"We got to talk to the parents and just the

excitement for their child to be able to live independently ... and then again, just like any parent whose child, whether or not they have a disability, the anxiousness of them going out on their own," she said, continuing:

"And with the tenants, talking to some of the guys, again they were excited. They wanted to live on their own. They'd be waiting for a long time.

"And the exchange of some of the neighbors with the parents of the tenants, they exchanged phone numbers — like, 'if you need anything, just call on us. We're here. We love this little community. We all get together.'"

"I came away feeling like: Oh, here is really the essence of what REACH actually promotes, and it's working. And it's been working for a very long time." ■

Editor's note: Photographer Mike Sedlak, a frequent freelancer for the Weekly who covered the REACH open house for this story, is a member of the REACH Board of Directors.



Taking a look at the kitchen are Special Olympics coach Jim Gunnell (left) and REACH tenant Chris Updike.

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COMPASS

MARKET

Continued from Page 14

While sales prices in Pleasanton flattened during 2019 and are predicted to remain stable during 2020, Allen observed that home ownership is still attractive, saying:

"Pleasanton continues to be a really desirable area because of the schools and the amenities. Pleasanton is a great place to live and work." ■

Editor's note: David Stark is public affairs director for the Bay East Association of Realtors, based in Pleasanton.



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Offered at new price \$1,725,000

AVAILABLE

LUXURY ON A COUNTRY ROAD

900 SYCAMORE ROAD, PLEASANTON
6 BD, 7 BA, 6,764 SF on resort styled .93 acre lot
Offered at \$2,850,000

NEW PRICE OPEN SAT/SUN 1-4PM

LUSH ENGLISH ESTATES

1018 VIA DI SALERNO, RUBY HILL
4 BD + Bonus, 3 Full, 2 half BA, 5000 SF on .56 acre
Main level master, fresh paint, and stunning gardens
Offered at new price of \$2,350,000

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1. Meet with us to discuss comps in area
2. We will meet with construction mgr to determine what will give you the most net cash at close of escrow.
3. Work begins, 5 to 45 day process
4. Home is staged and photos taken
5. Home listed on MLS and launched
6. You accept an offer and profits and fees are handled directly through escrow.

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925.980.0273 CALL/TXT
donna@fabprop.net

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509 MAIN STREET, PLEASANTON, CA
CALBRE#01964566

Susan Schall
REALTOR® CalBRE#017113497
925.519.8226 CALL/TXT
susan@fabprop.net

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OPEN HOMES THIS WEEKEND

Address	Price	Details
BRENTWOOD		
161 Fruitwood Com	\$459,950	Sat 1-4, 3 BD/2.5 BA, Joel & Cindy Engel, 580.5106/580.5017
DANVILLE		
20 Red Maple Ct	\$1,699,950	Sun 1-4, 4 BD/3 BA, Joel & Cindy Engel, 580.5106/580.5017
LIVERMORE		
1448 Arlington Rd	\$788,000	Sun 2-4, 4 BD/2 BA, Katie Moe, 216.9083
1132 Mount Whitney St	\$869,000	Sat 2-4, 5 BD/3 BA, Miranda Mattos, 336.7653
PLEASANTON		
1534 Chatham Pl	\$1,450,000	Sat/Sun 2-5, 2 BD/2.5 BA, Carolyann Machi, 872.7761
3837 Brockton Dr	\$642,888	Sat/Sun 1-4, 3 BD/1.5 BA, Tim McGuire, 462.7653
915 Kolln St	\$1,175,000	Sat 12-3, 3 BD/2 BA, Kris Moxley, 519.9080
7211 Valley View Ct	\$835,000	Sat/Sun 2-4, 3 BD/2 BA, Cindy Gee, 963.1984
3914 Blacow Ct	\$1,228,000	Sun 2-4, 4 BD/3 BA, Dave & Sue Flashberger, 463.0436
3259 Flemington Ct	\$1,075,000	Sat 2-4, 4 BD/2 BA, Jennifer DeCoite, 437.1233
2161 Pomezia Ct	\$1,725,000	Sat/Sun 1-4, 4 BD/3 BA, Fabulous Properties, 519.8226/980.0273
1018 Via Di Salerno	\$2,350,000	Sat/Sun 1-4, 4 BD/3.5 BA, Fabulous Properties, 519.8226/980.0273
892 Chateau Heights Ct	\$2,299,000	Sun 2-4, 5 BD/4.5 BA, Doug Buenz, 785.7777
5266 Forest Hill Dr	\$1,275,000	Sun 2-4, 5 BD/2.5 BA, Doug Buenz, 785.7777
53 Golf Rd	\$1,998,000	Sun 1-4, 5 BD/3.5 BA, Gina Piper, 200.0202
8226 Regency	\$2,230,000	Sat/Sun 1-4, 5 BD/3.5 BA, Cindy Gee, 963.1984
2839 Victoria Ridge Ct	\$1,695,999	Sun 2-4, 5 BD/3 BA, Doug Buenz, 785.7777

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PonderosaHomes.com

PONDEROSA
HOMES

HOME SALES

This week's data represents homes sold during Aug. 30 to Sept. 11.

