

Pleasanton Weekly

Real Estate
Preview 2023

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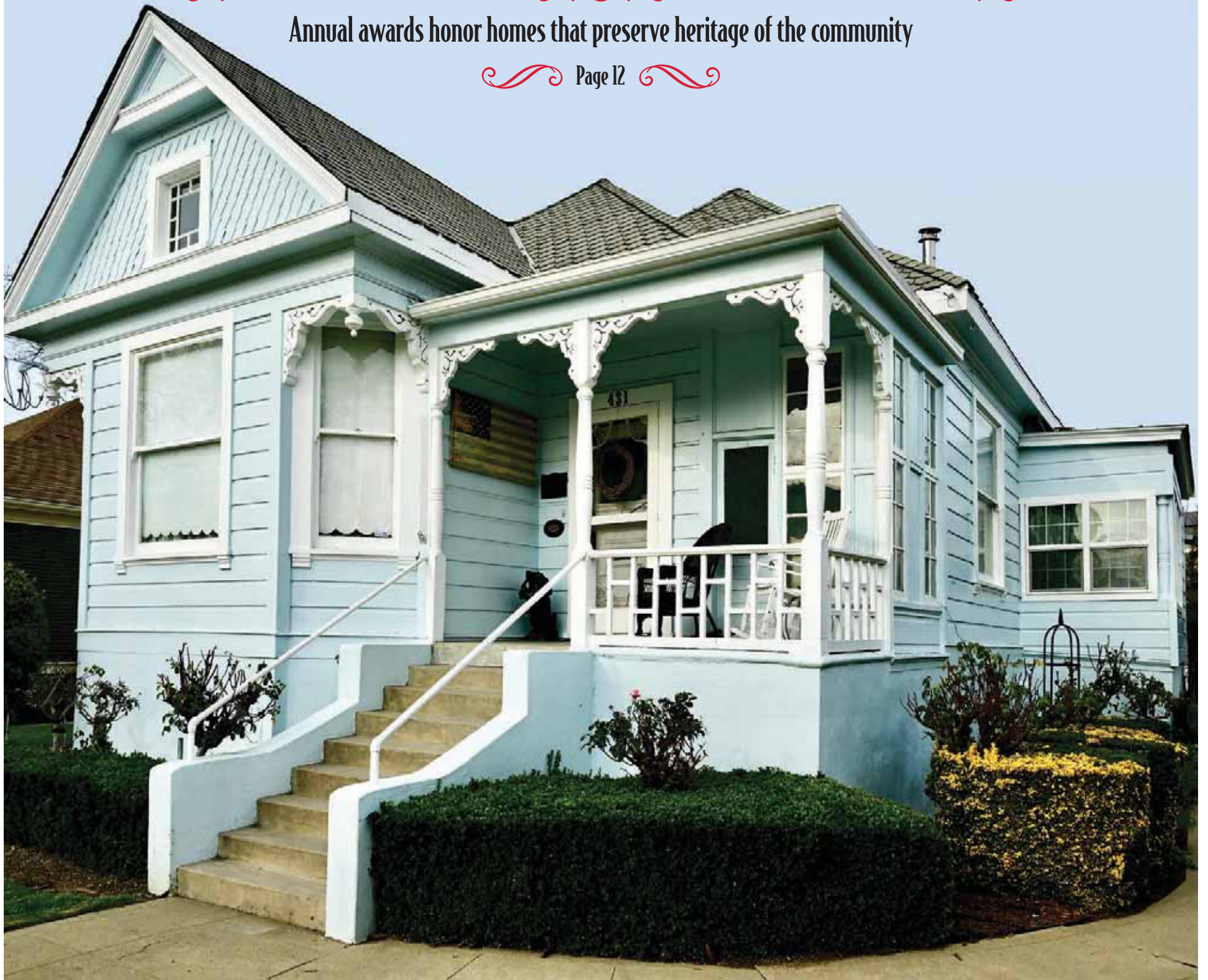
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A place in Pleasanton history

Annual awards honor homes that preserve heritage of the community

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WHAT A WEEK



By JEREMY WALSH

Our 23rd anniversary

Take a look at our Cover banner or at the bottom of this page and you'll notice a change — we're now in Volume XXIV.

That's right; it's a time for celebration here as the Embarcadero Media East Bay Division marks its 23rd anniversary. The debut edition of the Pleasanton Weekly published on the final Friday of January 2000: "Read All About It! Community newspaper comes to Pleasanton".

While 23 may not be a marquee anniversary, it is still an outstanding accomplishment worthy of praise and pride among our dedicated nine-person East Bay staff of editors, reporters, ad sales representatives, administrative associate and publisher — in addition to the designers, business associates, marketers, executives and support staff based at our company's Palo Alto headquarters.

As I told our entire team by email on Monday:

"Starting our 24th year — surviving and thriving through multiple recessions, a worldwide health pandemic, company reorganizations and ever-evolving industry expectations — is such an amazing achievement for our team. Your contributions are integral to our ongoing journalistic success. We continue to be the standard for quality, engaging news coverage in Pleasanton and the entire Tri-Valley."

We're so proud to be able to bring you the best in community journalism that the Tri-Valley has to offer on a week-to-week basis in the newspaper and day-to-day (sometimes hour-by-hour) on our three websites: PleasantonWeekly.com, LivermoreVine.com and DanvilleSanRamon.com.

Remarkable growth for a satellite division born with just a single publication during an era many associate with the start of the "death of the newspaper industry".

Our editor emeritus Jeb Bing, who was the founding editor, and inaugural managing editor turned Tri-Valley Life editor Dolores Fox Ciardelli (who each retired in recent years) both reflected so brilliantly on that first year for the Weekly in columns written upon on our 16th and 20th anniversaries, respectively. I'll share those links with my column online.

What stood out to me looking back over their articles were the emotions still imprinted upon them from the debut year — the excitement and the effort involved to establish from scratch a weekly newspaper in a community like Pleasanton.

Those feelings mirror my

experience with the Weekly 23 years later.

That rush of adrenaline at reporting or editing a breaking news story or signing off on the print edition. That anchor of fatigue amid a late-night post online or an early-morning source meeting. Plus nearly every other professional emotion in between.

That's life in journalism, especially at a dedicated local company like ours. And there's some comfort for me in knowing that the Pleasanton Weekly has been like that since Day 1.

I hope that mindset resonates with our readers. I certainly think it was reflected by our work in the East Bay Division during our 23rd year.

What a standout collection of stories and photographs we produced in 2022: the general election, the primary election, the Housing Element debates in five cities (sorry Danville: four cities and one town), government meeting coverage, community features, heartfelt profiles like World War II veteran Joe Alvarez or Mothers Against Drug Deaths founder Jacqui Berlinn, heart-wrenching homicides, fatal crashes and public figure obituaries, high school sports accomplishments, pointed opinion pieces ... the list just goes on.

I'm so proud of the high-quality work our editorial team produced during the past year, and I can't wait for you to see all of the great coverage we have in store for Year 24.

For me, it all goes back to the groundwork laid by Jeb, Dolores and that original team in 1999/2000, and later cemented when Gina Channell Wilcox took the reins as president/publisher of our division in 2006.

Community journalism is in our blood; it's in our heart. Honestly, I hope it's in yours as well.

Coming out of the throes of the pandemic, this is another critical year for us and we can really use your support. No, I'm not just talking about our annual memberships (though that is very important to the company, of course).

What I really mean is editorially. Don't hesitate to reach out if you have a news tip for us. Be open and honest with our reporters if you're interviewed as a source. Call us out if we're not cutting it. Praise us when a great article catches your eye; share it on social media. Bring our print edition with you on vacation for a Take Us Along.

Here's to the year ahead. ■

About the Cover

This light-blue, Victorian-style house at 431 St. Mary St. is among four winners of the 2022 Heritage Awards by the Pleasanton Heritage Association. Photo by Chuck Deckert. Cover design by Paul Llewellyn. Vol. XXIV, Number 1



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How have you been impacted by all of the recent rain and flooding?



Rich Mason
Architect

Well, our house is situated on a bit of a slope. So with all of the rain and flooding, portions of my backyard are now in my front yard. It sure isn't pretty. In fact it's a really big mess. But we'll get it all sorted out as the weather continues to improve, and I'm glad that we are getting the rain that we so desperately need. I just wish it wasn't all at once.



Bruce Legion
Marketing manager

Funny you should ask. I was on that ACE train that got hit by the mudslide as we were traveling through Niles Canyon. It was terrifying, and I'm still a bit out of sorts. But fortunately, not a single person was seriously injured. Everyone on the train was so happy about that. At the end of the day it was just an inconvenience, and I've heard that the train was not seriously damaged so that's good, too.



Mohamed Shah
Engineer

I work in Silicon Valley and the rain and flooding has made my daily commute a nightmare. With all of the road closures, traffic is a mess. Many of my colleagues have been able to work from home, and I envy them. Given the nature of my own work though, I need to go into the office, no matter how long it takes to get there and to then get home.



Dorothy Brown
Human resources

More than anything, this awful weather has gotten me into a major funk. I'm just in a bad mood a lot of the time, for no reason other than that I hate all of the rain and flooding. I'll be so happy when this is all behind us.



Ella Haribi
Esthetician

Mostly I'm impacted by muddy paw prints. Every time I let my dogs out into the backyard, they come back inside with muddy paws, so I have to get down on my knees to wipe up the mess with a towel. There's that, and also, having to exercise indoors, instead of outdoors the way I prefer.

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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A message from our Livermore Vine editor, Cierra Bailey



Cierra Bailey
EDITOR

I'm Cierra Bailey, and I'm an editor for Embarcadero Media, the small local news organization that includes the Pleasanton Weekly, Livermore Vine and DanvilleSanRamon.

My interest in pursuing journalism began as a high school student in Livermore and was inspired by the fact that I was inquisitive and loved to write. It wasn't until years later when I started my first internship with the Pleasanton Weekly that I truly recognized the importance of local journalism.

One of the first stories I ever wrote for the Weekly was about Relay for Life, a 24-hour cancer fundraising walk that was taking place in Pleasanton. Speaking to local cancer survivors who shared the details of their battles against the disease and their commitment to supporting others going through similar journeys sparked a light in me that let me know this is what I'm supposed to be doing. My calling is to uplift the voices of those who are making significant impacts in communities that are often overlooked.

In the years since, I've had the privilege of covering a number of compelling stories for our news organization as a reporter and as the founding editor of LivermoreVine.com.

More recently, I had the pleasure of interviewing Brock Uhl, who at the time was 17 years old and was changing the culture of the Tri-Valley by organizing and hosting drag shows at local venues throughout the region.

I didn't realize at first the impact the article had by shining a spotlight on drag culture and underscoring the importance of inclusion and acceptance in the Tri-Valley. However, when Uhl reached out to me after the article was published and asked to meet in person so that he could thank me face-to-face, I was reminded yet again why local community journalism matters. Our stories have the power to make people feel seen and it has been an honor to do so in the community that has been home to me for most of my life.

Because of these experiences and so many more over the course of my career, I strongly believe that community is at the heart of local journalism which is why we need your help to sustain it. Your support means we can continue this journey together. Consider helping us fulfill our mission by becoming a member today.