Pleasanton

- 3532 Brent Court** Ikegami Family Trust to M. & M. Vyas for \$1,075,000
6095 Corte Calera Drive H. & J. Kojongian to M. & O. Cavuslu for \$1,220,000
5756 Dalton Creek Way Meckfessel Living Trust to C. & J. Wright for \$1,970,000
2947 Liberty Drive K. Quarry to Q. & Y. Yan for \$910,000
679 Orofino Court H. & Y. Im to B. & Z. Kazzaz for \$1,197,000
3114 Paseo Robles Street Pearson Family Trust to V. & L. Gidra for \$1,310,000
3774 Platt Court Giffin Family Trust to C. & G. Osullivan for \$999,000,00
8262 East Regency Drive C. & H. Ritter to A. & S. Poola for \$2,100,000
5227 Riverdale Court R. Gurumurthy to S. & R. Subramanian for \$890,000
2264 East Segundo Court #3 L. & L. Logan to K. & B. Paige for \$475,000
560 Tawny Drive M. & D. Feldsine to T. & S. Chen for \$1,225,000
1148 Tiffany Lane Pearson Living Trust to S. & A. Yeo for \$840,000
4167 Veneto Court #7 Stander Family Trust to J. & J. Ouyang for \$810,000
206 Birch Creek Drive C. Meister to S. & E. Han for \$690,000
24 Castlewood Drive Gandrud Trust to M. Melikov for \$850,000
4437 Comanche Way L. & K. Lai to J. & C. Tseng for \$710,000
3424 Gravina Place K. & K. Ross to X. & J. Huang for \$1,975,000
6579 Hanover Court Creek Family Trust to S. & A. Danopoulos for \$1,255,000
1471 Maple Leaf Court Gordet Trust to V. & S. Parasaram for \$1,540,000
7950 Riviera Court Scanlan Family Trust to Y. & J. Wang for \$1,350,000

Dublin

- 3823 Camino Loop #11** K. & K. Salumbides to C. Narayan for \$845,000
5673 Carnaby Way Calatlantic Group Inc to C. & A. Patel for \$850,000

- 7031 Dublin Meadows Street #H** S. Kulkarni to B. & M. Chandra for \$607,000
11816 Dunstown Court #126 M. & C. Hansen to A. Sandhu for \$545,000
5676 El Dorado Lane #54 Calatlantic Group Inc to D. & Y. Xu for \$950,000
7191 Emerald Avenue Meuser Family Trust to M. & S. Kulkarni for \$815,000
3706 Finnian Way F. & J. Arcenas to D. & C. Kunaparaju for \$638,000
10710 Ian Lane L. & D. Carscadden to Y. & D. Vaghari for \$765,000
5773 Penwood Lane S. Atai to X. & J. Liao for \$1,500,000
7448 Quartz Circle N. Nguyen to N. & F. Lu for \$1,020,000
7828 Shannon Avenue Nardo Trust to Z. Tavalla for \$765,000
6586 Sierra Lane Newberry Trust to X. & P. Ho for \$788,000
7323 Starward Drive #19 D. Sen to S. Pourmoghadas for \$350,000
2759 East Sugar Hill Terrace #7 A. & A. Palanisamy to L. & S. Yousufzai for \$1,650,000
3950 Thornburgh Lane K. Ingram to M. & V. Tanguturi for \$970,000
3639 Whitworth Drive M. Uppaluri to N. & S. Bagwe for \$734,000
2675 Alliston Loop S. Ramamurthy to V. & V. Narreddy for \$1,070,000
2725 Alliston Loop Domingo Family Trust to S. Walia for \$1,155,000
7425 Brighton Drive J. Russell to M. & P. Lodaya for \$801,000
7120 Cross Creek Circle #A M. Tariq to Gold A & S LLC for \$214,000
4181 Font Court J. & C. Brewster to A. Henrick for \$1,060,000
8211 Mulberry Place J. & K. Fernandes to Duterte Trust for \$782,000
3961 Scottfield Street S. Adari to G. & S. Amara for \$985,000
8134 Vovac Road D. & A. Vasquez to S. & S. Agustin for \$800,000
11430 Winding Trail Lane Hobson Family Trust to L. & S. Perez for \$768,000