DIGEST

PUSD town hall

The Pleasanton Unified School District executive team is holding a public town hall next week at Hart Middle School, with the conversation focusing on next steps for the Measure I bond passed in November and an update on where things stand in the district's elementary boundary adjustment process.

The community meeting will give parents, students and other stakeholders the chance to meet and engage with the Board of Trustees and district cabinet members, including a Q&A session.

The event is scheduled to run from 5:30-7 p.m. Tuesday (Jan. 31) in the Hart Middle School multipurpose room at 4433 Willow Road.

'Birding for All'

The Livermore Public Library and Livermore Area Recreation and Park District are partnering on an educational session next weekend to introduce people of all ages to a popular outdoor hobby: birdwatching.

"Learn about the joys of birding with a ranger from (LARP) before heading outside to look and listen for some local birds," organizers said.

The session is set for 10 a.m. next Saturday (Feb. 4) in Community Rooms A and B at the Civic Center Library, located at 1188 S. Livermore Ave. For more information, call 925-373-5500 or visit library.livermoreca.gov.

Accommodations under the Americans with Disabilities Act can also be requested for the event by contacting the city of Livermore's ADA coordinator at 925-960-4170.

Special needs registry

The city of Dublin is creating a new private registry maintained by Dublin Police Services as a channel of support for parents and guardians of residents with special needs.

"Parents or guardians can enroll a person of any age with any medical condition, mental health condition, or disability in the registry," city officials said. "It will provide Dublin police with information regarding any special assistance that person may require during a disaster, evacuation, emergency or interaction with first responders."

The registry will be a private list maintained by the DPS computer-aided dispatch system, according to city officials.

"The information will be accessible only to first responders and will be immediately disseminated to the first responders in the field without having to ask the parents/guardians unnecessary questions during a highly stressful situation," they said. "Register a loved one or yourself at www.dublin.ca.gov/snr." ■

County fire, health officials discuss upcoming ambulance contract negotiations

Future fuzzy for Falck: Union president roasts current provider for long response times

By CHRISTIAN TRUJANO

If you're seriously injured and need immediate medical transportation to a hospital, waiting 20 to 40 minutes could be the difference between life and death.

But Livermore-Pleasanton Fire Department firefighter and union president Joe McThorn told the Weekly that this month he witnessed it happen first-hand — and that it hasn't been the first time.

"I just got off a four-day stretch at work," he said. "Five of the calls I was on, actually six, had over 20-minute responses from Falck ambulance and two that were over 40 minutes. These were seriously injured people and sick people and this has become the norm."

European-based ambulance company Falck, through its local branch Falck Northern California, is the current ambulance contractor that provides transportation services to many of the cities in Alameda County — excluding Berkeley, Alameda, Albany and Piedmont, which use their own fire departments for emergency transportation.

The for-profit ambulance company, which began working under the county in 2019, provides 911 emergency services under the authority and contract award of the Alameda County Fire Department's Board of Supervisors.

That includes Livermore and Pleasanton, which are part of the

county's exclusive operating area (EOA).

The primary day-to-day governing body for the contract is Alameda County Emergency Medical Services, which falls within the Alameda County Health Department. The Alameda County Fire Department is a separate department that provides service to unincorporated Alameda County and multiple other jurisdictions through contract.

As Falck's current contract comes to an end in mid-2024, the county fire department has announced its plans to bid the EOA when the request for proposals is released around June. The RFP process will be led by the Alameda County Health Care Services Agency.

What that means for LPPD is that it gives the department's joint powers authority the chance to discuss with the county fire department, whether there are ways LPPD can partner with the county in providing 911 services, should they be awarded the bid.

That led to both Pleasanton and Livermore city managers, who both serve as joint executive directors for the LPPD, to seek their respective council approval in executing a joint letter of intent to negotiate the terms of a proposal for the request proposal.

The Pleasanton City Council approved its letter of intent during its consent calendar on Jan. 17, and Livermore was presented with

See **AMBULANCE** on Page 9

Judge rejects referendum lawsuit

City justified in not processing petition from Move Eden Housing

By CIERRA BAILEY

An Alameda County Superior Court judge denied Move Eden Housing's lawsuit against the city of Livermore over the group's failed referendum attempt from last year, according to a ruling issued last week.

Move Eden Housing first filed its suit last August in an effort to convince the court to require city clerk Marie Weber to process the group's referendum petition, which sought to overturn the city's approval of an amended disposition, development and loan agreement (DDL) with Eden Housing, Inc. — the developer for the 130-unit affordable housing complex planned for downtown.

"Petitioner's referendum is contrary to binding case law from the Court of Appeal for the First District," Judge Michael Markman wrote in the Jan. 19 order rejecting the lawsuit.

Citing the state appellate court opinion in *San Bruno Committee for Economic Justice v. City of San Bruno*, Markman noted that "a referendum that attacks an administrative act, rather than a legislative act, is inappropriate and subject to challenge even before it is approved

See **LAWSUIT** on Page 6



Ronnie Forbes



Kelly O'Lague



Matt Troiano

Celebrating MLK Legacy Award recipients

PUSD assistant superintendent delivers keynote address at annual Fellowship Breakfast

By CHRISTIAN TRUJANO

The Pleasanton Community of Character Collaborative honored the work of three Tri-Valley individuals who embody the legacy of Martin Luther King Jr. during Monday morning's 23rd annual Fellowship Breakfast that recognizes the late American civil rights icon.

The 2023 Martin Luther King Jr. Legacy Award winners were Kelly O'Lague, outgoing president of the Community of Character Collaborative; Ronnie Forbes, founder of One Nation Dream Makers; and Matt Troiano, co-founder of the annual Tri-Valley Community Thanksgiving Dinner.

The theme for this year's event and keynote speech was inspired from the King quote, "The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy."

Monday morning marked the first time the collaborative was able to hold the event back in person after two years of holding it online due to the pandemic.

William Nelson, Pleasanton Unified School District's assistant superintendent of teaching and learning, delivered the keynote address at the event,

which was held at DoubleTree by Hilton Hotel.

Nelson is in his first year working in Pleasanton after a 25-year background in teaching, being a principal and serving as the senior district administrator for schools in Modesto City.

O'Lague, one of the three Legacy Award recipients, has been a longtime champion in work surrounding child and family support programs stemming from her time at the Tri-Valley YMCA in the mid-2000s.

She was also one of the founding board members of

See **AWARDS** on Page 10

Pleasanton DECA teams shine at regional conference

Foothill, Amador students win multiple awards demonstrating business skills

BY CHRISTIAN TRUJANO

Students from Foothill and Amador Valley high schools put their entrepreneurial skills to the test at this month's annual Northern California Career Development Conference in San Ramon.

The conference, which took place from Jan. 13-15, hosted over 900 DECA students from across the state who participated in written exams, roleplaying and presentations at the conference. The purpose behind the conference is to strengthen a students business skills and their professional thinking skills.

DECA is a nonprofit career and technical student organization with more than 225,000 members across the U.S. and other countries globally. According to Foothill's DECA website, the organization prepares "emerging leaders and entrepreneurs in marketing, finance, hospitality and management."

"I joined DECA as a sophomore in high school not knowing what I wanted to fill my time up with," said Pallavi Shankar, a senior and one of the co-presidents of DECA at Amador. "Little did I know that was one of the best decisions I have

made in my high school career. I have met so many amazing people and have grown into a leader — I didn't even realize I was capable of being one."

Both Foothill and Amador sent students from their respective DECA student organizations to participate in the industry-validated competition and over 40 students from each school won various awards.

According to information sent to the Weekly by both organizations, Foothill received a record-breaking 46 individual and team Top 10

awards while Amador received 42. Foothill also won 27 Top 3 placements while Amador won 16.

"In preparation for NorCal, our competitors went through a rigorous training process to improve their competition skills," Foothill DECA director of training Ashwin Sriram said in a press release. "Assigning them a qualified mentor to practice with allowed them to feel ready and confident. Our competitors did fantastic at the conference, and I am extremely proud of their grit and determination in training." ■

Andrea Yang, a senior and the other co-president of Amador's DECA chapter, told the Weekly that her favorite memory from the conference was feeling the immense pride as she saw her fellow Amador DECA members step onto the podium to receive their awards.

"It felt like our hard work with the officer team to cultivate the competitive growth of our members was successful," Yang said. "It was a moment where as a co-president and as a friend to our chapter, I was so proud of every competitor's success in this conference." ■

PPIE promotes Wilson to executive director

Events and outreach coordinator succeeds McCoy-Thompson in top post

BY CHRISTIAN TRUJANO

The Pleasanton Partnerships in Education Foundation has announced that the organization's events and outreach coordinator, Andrea Wilson, has been promoted to executive director.

"I am thrilled about the opportunity to continue to serve our schools and community in this capacity,"



Andrea Wilson

Wilson said in a press release earlier this month. "We have such a wonderful and diverse community and I am looking forward to continuing and expanding the great work that has already been done."

According to the press release, she officially took over the role on Jan. 9 after the former director since 2016, Steve McCoy-Thompson, announced his pending departure from the position in November. McCoy-Thompson has since taken on a leadership role at Gratitude Network, another local nonprofit, but intends to serve on

the foundation's board of directors in some capacity.

PPIE is a nonprofit foundation that supports all the schools in the Pleasanton Unified School District. Since 1987, the foundation has raised over \$8 million dollars for our schools through corporate partner donations, special events and community-based fundraising efforts.

Wilson has served as the foundation's events and outreach coordinator for over the past year, working on both the Run for Education and the annual Fall Gala. She has a

background in nonprofit development and community relations at both The American Cancer Society and Kent State University.

She also has three children in the PUSD system and has been actively involved in the PTA and throughout the community during the last seven years, according to the press release.

"As a proud PUSD parent, it's imperative that we continue to contribute to enhancing our children's educational experiences," Wilson said.

As executive director, Wilson will

be in charge of overseeing all of the foundation's activities including fundraising, events, grants, communications, volunteer coordination and services for other school support organizations.

"We are excited to appoint Andrea as executive director," said Robin Dias, president of the foundation's executive board. "With strategic guidance and direction from our board of directors, Andrea will manage and direct operations for PPIE. She brings a renewed passion and commitment to fostering the growth of PPIE." ■

LAWSUIT

Continued from Page 5

for an upcoming ballot. The referendum in this case would reverse only an administrative act, and so was properly rejected for further time-consuming processing."

The judge's comments echo the reasoning that the city provided for not processing the referendum petition in the first place.

The referendum petition was initially submitted to the city in July 2022. At the time, Weber deemed the council's action approving the DDLA as administrative, not legislative, and therefore not eligible for a challenge by referendum. Her determination was based on the advice of city attorney Jason Alcalá and special counsel.

However, Move Eden Housing went forward with its lawsuit, arguing that Weber did not have the legal authority to refuse to process the petition.

"It is important to note that the court's decision was based upon the law the city provided to the proponents before the petition was even circulated for signature gathering, and again when the city declined to process the petition as a referendum," Alcalá told the Weekly. "Despite that law, the petitioner proceeded to mislead the voters for its

own motives and filed its lawsuit. We are pleased with the firmness of the court's ruling and its support for the city clerk's role as the city's elections official," he added.

Linda Mandolini, president and CEO of Eden Housing, Inc. also expressed enthusiasm for Markman's ruling.

"This is yet another win for affordable housing, the City of Livermore and the 130 families that are eagerly waiting to have a place to call home," Mandolini said.

As suggested by the group's name, Move Eden Housing is advocating for the relocation of the housing development and for a public park to be built on the current project site located at the southeast corner of Railroad Avenue and L Street.

Former Livermore mayor Bob Woerner — who was embroiled in the debate over the project throughout his two-year term and years before while serving on the council — said that he is "quite pleased" that the ruling in Move Eden Housing's case upholds the city's actions.

"This ruling, along with the recent appellate court ruling on the (Save Livermore Downtown) lawsuit, makes it clear that the affordable housing will eventually be built as unanimously approved by the City Council," Woerner said. "The lengthy delays caused by these

meritless lawsuits are unconscionable and the courts have justifiably required \$500,000 bonds to cover potential damages to Eden to be posted in both cases."

Save Livermore Downtown's lawsuit seeking to overturn the city's approval of the Eden Housing project was denied in Alameda County Superior Court in February 2022. Their subsequent appeal was rejected by the state appellate court last month.

"Following the latest string of legal wins, it is our hope that groups like Move Eden Housing and Save Livermore Downtown will stop these frivolous lawsuits that are only meant to delay and stall projects meant to address the dire housing crisis that our region is facing and aim to house our most vulnerable populations," Mandolini said.

"Kudos to the City of Livermore for their steadfast resolve to fight for the Downtown Livermore apartments in an effort to offer much-needed housing to its local workforce that is struggling to afford soaring rent and food costs," she added.

In a statement to the Weekly, Move Eden Housing spokesperson Maryann Brent doubled down on the group's belief that Weber's decision to not process the petition was unlawful.

"From MEH's perspective, the law is clear that when a city or county clerk processes a voter sponsored referendum or initiative, the clerk's duties are limited to determining whether procedural requirements have been met," Brent said. "The Livermore City Clerk exceeded her duties by speculating as to the validity of the referendum if enacted and refusing to follow the California Elections Code. The court's ruling failed to acknowledge the Clerk's unlawful acts."

Brent also expressed opposition to Markman citing the San Bruno case in his ruling.

"We also disagree with the court's conclusion that the City's resolution was an administrative act and not subject to referendum. In making this conclusion, the court relied on a Court of Appeal decision called San Bruno Committee for Economic Justice v. City of San Bruno, where a resolution to sell a city property for development of a hotel was determined to be an administrative act. The San Bruno court decision did not address at all the clerk's ministerial duties to process a referendum, and so the Alameda Superior Court erred in reading the scope of that decision to apply to MEH's proposed referendum in Livermore," she said.

Brent said that in light of their disagreement with these points and

others in Markman's ruling, the group is "considering its options, including filing an appeal."

In addition to attempting to get their referendum processed, Move Eden Housing also tried to halt the sale of the land from the city to the developer by requesting a temporary restraining order. However, Markman denied that request back in September.

Markman also ordered the group to post a \$500,000 bond to Eden Housing, Inc. last October as security for costs and damages incurred by the developer from delays to the project caused by litigation.

The previously city-owned land has been sold to Eden Housing, Inc. and is essentially shovel ready, but has been stalled as a result of the back-to-back lawsuits by Move Eden Housing and Save Livermore Downtown, which identify themselves as separate groups but share members.

"It is my understanding that the Eden Housing team is also pleased with the courts' decisions in this case and the lawsuit brought by Save Livermore Downtown, and that they continue to move forward with their project to provide much needed affordable housing in Livermore," Alcalá said of the project's status following last week's court victory. ■



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*Data collection period: 7/2019 - 12/2019 and 7/2020 - 3/2021

LVJUSD to explore surplus properties to fund facilities projects after bond measure fails

Also: District to continue negotiation talks with teachers union

By CIERRA BAILEY

The Livermore Valley Joint Unified School District is looking to determine alternative funding sources following the defeat of the \$450 million Measure G bond in the Nov. 8 general election.

At the Jan. 17 Board of Education meeting, the trustees unanimously approved Superintendent Chris Van Schaack's recommendation for staff to reactivate the Property Advisory Committee to explore resource property for possible capital project funding.

Resource property — or surplus property — refers to facilities owned by the district that are being underutilized or not used for their intended purpose that could potentially be sold. The Property Group Advisory Committee would be tasked with identifying those properties and bringing their findings back to the school board for consideration.

LVJUSD's Facilities Master Plan identified a number of significant capital improvement needs within the district. While multiple funding or revenue sources were cited

as part of that plan, bond measures are typically one of the most effective ways to meet local facilities needs which is what led the board to place Measure G on the November ballot as part of the capital funding plan, according to district staff's agenda report.

With 50.12% Yes votes, the measure fell short of reaching the 55%-plus threshold it needed to pass, according to the official certified election results from the Alameda County Registrar of Voters' Office.

While there was little discussion among the board related to reactivating the Property Advisory Committee, Board President Craig Bueno addressed the status of Measure G later on in the meeting after a presentation reviewing the latest clean audit of the district's Measure J bond, which was approved by voters in 2016 and has been used to fund several district projects including the new athletic facilities at Livermore and Granada High schools.

"The community has supported the bond measures here in Livermore for years so we know

that the community has a high level of trust," Bueno said.

He continued, "It was unfortunate that the last one didn't pass but I think that has way more to do with the economy than it does any trust issues and this should hopefully clarify that and keep that clear moving forward that despite managing through the middle of a pandemic — where there are so many variables in funding and cost variation — that the expenditures were aligned with the ballot language. To me, that is a significant accomplishment. Some may call that into question but I think that might be limited to a few detractors. I think that we can rest soundly knowing that the community has a high level of trust and that it's been independently verified once again."

The school board also approved sunshine items proposed by the district during last week's meeting related to contract negotiations with the Livermore Education Association (LEA).

Currently, LVJUSD and LEA are in negotiations regarding the

contract for the 2022-23 school year following LEA's recent request for a 10.9% ongoing salary increase. The teachers union has expressed that in order to attract new teachers and retain the existing ones, their compensation needs to be improved before the hiring season begins around March.

"You're probably thinking why are we bringing up stuff about opening negotiations when we're already in the process of negotiations and the reason is because we are currently in negotiations regarding the 22-23 school year but in order to open negotiations for 23-24 and beyond, the law requires that we first communicate to the Livermore community the sorts of things that we plan to talk about and that's called sun shining," Van Schaack said.

Both organizations — the district and LEA — proposed contract re-openers for a successor agreement effective July 1, 2023 through June 30, 2026.

In addition to approving the sunshine items from the district, the board acknowledged and accepted

the sunshine letter and proposal on the same topic from LEA.

Dozens of LEA members were present at the start of the meeting in a show of solidarity while a few shared public comments about the need for increased teacher compensation as Livermore ranks significantly below other neighboring districts.

While those comments were specific to the ongoing discussions for the 2022-23 school year, they were relevant to the later discussion on the sunshine items as any decision made to increase compensation for the current school year could — and likely will — impact future years.

"As we heard tonight, one of the concerns is developing a package moving forward that is attractive. In order to do that, we wanted to open up the 23-24 and beyond to put together perhaps a multi-year deal," Van Schaack said.

The district's next negotiation session with LEA for the 2022-23 school year contract was tentatively scheduled for Wednesday, with results pending as of press time. ■

Person dies in Dublin house fire

Cause remains under investigation by ACFD

By JEREMY WALSH

Alameda County firefighters continue to investigate the circumstances of a house fire in Dublin that claimed the life of one person and displaced eight residents on Monday afternoon.

The incident unfolded at about 3:40 p.m., with fire crews dispatched to a structure fire on Mayan Court, according to the Alameda County Fire Department. The house is located in a neighborhood off Canterbury Lane, between Village Parkway and Interstate 680.

ACFD personnel, supported by Livermore-Pleasanton and San Ramon Valley firefighters, secured the scene and contained the fire

quickly, according to the department.

One person died from their injuries in the fire after CPR efforts by first responders at the scene, according to ACFD. Four adults and four children were displaced by the fire damage, and one dog was transported to a pet hospital because of its injuries.

The cause of the fire is undetermined and remains under investigation, according to ACFD. Additional details about the circumstances of the fatal fire were not made available as of Monday night.

The identity of the decedent had not been released publicly as of press time this week. ■

Culinary Angels founder McNaney to step down as executive director

Plans to shift to different role in Tri-Valley nonprofit

By JEANITA LYMAN

Tri-Valley nonprofit Culinary Angels is set to recruit for a new executive director after its founder and current leader announced plans to transition into a different role within the organization.

Lisa McNaney — who kicked off the organization in 2016 in addition to serving as its inaugural executive director — said she is seeking to focus more fully on her role as the nonprofit's founder by beginning the process of handing off the reins as organizational leader to a successor in a public statement released last Friday.

"I'm very excited to focus more fully on my founder role and spread the word about our amazing organization in the marketing and communications capacity," McNaney said. "I expect to remain very active in the overall organization and tap into new resources and opportunities for Culinary Angels."

Culinary Angels delivers

primarily organic, nutrient-rich, high-antioxidant meals to adult cancer patients and their caregivers throughout the Tri-Valley, providing services at no cost and running almost entirely on volunteer workers. In addition to providing meals, they seek to educate people with cancer and their caregivers about how nutrition can function as a powerful medicine for those suffering from and undergoing treatment for the disease.

McNaney, a cancer survivor herself with a longtime passion for cooking and nutrition, came to believe that "food is medicine" following the role it played in her own treatment and recovery.

Culinary Angels began operations in Pleasanton and Livermore before rounding out their Tri-Valley services in Dublin, then to Danville and San Ramon in 2020. The organization has now served more than 10,000 meals to cancer patients and their caregivers throughout the Tri-Valley.

With McNaney remaining in the executive director's seat until her successor is appointed, the organization's Board of Directors will be considering how to

incorporate McNaney's vision for her new role as they enter the recruitment and appointment process for a new leader.

"We are extremely grateful for both Lisa's vision as founder in creating such an amazing organization, as well as her commitment and efforts as executive director to develop the infrastructure and expand the services we provide," the board said in a statement.

With a background in marketing and graphic design and a bachelor's degree in journalism from San Francisco State University, McNaney said her goal of participating more fully in the organization's marketing and communications efforts will see her returning to her roots in this capacity for numerous Bay Area nonprofits over the course of 24 years, prior to establishing Culinary Angels.

"We look forward to Lisa's continuing involvement in guiding (Culinary Angels') vision as both founder and board member. We are excited to bring on a new executive director to further evolve and grow Culinary Angels to serve more in need in our community," the board said. ■



ACFD

A look at the scene of the fatal house fire on Mayan Court in Dublin on Jan. 23.

Residential eviction debate heats up

A housing activist was arrested Tuesday as her group staged a demonstration in the Alameda County Board of Supervisors chambers to demand basic eviction protections for residential tenants in the unincorporated parts of the county.

The sit-in by Moms 4 Housing, which advocates for housing as a human right, started Tuesday afternoon at the County Administration Building in Oakland.

Moms 4 Housing members and supporters were planning to demonstrate in the board chambers there for 60 hours for the 60,000 tenants in the county. But following Dominique Walker's arrest, the group went to Santa Rita Jail to get her out.

Walker was cited for trespassing and two others were cited and released at the scene, a sheriff's spokesperson said Wednesday morning.