Livermore

- 1832 Altair Avenue #319e** R. & N. Keiffner to C. & C. Perryman for \$1,370,000

SALES AT A GLANCE

Pleasanton (Aug. 30-Sept. 11)

Total sales reported: 20
Lowest sale reported: \$475,000
Highest sale reported: \$2,100,000
Average sales reported: \$1,244,500

Dublin (Aug. 30-Sept. 11)

Total sales reported: 25
Lowest sale reported: \$214,000
Highest sale reported: \$1,650,000
Average sales reported: \$801,320

Livermore (Aug. 30-Sept. 11)

Total sales reported: 33
Lowest sale reported: \$460,000
Highest sale reported: \$1,605,000
Average sales reported: \$815,166

San Ramon (Aug. 30-Sept. 11)

Total sales reported: 22
Lowest sale reported: \$414,000
Highest sale reported: \$1,837,500
Average sales reported: \$991,295

Source: California REsource

- 807 Berryessa Court** S. & T. Duranleau to Y. & D. Herrera for \$735,000
751 Catalina Drive Pan Family Trust to L. & J. Hawkins for \$780,000
2769 Crater Road L. & N. Jones to M. & A. Lara for \$1,200,000
5601 Dresslar Circle D. Sanchez to K. & W. Stygar for \$1,193,000
3551 Edinburg Drive B. & A. Steinhagen to A. & J. Javedani for \$1,130,000
5519 Haggin Oaks Avenue Lowey Trust to H. & K. Enstrom for \$740,000
442 Humboldt Way N. & M. Lang to E. & M. Medeiros for \$710,000
3964 Inverness Common T. & P. Mccollom to S. & S. Moore for \$710,000
4667 Laurie Common #105 R. Rachakonda to R. & A. Afra for \$460,000
165 Misty Circle A. Burnett to B. & J. Mackin for \$772,000
1008 Redondo Way #L G. Fredianelli to K. & T. Ellis for \$725,000
1346 Roselli Drive #10 C. & G. Martin to C. & M. Lazaro for \$815,000
5713 Running Hills Avenue S. Cornejo to C. & J. Acosta for \$715,000
2884 Rutherford Court J. Hoffman to D. & R. Cooper for \$1,080,000
788 Saddleback Circle Olson Family Trust to S. & A. Aquila for \$875,000
3865 Silver Oaks Way K. Lee to J. & S. Shortz for \$700,000
1348 Tulip Way M. & A. Berryman to J. & J. Rao for \$635,000

- 1443 Wagoner Drive** L. Wu to D. Lucero for \$815,000
1122 Aberdeen Avenue Dunton Family Trust to C. & R. Lung for \$745,000
5514 Crestmont Avenue R. Medeiros to Everbloom Investments LLC for \$555,000
3188 Faltings Drive G. & J. Boyd to R. & B. Teegne for \$1,325,000
5834 Gloria Way S. Mosier to G. & M. Kretchmer for \$1,035,000
5294 Kisa Court M. & D. Standlee to E. & D. Travers for \$872,500
578 Meadowlark Street E. & M. Gorham to E. & G. Cochran for \$730,000
2558 Merlot Lane Debus Family Trust to K. Nguyen for \$1,290,000
469 Ontario Drive T. & A. Bertuccelli to B. & C. Silva for \$875,000
1006 Peppertree Place Waters Living Trust to Thompson Family Trust for \$912,000
4023 Pomona Way K. & J. Quiambao to J. Haus for \$730,000
1208 Riesling Circle L. & G. Manning to Tao Living Trust for \$1,100,000
626 South S Street L. & A. Eckardt to A. Shum for \$745,500
4873 Violet Avenue B. & M. Gan to M. & J. Chavez for \$685,000
2455 Wood Hollow Drive L. & R. Fernandez to Gordet Trust for \$1,605,000

Source: California REsource

1448 ARLINGTON RD, LIVERMORE

OPEN SUNDAY



Asking \$788,000

4 bed/2 bath home with updated kitchen, no rear neighbors and sparkling pool and outdoor living!
www.1448ArlingtonRd.com

4850 WOODTHRUSH RD, PLEASANTON



Asking \$1,549,000

Expanded Heritage Model beautifully updated with hardwood floors throughout both levels, expanded family room with fireplace and walk out to backyard.
www.BirdlandLiving.com

3491 PARK PLACE, PLEASANTON

SALE PENDING



Asking \$1,195,000

4 bed/2.5 bath in Pleasanton Meadows with close proximity to top rates schools, shopping and parks. Updated kitchen and baths.