The Board of Supervisors on Tuesday was going to set a time

to consider modifying a residential COVID-19 eviction moratorium. If the moratorium ends, tenants in unincorporated parts of the county will have no basic protections from eviction.

Moms 4 Housing knows the moratorium will be rolled back and wants other protections in place.

That moratorium has been in place since June 30, 2020. Since that time, property owners from all the supervisorial districts have said the moratorium has been a hardship for them.

Supervisor David Haubert wrote a letter to the board to place the item on a future agenda. Haubert wasn't immediately available to comment early Wednesday morning.

He said in the letter that the supervisors represent "all" county constituents.

The state ended its eviction moratorium in September 2021.

Walker was released late Tuesday

night, a spokesperson for the Moms 4 Housing group said Wednesday morning.

Moms 4 Housing wants basic protections in the unincorporated part of the county, similar to what Oakland and Berkeley have. Moms 4 Housing wants just cause protections, which means property owners must have a reason to evict a tenant.

The group also supports a fair chance ordinance, which prevents property owners from discriminating against formerly incarcerated people.

The supervisors will consider those two protections along with a rental registry in two weeks.

Supervisors already voted once to enact all three protections, but Moms 4 Housing fears the board won't have enough votes to pass it a second and final time with new Supervisor Lena Tam on the board. ■

—Keith Burbank, Bay City News

AMBULANCE

Continued from Page 5

a similar resolution before its City Council on Monday as part of its consent calendar as well.

Falck's response time was also one of the main factors listed in the Pleasanton City Council staff agenda report for why the county is assessing its options of moving forward with a different company.

"For a variety of reasons ... at multiple points during the contract term, Falck has had difficulty in meeting its contractual obligations primarily related to ambulance response times," according to the staff report. "Falck was out of compliance in October, November and December of 2021, such that Alameda County placed Falck on a monitored performance improvement plan intended to improve response times."

McThorn, president of the International Association of Firefighters Local 1974, which represents firefighters working for the LPDF, said that even though Falck has made some effort in improving, the county deserves better.

"Falck has implemented some changes," McThorn said. "They hired non-union workers from out of state to come in and supplement the shortage on the staffing. That was a mild improvement, it still did not meet the true contractual agreements."

He said that with the letter of intent, he hopes LPDF can have a chance to take matters into their own hands.

"What we want to do with a letter of intent is partner with Alameda County Fire, which is a bigger agency, and then contract with them (so) that we have our own ambulances in Livermore and Pleasanton that just cover our communities," McThorn said.

"Hayward and Fremont want to do the same."

But unfortunately, according to LPDF Fire Chief Joe Testa, that is unlikely to happen.

"I do not anticipate Alameda County to break up their EOA allowing cities to bid for services. As such, the LPDF (Joint Powers Authority) and the cities of Livermore and Pleasanton are not preparing to respond to the RFP," Testa said.

He said that in addition to finding ways to partner up with the county fire department in its future contract, LPDF is also working with Falck to find ways to improve services within the current contract.

But as fire chiefs, fire departments and local firefighter unions in Alameda County work on overall improvements to the entire emergency response systems, they are not sure whether Falck will bid on the county's next contract and the new model that will come with it.

"This new model would generally look similar to the model in Contra Costa County, whereby the county fire department contracts with a private ambulance provider (not yet identified) to provide primary response service to cities within the county," according to the staff report. "This model would be more financially viable than the current model because cost recovery rates for public entities are higher (statutorily) than for private providers."

But McThorn said he still strongly believes that LPDF should subcontract ambulance services.

He said that the department has been asking Alameda County Board of Supervisors and the Alameda County Emergency Medical Services Agency to consider that possibility for many years but have been met with denials and no responses to information requests.

But according to Jerri Randrup,

communications director for the Alameda County Health Care Services Agency, that wouldn't be allowed per state regulations.

"It's important to note that state law and the regulations of the California Emergency Medical Services Authority provide that a local EMS Agency (LEMSA) can operate an Exclusive Operating Area — where a single provider is responsible for ambulance services for the area — in the interest of the local system of care and per state-directed procurement requirements," Randrup said in an email to the Weekly.

"By conferring exclusive authority to provide ambulance transport services within the Exclusive Operating Area the LEMSAs can compel the selected ambulance provider to serve all territory within the area, including distant rural and lower income areas where disproportionate access to health care is largely observed," Randrup added. "Allowing Livermore Pleasanton Fire Department to operate EMS ambulance transport in their areas violates the exclusivity conferred on Falck and is inconsistent with the County's commitment to maintaining ambulance services that provide equitable service levels to all residents."

In all, it remains unclear how negotiations between LPDF and ACFD to refine the bid proposal and the terms and conditions of local participation in the model will look like. But however it plays out, McThorn said all he wants is to provide the appropriate emergency services that residents in Pleasanton and Livermore deserve.

"Livermore-Pleasanton, Hayward, Fremont, Alameda County, Oakland and the other agencies have never failed to respond and be there within a reasonable time and our communities deserve that," McThorn said. "So that's all we want to do." ■

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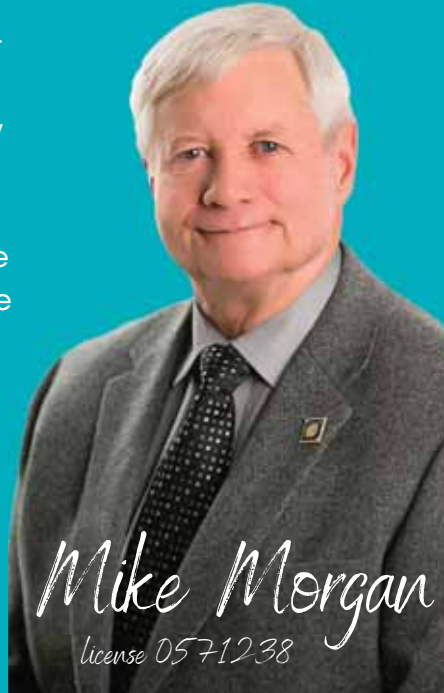
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New EBRPD directors sworn in

Tri-Valley reps Sanwong, Mercurio take seats on board

By JEANITA LYMAN

The two newly elected directors for the East Bay Regional Park District kicked off their four-year terms this month, with a swearing-in ceremony at the board's meeting last week.

John Mercurio is now in the district's Ward 6 seat, replacing long-time director and former Danville councilmember Beverly Lane, with Olivia Sanwong leaving her seat on the Zone 7 Water Agency Board of Directors in order to run for the seat vacated by former Livermore councilmember Ayn Wieskamp's retirement after more than 20 years representing Ward 5.

U.S. Rep. Mark DeSaulnier (D-Concord), who was acknowledged for his work with the district, led the oath-of-office ceremony for the two new Tri-Valley directors. Ward 3 Director Dennis Waespi was also sworn in for an additional term at the Jan. 17 meeting.

"At every level of your public service, you have been a leader in supporting this park district, and producing, i.e. funding for this park district," Ward 7 Director Colin Coffey said to DeSaulnier. "As such when future generations look back and assess the legacy of today's East Bay Regional Park District, they are going to see the significant role you have played in the success of this park district and the significant impact and contribution you have made to the success of this park district."

The swearing-in ceremony was followed by a celebration honoring DeSaulnier's contributions to the district and welcoming



EBRPD

From left: U.S. Rep. Mark DeSaulnier administers the oath of office to EBRPD directors Olivia Sanwong, John Mercurio and Colin Coffey.

Sanwong and Mercurio to their new positions.

"I want to thank everyone for welcoming us two to our first board meeting," Sanwong said. "I was commenting earlier that it feels like the first day of school and we're the freshman class here ... I'm really excited to be here and really look forward to the next four years at the parks district."

Sanwong vacated her position as a Zone 7 director — for which she was elected to a second term in June 2022 — in December, ahead of her first term at EBRPD. Last year also marked the end of her time on the park district's Park Advisory Committee, on which she had served since 2015.

Mercurio, a former Concord planning commissioner for more than a decade, is also a former Parks Advisory Committee member, having served in that capacity for 17 years. He spent 12 years each on Concord's Parks,

Recreation and Open Space Commission, and the California Recreational Trails Committee.

"I really do appreciate everything that's been going on, and even before this, the orientation process, program ... the rest of the directors should know that it's very thorough," Mercurio said. "It was very comprehensive and really interesting and rewarding, because no matter what kind of positive things I was thinking about the district after all those years on the BAC, it got even better knowing even more, and that's always a good thing."

Sanwong's Ward 5 and Mercurio's Ward 6 make up the entirety of the district's Tri-Valley presence, with Ward 5 including Dublin, Livermore, Pleasanton and Sunol, and Ward 6 including San Ramon, Danville, Blackhawk, Alamo and Camino Tassajara. The two directors' terms run through 2026. ■

AWARDS

Continued from Page 5

the Community of Character Collaborative, and in 2009, she was asked to serve as the president of the board where she led fundraising and planning efforts for several events.

She also served as CEO of the Pleasanton-based child and family support nonprofit, Hively, until her tenure ended last year. She recently accepted a new role as CEO of the United Way of the Columbia-Willamette, an organization in Portland, Ore.

"Her passion for helping every child thrive was very much aligned with the work begun by long-time community leader, Juanita Haugen to support and implement good character traits in every aspect of community

life," according to the press release.

After years of living on the streets and in different jail cells, military veteran Forbes decided one day that he was going to change his life around by helping feed other homeless people in the Tri-Valley.

According to the press release, Forbes was recognized at Monday's Fellowship Breakfast for his work at One Nation Dream Makers, a nonprofit that focuses on mitigating food insecurity and helping those most in need.

"During the height of the COVID-19 pandemic, One Nation Dream Makers hit a record of 1,700 boxes of food delivered each week," according to the press release. "Each one of these boxes feeds a family of four for a week. This means One Nation Dream Makers was able to feed over 6,800 people a week during the height of the pandemic."

Forbes is also the president of the Livermore Veterans of Foreign Wars Post 7265 and was most recently involved in opening a

warming center in Livermore for unsheltered people looking to escape the cold.

Former Dublin Citizen of the Year in 2009, Troiano is the co-founder of the annual Tri-Valley Community Thanksgiving Dinner held at St. Raymond Catholic Church in Dublin, where hundreds of people in need receive warm Thanksgiving meals.

A little League baseball, pop Warner football and youth soccer coach, Troiano is no stranger to serving the community as he has helped veterans by volunteering at the Livermore Veterans Hospital.

He also supported the Livermore Homeless Refuge with clothing drives, bag lunches and cooked meals.

Troiano has previously supported the Community of Character Collaborative through his involvement with the special olympics event as a basketball and track coach and by serving on the Special Olympics State Committee for two years. ■



William Nelson

POLICE BULLETIN

Social media video shows student altercation outside city library

A video posted to social media of a girl, later identified as a Pleasanton Middle School student, punching and stomping on the head of another student was taken in front of the Pleasanton Public Library on Jan. 19, according to Pleasanton police Lt. Erik Silacci.

“We are currently investigating this incident and working with Pleasanton Unified School officials,” Silacci said. “However, due to confidentiality laws protecting juveniles, we cannot provide further details.”

PUSD director of communications Patrick Gannon said the student who was assaulted — also a Pleasanton Middle School student — was taken to seek medical care but he could not confirm or share the injuries sustained by the student because the incident took place off campus.

Silacci said that in cases such as fights, there could be police and school consequences depending on the student’s ages but noted that people under the age of 14 are generally not arrested per California Penal Code.

“The goal of the juvenile justice system is to focus on rehabilitation,” Silacci said.

He added that Pleasanton Middle School administrators are also investigating the case as the school has jurisdiction over their students from the time they leave school until they get home. The city library is located across the street from the middle school.

“Pleasanton Middle School administration has been in contact with both families to provide support,”

Gannon said. “Principal (Joe) Nguyen communicated with the community following the incident in addition to sharing information with students in classrooms to address and educate our zero tolerance for physical altercations and productive ways that the school community can foster a safe and healthy learning environment for all students.”

Gannon told the Weekly that while the district can’t comment on individual student discipline, they do have administrative regulations on student discipline which includes discussion or conference between school staff, the student and parents; counseling support; and individual educational programs related to restorative justice.

The district can also provide anger management, social and emotional learning programs and after-school programs that address specific behavioral issues.

But Ghezal Beliakoff, who posted the video of the altercation on Nextdoor, told the Weekly that this has been an ongoing issue with a group of students at the middle school and that more needs to be done.

“My daughter is a seventh grader and she’s afraid to go to the bathroom at her school because she’s afraid that they’re going to jump her,” Beliakoff said. “She’s not the only one. Kids are afraid every day at PMS for their lives. I mean, we live in Pleasanton. These kids should not be afraid (for) their lives, right?”

Beliakoff, who saw the video after her daughter showed it to her, said she pressed for charges after the instigator of the fight was identified so other students would learn that there are consequences to their actions. She said she hopes other students won’t stand by and let something like this happen again.

“There’s so many aspects of how disturbing this is,” she said regarding

the video of the altercation. “It’s the kids. It’s this girl attacking. It’s the dozens of kids that are high-fiving, cheering her on, videotaping. It’s so disturbing.”

—Christian Trujano

In other news

• More than \$3 million worth of cannabis, along with cash and guns, were confiscated from an unlicensed indoor cultivation operation in Livermore as part of a joint law enforcement investigation involving state and city agencies earlier this month.

No arrests have been made to date, although one person was detained and subsequently released from custody as part of the ongoing investigation, according to authorities.

“Illegal cannabis is tied to violent crime in our communities, harmful pesticides, and environmental damage and today’s action represents an important step in our efforts to tackle the illegal market,” said Bill Jones, chief of the California Department of Cannabis Control’s Law Enforcement Division — the agency that licenses and regulates cannabis businesses in the state.

“(The) successful enforcement action in Livermore resulted in over 2,400 pounds of illegal cannabis being seized,” Jones added.

The investigation involved the state’s Department of Cannabis Control and Department of Fish and Wildlife, along with the Livermore Police Department.

The agencies served multiple search warrants on Jan. 10 at an unlicensed marijuana grow operation inside a warehouse in an industrial part of Livermore. Cannabis Control officials declined to publicly specify where the commercial warehouse was located, citing the ongoing investigation.

As a result of the search, authorities

reported seizing 3,460 cannabis plants valued at \$2,140,875 and 683.1 pounds of processed cannabis flower valued at \$1,127,115, along with \$46,888 in cash, two handguns and one assault rifle.

—Jeremy Walsh

• A driver died in a rollover crash on East Airway Boulevard in Livermore on Saturday afternoon, according to city police.

The Livermore Police Department responded to the intersection of Airway and Rutan Drive just before 2 p.m. Saturday on reports of a serious traffic collision. The driver of a Toyota Yaris lost control of his car and it overturned several times, police said.

Officers arrived to find the driver — a 39-year-old man from Livermore whose name has not yet been released publicly — suffering from significant injuries. He was later pronounced dead at the scene, according to police.

Police said they are investigating whether speed and drugs or alcohol were factors in the daytime crash. Toxicology testing results are pending.

The investigation and cleanup at the scene caused the intersection to be closed for more than four hours on Saturday. Police provided updates on the post-crash road closure on Saturday via social media but did not confirm the fatality involved until Monday morning.

—Jeremy Walsh

• The San Ramon Police Department is probing the circumstances surrounding the death of a young man who was found in the common area of an apartment complex in the Dougherty Valley last Friday.

Limited details are available

publicly, but detectives consider the case to be a suspicious death, according to Acting Capt. Tami Williams.

Officers were dispatched on a medical call just before 9 a.m. Friday to an apartment complex on Crestfield Drive. A man in his early 20s was ultimately pronounced dead, according to Williams.

“The preliminary investigation is pointing to opioids being involved. As always, we will need to wait for the coroner’s report for more information,” Williams told the Weekly. “Due to the ongoing investigation, I do not have any other available details at this time.” ■

—Jeremy Walsh



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POLICE REPORT

The Pleasanton Police Department made the following information available.

Jan. 18

Vandalism

■ 7:57 a.m. on the 1900 block of Santa Rita Road

Domestic battery

■ 9:49 a.m. on Camdon Court
■ 5:15 p.m. on Chabot Drive

Burglary

■ 10:14 a.m. on the 5800 block of Owens Drive

Sex offenses

■ 9:43 p.m. on Denker Drive

Warrant arrest

■ 10:52 p.m. on the 4600 block of Denker Drive

Jan. 17

Warrant arrest

■ 9:17 a.m. at Morganfield and Santa Rita roads

Theft

■ 9:26 a.m. on the 6700 block of Bernal Avenue

■ 6:19 p.m., 1300 block of Stoneridge Mall Road; shoplifting

Criminal threats

■ 10:32 a.m. on the 4300 block Foothill Road

Alcohol violation

■ 4:02 p.m. on the 200 block of Main Street

Jan. 16

Assault/battery

■ 2:30 a.m. on the 5700 block of Owens Drive

Vandalism

■ 8:25 a.m. on the 5600 block of Owens Drive

Theft

■ 1:55 p.m., 000 block of Stoneridge Mall Road; shoplifting

■ 3:35 p.m. on the 4300 block of Denker Drive

Stolen property

■ 3:54 p.m. at Valley Avenue and Dupont Drive

Drug violation

■ 9:54 p.m. on the 5800 block of Owens Drive

Jan. 15

Theft

■ 5:59 a.m. on the 5600 block of Owens Drive

■ 11:24 p.m. on the 6100 block of Stoneridge Mall Road

Burglary

■ 2:49 p.m. on the 1500 block of Courtney Avenue

Jan. 14

Theft

■ 6:32 a.m., 5600 block of Owens Drive; auto theft

■ 9:01 a.m., 1700 block of Santa Rita Road; shoplifting

■ 10:50 a.m., 000 block of Stoneridge Mall Road; theft from auto

■ 1:16 p.m., 6000 block of Johnson Drive; shoplifting

■ 4:48 p.m., 5600 block of Owens Drive; auto theft

■ 7:41 p.m., 4500 block of Rosewood Drive; shoplifting

■ 10:15 p.m. on the 000 block of Vintage Circle

Fire

■ 10:18 a.m. on the 300 block of Trenton Circle

Weapons violation

■ 11:23 a.m. on the 6700 block of Bernal Avenue

Burglary

■ 4:14 p.m. on the 5700 block of Owens Drive

Jan. 13

Theft

■ 5:49 a.m., 5800 block of Owens Drive; auto theft

■ 9:50 a.m. on the 6000 block of Johnson Drive

Cynthia Jean Schane

June 15, 1952 – January 13, 2023

Cynthia Jean (Oxsen) Schane passed quietly at 7:35pm on Friday 1/13/23 of natural causes, with husband Tim by her side holding her hand.

She is leaving behind husband Tim, daughter Tracy and Jaylene, Grandson and wife Vincent and Kellee, Great Granddaughter Alexandra Jean, nieces Dawnielle and Jennifer, nephew Michael and a veritable treasure trove of lifetime friends including Nancy (Mullins) Scott and her family.

Cindy inherited her father’s wit and tongue, and both her parent’s heart, always having a warm hug for anyone in need, and always having a home for a pet needing a home.

She will be missed hard by all of us that knew her.

There will be a Celebration Of Life sometime soon, please go to Tim Schane’s Facebook page for the announcement.



PAID OBITUARY

A place in Pleasanton history

Annual awards honor homes that preserve heritage of the community

BY NICOLE GONZALES

When walking in downtown Pleasanton, people can take in the sight of a number of historic, antique structures — each one carefully and thoughtfully maintained by their owners.

The Pleasanton Heritage Association, a nonprofit that dedicates itself to preserving that local history, presents awards each year to the most distinguished of these houses. Recipients of the 2022 Heritage Awards were recently honored by the organization.

According to PHA president Linda Garbarino, each winning family received an original colored drawing of their home and a miniature model made by local artist Gary Winter. Winners are also given a replica of the Pleasanton Arch made out of solid chocolate, designed from Gourmet Works on Main Street. Each house is then installed with a bronze plaque from PHA, stating the year it was built.

Garbarino and others of the PHA aim to preserve and organize the historic neighborhoods and structures throughout the city. The group offers a forum to homeowners around Pleasanton, and gives input to residents, developers or city officials.

The annual awards are meant to recognize the most well-kept and aesthetically pleasing of the historic buildings.

Jeff and Renee Perko, owners of a 1900 Victorian-style home at 309 Neal St., received the first award of 2022. Behind it, the home holds a great amount of historical significance for Pleasanton.

The house briefly served as a hospital in the early 1930s until it was purchased by George and Wanda West, who later left it to their daughter Jean Jones. After Jones' death in 2015, the house was donated to the city of Pleasanton.

Revenue from the sale would be

bestowed upon the Museum on Main and PHA in a yearly stipend, per Jones' request.

In a statement provided to the Weekly, the PHA has said this structure provides "a distinct example of a Queen Anne cottage in Pleasanton."

A light blue Victorian at 431 St. Mary St., owned by resident Alice Mohr, took the second prize. Built in 1895, the home is a preserved example of a Queen Anne cottage home, according to the PHA.

The third and fourth awards recognize two Craftsman-style homes.

Located at 4444 First St, the home of Mark and Karen Miller, was built in 1910. "It's a distinct example of a two-story home with Craftsman details in Pleasanton," PHA officials said of the house.

Eric Pfuehler and Sara Barth were given the fourth award for their 1922 home at 565 St. Mary St.

For more information about the PHA and its programs, visit pleasantonheritageassociation.com. ■



CHUCK DECKERT

The winners of the Pleasanton Heritage Association's 2022 awards include (from top to bottom) 309 Neal St., 565 St. Mary St. and 4444 First St. Each honored home received a special plaque from the association (shown at bottom right).



Violins of Hope events aim to inspire resilience through music

Symphony to perform 'Strings of the Holocaust' at Bankhead

By CIERRA BAILEY

The Livermore-Amador Symphony and the East Bay Holocaust Education Center are bringing "Violins of Hope: Strings of the Holocaust" performances to the Tri-Valley next month.

From Feb. 5-7, the sounds of storied string instruments will fill Livermore's Bankhead Theater in the span of three concerts conducted by the symphony's music director, Lara Webber.

"The Livermore-Amador Symphony is excited to be performing what I hope will be a truly memorable program for the community," Webber said of the upcoming concerts.