79 WOODRANCH CIRCLE, DANVILLE



Sold for \$1,529,000

Beautifully remodeled home in desirable Cimarron Hills. Functional floor plan boasts 4 bedrooms, plus bonus loft, separate office, 3.5 baths, 3 car garage. Represented the Buyer.



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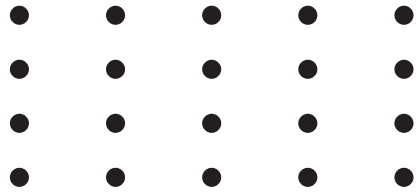
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Study the Market

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Daniel Alpher
REALTOR®



Barbara Benotto
REALTOR®



Sean Bian
REALTOR®/Broker Associate



MaryJane Billowitch
REALTOR®



Debi Bodan
REALTOR®



Nika Bodner
REALTOR®



Doug Buenz
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REALTOR®



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REALTOR®



Linda Futral
REALTOR®/Broker Associate



Leigh Ann Hoffman
REALTOR®



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REALTOR®/Broker Associate



Crystal Jackson
REALTOR®



Mark James
REALTOR®



Jessica Johnson
REALTOR®/Broker Associate



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REALTOR®



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REALTOR®



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REALTOR®



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REALTOR®/Broker Associate



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REALTOR®



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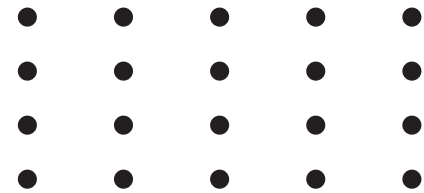
Cassie Thomas
Marketing Associate



Tina Vargas
Transaction Coordinator



Anya Hill-Butler
Administrative Assistant



Karen Carmichael
Agent Assistant



Judy Cheng
REALTOR®



Janna Chestnut
REALTOR®



Tae Choi
Agent Assistant



Jun Chung
REALTOR®



Mike D'Onofrio
REALTOR®



Cherie Doyle
REALTOR®



Kaarin Doyle
REALTOR®



April Duarte
REALTOR®



Kat Gaskins
REALTOR®



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REALTOR®



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REALTOR®



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REALTOR®



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REALTOR®



Madhuri Kirkham
REALTOR®



Mark Kotch
REALTOR®/Career Development



Susan Kuramoto
REALTOR®



John Ledahl
REALTOR®



Rob Lenderman
REALTOR®



Sara Lovett
REALTOR®



Jo Ann Luisi
REALTOR®



Renee Mahdavi
Agent Assistant



Kim Martens
Agent Assistant



Grant Miller
REALTOR®



Kris Moxley
REALTOR®



Tyler Moxley
REALTOR®/Broker Associate



Julia Murtagh
REALTOR®



Diem Nguyen
REALTOR®



Maureen Nokes
REALTOR®/Broker Associate



Ivan Nouripour
REALTOR®



Taj Olmedo
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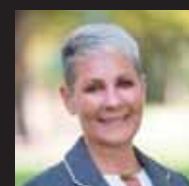
Eva Tia
Realtor®
DRE 02072764



Mark James
Realtor®
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Lori Olson
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Karen Carmichael
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5 Bed | 4.5 Bath | 4,927± SqFt | 36,154± SqFt lot
Offered at \$1,175,000