The Violins of Hope is a collection of violins, violas and cellos that were played by Jewish musicians during the Holocaust and restored by Israeli violin maker Amnon Weinstein and his son Avshalom, according to event organizers.

The instruments have survived pogroms, ghettos, concentration camps and long journeys, and represent remarkable stories of injustice, suffering, resilience, and survival, organizers said.

Instruments from the Violins of Hope collection will be played by violin soloist Lindsay Deutsch, cello soloist Peter Bedrossian and several members of the orchestra's strings. Bedrossian also performs with other Bay Area orchestras and is a physicist at Lawrence Livermore National Laboratory.

"We are incredibly excited to have Los Angeles-based, renowned violinist Lindsay Deutsch join us as a featured soloist for the program. With her limitless enthusiasm and vast gifts as a performer and entertainer, Lindsay is a charismatic and captivating presence on today's music scene," Webber said.



The program includes Prokofiev's "Overture on Hebrew Themes," Academy Award-winning film score music from "Schindler's List" by John Williams and Max Bruch's "Kol Nidrei". During the concerts, Avshalom Weinstein will tell the stories of some of the instruments.

The three shows are set for next Sunday (Feb. 5) at 3 p.m., and Feb. 6 and Feb. 7 at 7:30 p.m.

In addition to the performances, several Violins of Hope instruments will be on display in the Bankhead lobby from Jan. 31 through Feb. 12 from 11 a.m. to 6 p.m. Docents from East Bay Holocaust Education Center will be on hand Mondays through Thursdays from 11 a.m. to 1 p.m. and Fridays through Sundays from 4-6 p.m.

Books about Violins of Hope and music during the Holocaust will be available for purchase at Towne Center Books in Pleasanton and Livermore.

There will also be Violins of Hope presentations at almost 40 middle and high schools throughout Dublin, Livermore, Pleasanton and San Ramon.

"It is our hope that this



Under the direction of music director Lara Webber (top left), "Violins of Hope" will feature performances by musicians as well as restored Holocaust-era instruments on display.

life-changing educational program will reach thousands of students and teachers, and emphasize messages of hope, tolerance, and resilience through music, bringing the violins' stories alive again," said Larry Lagin, president of the East Bay Holocaust Education Center.

For tickets to the concerts, visit www.livermorearts.org/events/violins-of-hope, or the Bankhead box office located at 2400 First St. in Livermore. Group and student ticket discounts are also available through the box office.

For more information about the additional events planned for Violins of Hope East Bay, go to www.ebhec.org/violins or contact info@ebhec.org.



"Dolly", a colored-pencil artwork by Peggy Magovern.

'Imagination Expressed' spotlights Pleasanton Art League talent

Recurring exhibition as strong as ever in 15th year

By NICOLE GONZALES

A returning exhibit on display in downtown Pleasanton is showcasing the city's most prominent and eclectic artists, from jewelry makers to painters to photographers and more.

Known as "Imagination Expressed", the exhibition is a collection of work from members of the Pleasanton Art League. For the 15th year, the showcase is hosted at the Museum on Main — free and open to all visitors, running now through March 25.

"Every time we host 'Imagination Expressed' it's a little different than the last," museum curator Ken MacLennan said. "The mix of artists shifts, established PAL members experiment with new techniques and media, and new talents show for the first time."

"These artists are part of the community and

the work they do is part of the cultural history that people of Pleasanton and the Tri-Valley are making even as we speak," MacLennan added.

Guests can see a variety of artistic mediums, including paintings, drawings, photographs, ceramics and others. Each piece is available for purchase through the art organization.

"Imagination Expressed" has proven over time that it is a staple, not only of the artistic community but of the greater Pleasanton community as well.

"It's always been a pretty popular show and I think that blend of the familiar and the new is a significant part of its appeal," MacLennan said. "New works by artists people know they like, plus the likelihood of discovering new favorites. I know that's a big draw for me as well as for a lot of our visitors."

Select artists will host demonstrations in support of the exhibit and museum. This year, 10 artists will be appearing to discuss their work and methods with the public through the gallery's run — with dates and subjects to come.

MacLennan discussed how "Imagination Expressed" offers mutual benefits to both the art league and the museum as co-hosts.

"Partnering with PAL every year gives both organizations opportunities to extend their reach and make connections with audiences who don't necessarily encounter them in the usual course of their lives," he said.

An opening reception was held last weekend. To learn more about the showing, visit www.pal-art.com or www.museumonmain.org.

‘Frozen KIDS’ musical coming to Amador Theater

Tri-Valley youth performers taking to stage this weekend



CITY OF PLEASANTON

Cast members of the upcoming “Frozen KIDS” musical rehearse in preparation for Saturday’s performance.

By Christian Trujano

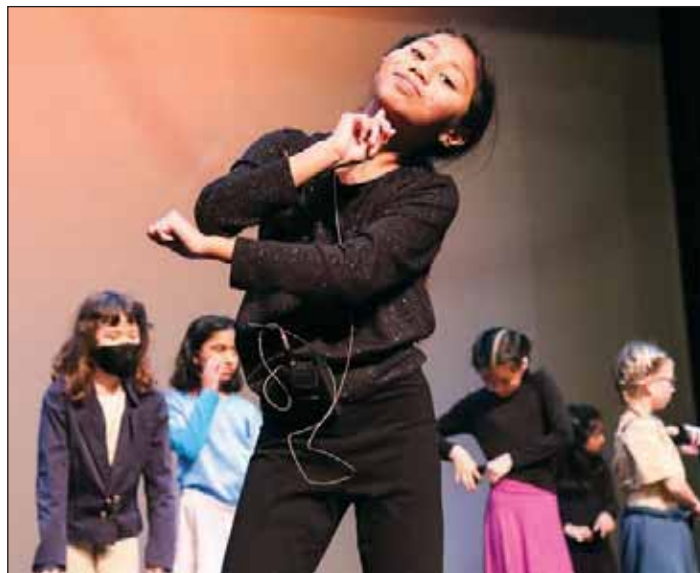
About two dozen elementary and middle school kids from around the Tri-Valley will be debuting their unique interpretations of the 2013 Disney favorite “Frozen” this Saturday at the Amador Theater.

“Frozen KIDS” is a 30-minute adaptation of the 2018 Broadway musical, which was based on the original Disney animated movie. Adapted for young performers, the musical includes favorite “Frozen” songs such as “Love Is an Open Door”, “Do You Want to Build a Snowman?” and “Let It Go”, as well as new songs from the Broadway production.

The play was organized by the Pleasanton Youth Theatre Company, an in-house theater program for youth run by the city of Pleasanton.

Library and recreation coordinator Jeff Zavattero told the Weekly that a total of 24 participants split up into three casts will be performing on Saturday (Jan. 28), with the first show starting at 11 a.m. followed by the 2 p.m. and 5 p.m. showings.

He added that the 2 p.m. show will feature 14 elementary schoolers ranging from ages 5 and 6 years old who are also



part of the Lil Sparks program — an age-appropriate introduction program to musical theater.

Zavattero said the process of putting together the show was a quick one as there were only 14 rehearsals — two of which were auditions — before the children perform in front of a live audience this coming Saturday.

He said that the biggest obstacle during the process was creating a unique experience for each of the three casts, which all had different directors.

“Each show has a different cast and a different creative team, but

they each have a unique feel,” Zavattero said. “They may be telling the same story, but each team’s unique style has a way of producing different moments and interpretations of the script. The team worked together to make it work, but also found a way to make it their own.”

Tickets for the musical are \$10 per person and can be purchased via the Firehouse Arts Center website, firehouse.vbotickets.com. The theater is located on the campus of Amador Valley High School on Santa Rita Road in Pleasanton. ■

Presenting Frederick Douglass

Museum program hosting portrayal of American icon

By Jeremy Walsh

The Museum on Main’s monthly Ed Kinney Speaker Series is welcoming an in-character historical performance depicting American icon Frederick Douglass in February.

Chautauqua scholar Jim Armstead will bring Douglass to the stage — and the screen — by portraying the 19th century orator who rose from being an escaped slave to a leader in the abolitionist movement and an adviser to six U.S. presidents.

“We are excited that Jim Armstead will be returning to Pleasanton to perform as Frederick Douglass. I’m interested in hearing about Douglass’ experience working as an advisor to so many different presidents,” said Rachel Brickell, the museum’s director of education and the coordinator for the speaker series.

“An Afternoon or Evening with Frederick Douglass” shows will be held in-person at 2 p.m. and 7 p.m. on Feb. 7 at the Firehouse Arts Center, followed by a virtual webinar via the BigMarker platform on Feb. 14.

The series features scholar-actors



CONTRIBUTED PHOTO

Scholar-actor Jim Armstead portrays Frederick Douglass.

in the Chautauquan performance style, where they are in character as the historical figure from the moment they step onto the stage for the scripted portion as well as the ensuing Q&A session. They then step out of character toward the end to answer more questions about the subject.

For tickets and more information, visit www.museumonmain.org or call 925-462-2766. ■



Check out Traveling Artists’ showing

“Niles Canyon Steamer” by Stephen Barkkarie is among the artwork on display in the Livermore Public Library through next Tuesday (Jan. 31) as part of the special exhibit by the Tri-Valley Traveling Artists. The group has traveled together near and far in California over the years to depict the sights of the state through their creative eyes. This showing features art on a variety of mediums, including watercolor, oil, photography and pencil, from local artists such as Barkkarie, Charlotte Severin, Lorraine Wells, Robin Leimer, Bonnie Bartlett and Carole Hilton.

Shadow Cliffs: A microcosm of California's water complexities

Growing up in Pleasanton in the 1980s, I felt fortunate to have a fun place like Shadow Cliffs in my hometown. Today I am driven by a sense of responsibility to ensure Shadow Cliffs remains a place for all to enjoy and cherish.



Shadow Cliffs Lake is an example of California's challenges in managing water resources. Our state is affected by long-term droughts and unpredictable weather patterns, making water management difficult.

Climate change has made this

even more challenging, as historical models for forecasting are less reliable. As a result, there is a need for innovative and adaptive approaches to water management to ensure adequate water supply for California's population and economy.

The low water level at Shadow Cliffs Lake has served as a visible reminder of the severity of our recent drought. Californians were surprised to welcome the start of 2023 with a series of atmospheric rivers bringing heavy rains to the Bay Area, an amount of rainfall not seen in a three-week period since the 1860s.

This sudden change in weather caused confusion as to why the water level at Shadow Cliffs Lake did not rise immediately despite the heavy rainfall.

Shadow Cliffs opened as a park in 1971 after Kaiser Industries donated the former gravel quarry to the East Bay Regional Park District. The quarry was turned into a lake,

even though water does not naturally flow. The Zone 7 Water Agency manages the availability of water to transfer from the nearby Arroyo Del Valle into Shadow Cliffs Lake.

This agreement is a part of Zone 7's "Annual Report of the Sustainable Groundwater Management Program for the Livermore Valley Groundwater Basin". A review of the reports includes a note in the 2017 report describing the agreement as a "cooperative off-site recharge program" with EBRPD, with Shadow Cliffs Lake serving as a "spreading basin."

The 2021 report stated that Zone 7 could not provide any water for Shadow Cliffs Lake due to the severe drought. I anticipate the 2022 report will include a similar statement.

The Arroyo Del Valle is a part of the Alameda Creek Watershed, one of the largest watersheds in the San Francisco Bay Area. Zone 7

Water Year	Acre-Foot (AF)
2017	435
2018	857
2019	444
2020	271
2021	0
2022	Report expected March 2023

Source: Zone 7's "Annual Report of the Sustainable Groundwater Management Program for the Livermore Valley Groundwater Basin, 2017 to 2021".

does not have sole decision-making authority regarding the water flowing through the Arroyo Del Valle, as California water laws govern water rights. For example, some water must remain in the arroyo for downstream flow throughout the watershed. As a result, under severe drought conditions, consultation with multiple stakeholders is necessary before stormwater can be approved to transfer into Shadow Cliffs Lake.

I am following Zone 7's proposed Chain of Lakes pipeline project as a potential solution for future water management. This project could be an innovative and adaptive approach to managing our local water resources. I plan to work with Zone 7 to explore the potential benefits of this pipeline and how it can help to ensure a more stable water supply for Shadow Cliffs Lake.

Today, Shadow Cliffs is popular for outdoor activities such as picnicking, hiking and birdwatching.

The park features a new interpretive pavilion with an impressive 3D relief of the Alameda Creek Watershed area.

In fact, this past weekend, I had a great day at Shadow Cliffs! I started with lunch at the nearby BottleTaps Restaurant, walked to the connecting trail and then to Shadow Cliffs, where I continued to explore the area on foot. Shadow Cliffs is a great local option for those who want to experience nature in a beautiful and peaceful setting. I encourage people to visit Shadow Cliffs and enjoy its many recreational activities. ■

Editor's note: Olivia Sanwong serves on the East Bay Regional Park District Board of Directors for Ward 5, which includes Shadow Cliffs in Pleasanton. She previously served for 4-1/2 years as an elected director for Zone 7 Water Agency. She said the opinions expressed are solely hers and do not reflect the views of any current or previous affiliations.

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LETTERS

Appreciation to our City Council

To Mayor Karla Brown and City Council members:

We want to thank you for the difficult task of finding areas in Pleasanton to place 6,000 RHNA housing units. The planning, research, negotiating and hours spent was a monumental undertaking.

You have our appreciation for making decisions after listening to the comments and complaints of residents and representatives of other properties and businesses. In many cases compromises were made to achieve solutions.

We look forward to working more with you in the near future on a plan for the PUSD property that is adjacent to our historic neighborhood which includes First, Second and Third streets.

—Brian and Christine Bourg

A 'pick-it-all' update

A letter about people picking up neighborhood trash was published in the Aug. 19, 2022 Weekly. Here is a follow-up from me, the author.

When did you start doing this? During the pandemic we started walking a lot more since we intentionally avoided indoor spaces. When

we'd spot trash along the route, I'd get tired of seeing it but did not want to touch the bottles and cans out of a fear of the unknown. I finally identified a solution and purchased a gripper stick to touch the trash and now found I really enjoy making my neighborhood look better.

How often do you "pick-it-all"? I walk every day, sometimes twice a day, but only carry a trash bag and gripper about once a week.

What do you find on your walks? The majority are neighborhood provided dog bags, empty containers from fast food, and bottles from sports drinks, water, and alcohol. There is no shortage of blown trash around the route heading to the transfer station.

What is your most notable find? I picked up an Android tablet along Village Parkway, but it was badly damaged like it had fallen out of a car.

What do people say when they see you? I don't do this for recognition, but I do want to promote that "we the people" own our sidewalks and trails. If we want them to look better, we need to take a stand ... I mean, take a walk! However, most people smile, speak or gesture thanks, and a few ask what kind of picker I have and where I bought it indicating they too may wish to join what I'm calling the "Pick-It-All Club".

— Frank Napoleon, via Town Square

THE CITY OF PLEASANTON

HIGHLIGHTS

Human Services Commission Meeting
 Wednesday, February 1, 2023, at 7 p.m.
 City of Pleasanton Council Chamber, 200 Old Bernal Avenue

- Receive Information About Updated Commissioner's Handbook
- Discuss Evaluation Process and Meeting Format for Fiscal Year 2023/24 Housing and Human Services Grant Program Review

Library Commission Meeting
 Thursday, February 2, 2023, at 7 p.m.
 City of Pleasanton Council Chamber, 200 Old Bernal Avenue

- Review and comment on Library Program Plan for 2023 – Presented by Senior Librarian Reneé Freidus
- Confirm Committee Assignments for 2023
- Schedule of Upcoming Meetings and Events of Interest

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

Public Notices

STEPS-OF-SUCCESS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 594242
The following person (persons) is (are) doing business as:
1.) STEPS-of-SUCCESS, located at 3955 Vineyard Ave Apt 72 Pleasanton, CA 94566, Alameda County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
DANA LEE
3955 Vineyard Ave Apt 72
Pleasanton, CA 94566
Registrant began transacting business under the fictitious business name(s) listed above on 11/02/2022
This statement was filed with the County Clerk-Recorder of Alameda on December 22 2022.
(PLW Jan 13, 20, 27 and Feb 3, 2023)

TOSCHI COLLINS DOYLE & HOUVENER
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 594262
The following person (persons) is (are) doing business as:
1.) Toschi Collins Doyle & Houvener, located at 5145 Johnson Drive, Pleasanton, CA 94588, Alameda County.
This business is conducted by: a Corporation.
The name and residence address of the registrant(s) is(are):
TCD PROFESSIONAL CORPORATION
5145 Johnson Drive
Pleasanton, CA 94588
California
Registrant began transacting business under the fictitious business name(s) listed above on 12/01/2022
This statement was filed with the County Clerk-Recorder of Alameda on December 22 2022.
(PLW Jan 20, 27, Feb 3 and 10, 2023)

BIG VOODOO DADDY CONSTRUCTION
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 594565
The following person (persons) is (are) doing business as:
1.) BIG VOODOO DADDY CONSTRUCTION, located at 29137 MARSHBROOK DRIVE HAYWARD, CA 94545, ALAMEDA.

This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
MARK C. PRZYBUS
29137 MARSHBROOK DRIVE
HAYWARD, CA 94545
Registrant began transacting business under the fictitious business name(s) listed above on 11/01/2022
This statement was filed with the County Clerk-Recorder of Alameda on January 06 2023.
(PLW Jan 27, Feb 3, 10 and 17, 2023)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA
Case No.: 23CV025965
TO ALL INTERESTED PERSONS:
Petitioner: Rachel Luiza Dunaway filed a petition with this court for a decree changing names as follows:
RACHEL LUIZA DUNAWAY to RAIN LUIZA DUNAWAY
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING: 03/07/2023, 9:30am, Civil, Dept. 14 of the Superior Court of California, County of Alameda located at 1221 Oak St., Oakland, CA 94612.
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: 01/20/2023
Charles A. Smiley
JUDGE OF THE SUPERIOR COURT
(PLW Jan 27, Feb 3, 10 and 17, 2023)

Place a legal notice at
PleasantonWeekly.com/legal_notices.

Sports



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PLEASANTON PREPS

By DENNIS MILLER

Remembering Clare Schmitt, a legend in Pleasanton horse racing

Longtime owner was strong supporter of hometown track



COURTESY SCHMITT FAMILY

Clare Schmitt is shown here with husband George at the Del Mar race track, one of the places where they ran their horses.

The name may not immediately ring a bell for many in this town, but Clare and her husband George have made an impact on anyone that was fortunate enough to cross their paths.

The imprint they made on horse racing alone leaves a legacy that should see them known as Mr. and Mrs. Pleasanton.

With the passing of Clare on Jan. 10 at the age of 77, there is a hole opened that cannot be filled.

Clare and George became major owners in Northern California horse racing and could be found at the track regularly.

When the Alameda County Fairgrounds was a year-round training facility, it seemed like George could always be found early in the day for the morning works.

At times I also saw Clare in the mornings, but she would always be there for the races. The two were also fixtures at the California Thoroughbred Breeders Association's yearling sale each year at the fairgrounds.

I loved watching the two interact. One thing I have admired about George is that he will always be

honest and offer his feelings whether it is the popular opinion or not. He believes in what he says regardless of if it was a popular opinion or not. Except when it came to Clare.

A strong man of power, George also knew who was the powerbroker in the Schmitt family — Clare.

"Very," said Clare's daughter-in-law Jennifer Schmitt when asked if Clare ruled over George. "He would say something, even though he knew a chewing (out) was sure to come. He lovingly calls the look he would get, 'Clare's Glare.'"

I saw it numerous times myself, whether I had George as a guest at a horse racing seminar at the Alameda County Fair, or when I would be interviewing George for a story.

He would have a spicy opinion and if Clare didn't like it, Clare's Glare was easily spotted.

I remember once during a seminar, George leaned over to me and said, "oh, I am going to hear about that one later."

But it wasn't just George that was on the receiving end of the "Clare's Glare." "We all got it a time or two, but

we always deserved it," Jennifer said. "Clare kept the Schmitts in line."

It will be easy to remember Clare Schmitt and smile while doing so. But the entire horse racing world lost a true friend to the sport.

What has separated the pair from so many others in the business is the time the two put into the care and aftercare of their horses.

They were both quick to rest a horse when a break was needed, and Clare tended to their ranch along with George in Gardnerville, Nevada. The ranch boasted a state-of-the-art barn for the horses.

The two are just as responsible for the success of racing in Pleasanton as a few local icons. Pleasanton residents, they loved their town and loved their race track.

Godspeed Clare — you will always be remembered fondly by all who were lucky to cross your path.

Foothill girls' basketball

Dougherty Valley unleashed an offensive assault in the second half on the Falcons to get a 70-56 win.

Foothill led 29-25 at the half, but the Wildcats outscored the Falcons 45-27 in the final two quarters. Beti Terpstra and Riley Young had 19 points each for Foothill.

Foothill boys' soccer

The Falcons are battling every game but are not getting the results as warranted by their efforts.

The week started with a 5-1 loss to Monte Vista. Alejandro Ramirez got the lone goal off an assist from Dylan Russo.

Two days later, Foothill dropped a 5-0 game to De La Salle, the top-ranked team in the East Bay Athletic League.

In the third game of the week, the Falcons got a goal from Ramirez, but fell 2-1 to Amador Valley.

Again, no results were turned in by Amador. ■

Editor's note: Dennis Miller is a contributing sports writer for the Pleasanton Weekly. To contact him about his Pleasanton Preps column, email acesmag@aol.com.

Employment

IT Development Manager

Safeway Inc. is hiring a IT Development Manager in Pleasanton, CA. May Telecommute. Reports to Pleasanton, CA. Must have legal right to work in U.S. Subj. to bckgrnd check. E.O.E. Email resume to TA.Perm. Project@albertsons.com. Attn: R. Oliver



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Manager, Software Engineering (Distributed Systems)

Workday, Inc. has an opening for Manager, Software Engineering (Distributed Systems) in Pleasanton, CA. Job duties include: Manage development of infrastructure for private and public cloud. Salary: \$183,400- \$275,000 per year, 40 hours per wk. Interested candidates send resume to: J. Thurston at 6110 Stoneridge Mall Road, Pleasanton, CA 94588 Must reference job 20637.1458

Budget Analyst

YZ ENTERPRISE is seeking a Budget Analyst to Prep fin rprts, provide anlss on decision making for mgrs; Prep monthly inventory report & budget frcast; Identify & track KPI etc. Pos reqs a master's deg in Finance or rlted field. Must have Knowl of stat anlss tools. Any interested applicants can mail their resume w/ code YZBA23 to: YZ ENTERPRISE, 2693 Stoneridge Drive, Ste 104, Pleasanton, CA 94588

To place an ad or get a quote, contact Kevin Legarda at 650.223.6597 or email digitalads@pawebly.com.