936 Happy Valley Road, Pleasanton
3 Bed + Bonus Room | 2.5 Bath | 2,933± SqFt
49,222± SqFt lot | Offered at \$1,550,000



2756 Willowren Way, Pleasanton
6 Bed | 3 Bath | 2,538± SqFt | 7,405± SqFt lot
Offered at \$1,348,888



6842 Brighton Drive, Dublin
4 Bed | 2 Bath | 1,689± SqFt | 6,502± SqFt lot
Offered at \$850,000



2373 Sandpiper Way, Pleasanton
3 Bed | 2 Bath | 1,736± SqFt | 7,114± SqFt lot
Offered at \$1,120,000



2646 Becard Court, Pleasanton
4 Bed | 2 Bath | 2,186± SqFt | 7,665± SqFt lot
Offered at \$1,239,000



4425 Mirador Drive, Pleasanton
3 Bed | 2 Bath | 1,644± SqFt | 8,240± SqFt lot
Offered at \$1,049,000



906 Crellin Road, Pleasanton
4 Bed | 3 Bath | 2,078± SqFt | 6,600± SqFt lot
Offered at \$1,149,000



1823 Harms Drive, Pleasanton
3 Bed | 2.5 Bath | 1,731± SqFt | 2,580± SqFt lot
Offered at \$889,000



2341 Greenberry Court, Pleasanton
3 Bed | 2 Bath | 1,894± SqFt | 7,208± SqFt lot
Sold for \$1,025,000



5147 Angelico Court, Pleasanton
3 Bed | 2.5 Bath | 1,482± SqFt | 2,163± SqFt lot
Sold for \$935,000

"Tim McGuire and Team are everything an individual could ask for in a real estate team. We originally met Tim as the selling agent when we bought our home in Pleasanton. Even being on the other end of the transaction we could see the level of organization and attention to detail his team had. When it came time to get a larger home we couldn't think of anyone better to help us. Having bought and sold 8 homes in my lifetime I fully know what a pain selling a house can be. Tim was far and away the least painful, most organized, and honest/practical person I've worked with buying and selling homes. He also got top dollar when selling our home going not only above asking but above market for similar homes. We were amazed at how good our house looked when it was staged. In summary - just a terrific experience and I couldn't give a higher recommendation to a real estate team"

Michael Nunes, Canary Dr, Pleasanton



Tim McGuire
Broker
DRE 01349446



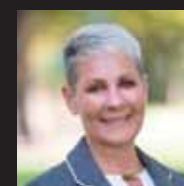
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Angelo Aguilar
209.914.9031
angelo.aguilar@compass.com
compass.com
DRE 02083218



Doug Buenz
925.785.7777
doug@680homes.com
680homes.com
DRE 00843458



Judy Cheng
408.849.8464
judy@680homes.com
680homes.com
DRE 01408993



Jadon Farris
925.989.8253
jadon.farris@compass.com
compass.com
DRE 02089161



Don Faught
Vice President/Managing Broker
925.251.1111
dfaught@apr.com
DRE 00971395



Leslie Faught
925.784.7979
leslie.faught@compass.com
lesliefaught.com
DRE 01027778



Dave & Sue Flashberger
925.463.0436
dave@soldinaflash.com
sue@soldinaflash.com
soldinaflash.com
DRE 01243871 | 01001584



Linda Futral
925.980.3561
linda.futral@compass.com
lindafultral.com
DRE 01257605



Kat Gaskins
925.963.7940
kat@katgaskins.com
katgaskins.com
DRE 01137199



Marti Gilbert
925.216.4063
marti@homesbymarti.com
compass.com
DRE 01520061



Janice Habluetzel
925.699.3122
janice.habluetzel@compass.com
janicetherealtor.com
DRE 01385523



Kristy Heyne
925.321.1253
kristy.heyne@compass.com
compass.com
DRE 01488364



Jessica Johnson
408.455.1697
jessica.johnson@compass.com
realtybyjessica.com
DRE 01723385



Sean Jolley
925.621.4063
sean.jolley@compass.com
seanpjolley.com
DRE 01981029



Kenny Kim
408.202.7745
kenny.kim@compass.com
compass.com
DRE 01107925



Kelly King
925.455.5464
kelly.king@compass.com
compass.com
DRE 01142949



Susan Kuramoto
408.316.0278
susan.kuramoto@compass.com
compass.com
DRE 01199727



Rob Linderman
510.378.2642
rob.lenderman@compass.com
compass.com
DRE 00644678



Jo Ann Luisi
925.321.6104
joann.luisi@compass.com
joannluisi.com
DRE 01399250



Lily McClanahan
925.209.9328
lily.mcclanahan@compass.com
compass.com
DRE 01975835



Esther McClay
925.519.5025
esther.mcclay@compass.com
esthermcclay.com
DRE 01872528



McDowell RE Group
925.596.8731 | 925.209.0343
peter.mcdowell@compass.com
maricela.torres@compass.com
compass.com
DRE 01361481 | 02023352



Carolyn McMannus
925.334.1318
carolyn@680homes.com
680homes.com
DRE 02029115



Kris Moxley
925.519.9080
kris.moxley@compass.com
moxleyrealestate.com
DRE 00790463



Maureen Nokes
925.577.2700
maureen.nokes@compass.com
compass.com
DRE 00589126



Cesar Alejandro Ortiz
925.398.3077
cesar.alejandro@compass.com
www.cesar.page
DRE 02078183



Linda Traurig
925.382.9746
linda.traurig@compass.com
compass.com
DRE 01078773



Andre Wang
510.386.0028
andre.wang@compass.com
compass.com
DRE 02073067

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Liz Venema
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Michelle Kroger
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Amanda Davlin
Transaction Coordinator
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Alexis Venema
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DeAnna 925.260.2220
DeAnna@ArmarioHomes.com
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