Entertainment

BANKHEAD PRESENTS JESSICA VOSK

A celebrated singer and actress known for stirring roles on the musical theater and concert stage, Jessica Vosk will perform at the Bankhead Theater in Livermore at 8 p.m. Jan. 27. Tickets \$55-\$65. Visit livermorearts.org.

ENCORE PLAYERS PRESENT

LYSISTRATA This modern adaptation of the Aristophanes classic Greek play set in Athens, the story tells how Lysistrata led the women of Greece to hold a sex-strike until their men agreed to end all wars. Jan. 28-29, Feb. 3-5. Tickets \$25. Visit livermorearts.org.

PLEASANTON YOUTH THEATRE

COMPANY Designed for elementary school students, Frozen KIDS is a 30-minute adaptation of the 2018 Broadway musical at the Amador Theater, featuring all the songs from the animated film. Jan. 28. Tickets \$10. Visit firehousearts.org.

TRI-VALLEY REPERTORY THEATRE

PRESENTS SOMETHING ROTTEN! Welcome to the Renaissance and this outrageous, crowd-pleasing musical farce lauded by audience members and critics alike. Jan. 28-29. Tickets \$21-\$39. Visit livermorearts.org.

A SALUTE TO GLEN CAMPBELL

The distinctive voice of Nashville singer/songwriter Andy Kahrs is celebrating the legacy of Glen Campbell in a salute to the songs of this music legend. 2 p.m., Jan. 29. Tickets \$20-\$30. Visit firehousearts.org.

DOLPHIN HYPERSPACE

The Firehouse Arts Center presents Dolphin Hyperspace, is a Los Angeles based electro-jazz duo led by acclaimed saxophonist Nicole McCabe and bassist Logan Kane. Their daring improvisation is featured amongst zany synths, insane basslines and bonkers production. 8 p.m., Feb. 3. Tickets \$20. Visit firehousearts.org.

DEEP RIVER WITH ALEX TAITE

Experience this one-man show exploring an often neglected part of American society, The Negro Spiritual. Take a journey with Alex through this lecture recital to deepen your knowledge and your humanity. 8 p.m., Feb. 4. Tickets \$20-25. Visit firehousearts.org.

DOVER QUARTET

Del Valle Fine Arts presents Dover Quartet, a Grammy-nominated string quartet and the ensemble-in-residence at the Curtis Institute holding residencies with the Kennedy Center and other leading institutions. 7:30 p.m., Feb. 4. Visit livermorearts.org.

VIOLINS OF HOPE

Join a journey of Hope through time and music with "Violins of Hope-Strings of the Holocaust", performed by Livermore-Amador Symphony. 3 p.m., Feb. 5, 7:30 p.m., Feb. 6-7. Tickets \$35-\$500. Visit livermorearts.org.

CLEO PARKER ROBINSON DANCE

"The Four Journeys" is a new ballet conceived by Maestra Amalia

Viviana Basanta Hernandez, Artistic Director of Ballet Folklorico de Mexico. 7:30 p.m., Feb. 9. Tickets \$38-\$48. Visit livermorearts.org.

THE BILLIE HOLIDAY PROJECT

"Stella Heath: The Billie Holiday Project", features some of the Bay Area's finest Jazz musicians. 2 p.m., Feb. 12. Tickets \$20-\$30. Visit firehousearts.org.

Exhibits

BEAUTY AND TERROR EXHIBIT AT THE BANKHEAD

This free 18-piece series by Robin Bernstein at the UNCLE Credit Union Art Gallery at the Bankhead Theater is an example of how people will behave under set conditions. Many of these particular pieces refer to lesser-known Holocaust crimes as well as redemptive stories and heroic acts of resistance. Through Jan. 29.

VIOLINS OF HOPE EXHIBIT

Amnon Weinstein has spent the last two decades locating and restoring violins that were played by Jewish musicians during the Holocaust. On display 11 a.m. to 6 p.m., Jan. 31-Feb. 12 UNCLE Credit Union Art Gallery at the Bankhead Theater.

ART OF THE AFRICAN DIASPORA

Visit the Livermore Civic Center Library Art Gallery to view the artwork of several talented Bay Area artists during Black History Month. Feb. 1-28.

CALIFORNIA WATERCOLOR ASSOCIATION EXHIBIT

The Harrington Gallery welcomes back the California Watercolor Association for their 53rd National Exhibition displaying the best from 84 premier painters. Through Mar. 17. 4444 Railroad Ave.

MUSEUM ON MAIN EXHIBIT

"Imagination Expressed" is the current exhibit at Museum on Main. This annual collaboration with the Pleasanton Art League shows off the latest works in a variety of media from Tri-Valley artists. Through March 25.

Black History Month

NAME THAT TUNE Compete against other teens to see who can recognize songs by influential Black artists throughout history. All participants will be entered into a raffle for a chance to win wireless earbuds. This program is for teens in grades 6-12. 4:30 p.m., Feb. 3. Civic Center Library Storytime Room.

WRITING WORKSHOP

Join Bay Area writers Alie Jones and Phaedra Tillery-Boughton for a community writing workshop centered on the collective power of storytelling. Attendees will acquire practical skills for confidently writing and sharing their art. 4 p.m., Feb. 4. Registration required at 925-373-5505. Civic Center Library.

POETRY READING Poetry Reading and Panel Discussion. Join Bay

Area poets Alie Jones, Tongo Eisen-Martin, Landon Smith and Meilani Clay to celebrate the exploration of liberation. 6:30 p.m., Feb. 16. Livermore Civic Center Library, Storytime Room.

Fundraiser

PLEASANTON LIONS CLUB FIESTA NIGHT

Pleasanton Lions are returning to their yearly tradition of hosting a night of fun and fundraising for the community. Fiesta Night at the Alameda County Fairgrounds includes Tender Marinated Steak & Chicken Fajitas, silent auction, bingo and more. 5-9 p.m., Feb. 4. Tickets \$50. Visit pleasantonlionsclub.org/fiesta-night-2023.

Expos

MANUFACTURERS' RV SHOW & SALE

Check out some of the largest and best RVs on the West Coast and speak directly with different dealers and representatives all in one convenient location. Jan. 27-29. Visit alamedacountyfair.com.

Farmers' Markets

PLEASANTON FARMERS' MARKET

The Pleasanton Farmers' Market is Saturday year-round, 9 a.m.-1 p.m. on West Angela Street. Visit pcfma.org/pleasanton.

LIVERMORE SUNDAY FARMERS' MARKET

Gather for music, food and fresh local and organic products directly from producers. Support small businesses and local sustainable agriculture. 9 a.m.-1 p.m., Sundays. Between J and L streets.

Scholarships

COMMUNITY OF CHARACTER SCHOLARSHIP

The Community of Character Collaborative invites all high school seniors attending Pleasanton Unified School District schools to apply for the annual \$1,000 Juanita Haugen Memorial Scholarship. Applications and guidelines are available online at CommunityofCharacter.org.

Support

AXIS COMMUNITY HEALTH TABLE

Health care options can be overwhelming and Axis Community Health can help with an enrollment specialist from Axis in the Dublin Library lobby to answer questions, no appointments necessary. 1-4 p.m., Feb. 14.

LIVERMORE WARMING CENTER

Warming center at the Veterans Memorial Building, 522 S. L St., from 6 p.m. to 8 a.m. when overnight temperatures are forecasted at or below 45 degrees and/or a 20% chance or higher of rain. Open to anyone on a first-come, first-served basis. For more contact info@onenationdreammakers.org.

PET OF THE WEEK



VALLEY HUMANE SOCIETY

Meet Easter

Excellent Easter exceeds all expectations, and is eager to engage with earnest inquiries. Ear rubs are the easiest way to earn her heart. Learn more about Easter and other cats and dogs at valleyhumane.org. Email info@valleyhumane.org to start the adoption application process. #ShareTheCare to help pets today!

FREE HOT MEALS Served Monday-Friday, 1-3 p.m., dine-in or take out. 4444 East Ave., Livermore. Visit openheartkitchen.org.

FREE SHOWER AND LAUNDRY SERVICES Monday-Wednesday, 12-4 p.m., Asbury United Methodist Church, 4743 East Ave, Livermore.

VOLUNTEER WITH OPEN HEART KITCHEN

Open Heart Kitchen exists to meet the immediate need of hunger within the Tri-Valley community, while also seeking ways to eliminate systematic inequalities leading to hunger. Volunteers play an essential role in the organization's ability to successfully carry out this work. To learn more visit openheartkitchen.org/volunteer.

Veterans

VA MEDICAL OUTREACH FOR MILITARY VETERANS

Team members can help veterans and their families with enrollment in VA healthcare, appointments with primary care physicians, referrals to specialists, mental health, hearing, physical therapy and more. 10 a.m. to 1 p.m., Jan. 30. Dublin Library.

Talks

AAUW-CAREER SPEAKER SERIES

The American Association of University Women presents a series of three virtual zoom sessions featuring a panel of professional women sharing their career experiences. 7 p.m., Jan. 31, Feb. 8 and 16. For more information visit lpd-ca.aauw.net.

FAMILY-FRIENDLY BEAR TALK

Join Ranger Seth for a discussion about all the different species of bears including the largest extinct bear species and why to appreciate these animals and not fear them. Amphitheater, Sycamore Grove Park. 2 p.m., Feb. 4. Call 925-373-5700.

INTERFAITH INTERCONNECT RELIGION CHAT

This month's Religion Chat topic: "How does your religion adapt itself to reflect changing times?" 5-6 p.m., Feb. 8. Visit us02web.zoom.us/j/81880844246.

LIVING WITH DEMENTIA Providing daily care for a loved one with dementia can present overwhelming demands. Attend this live webinar for an opportunity to ask questions at the end of the presentation. 10-11:30 a.m., Feb. 9. Visit hopehospice.com.

LIVERMORE-AMADOR GENEALOGICAL SOCIETY

Sara Cochran, a full-time professional genealogist, presents "Shaky Leaf Syndrome: Using Website Generated Hints More Effectively", discussing indexing, optical character recognition and computer algorithms which make finding obscure records about our families easier than ever. 6:30-8:30 p.m., Feb. 13. Visit l-ags.org.

Seniors

DAY TRIPPERS WITH THE SENIOR CENTER

Visit the Walt Disney Family Museum in San Francisco. 9 a.m. to 4 p.m., Feb. 2. \$30.00 fee includes roundtrip transportation and admission to museum. Departs from Pleasanton Senior Center. 925-931-5365.

LARPD POP-UP TRIP

Portland's multi-genre, multi-lingual little orchestra Pink Martini brings its mix of classical, jazz and old-fashioned pop for one show at the Gallo Center for the Arts in Modesto. Full banquet dinner at Skewers Kabob House included. 1-7:30 p.m., Feb. 5. \$136R/\$149NR. Call 925 373-5763.

FOOSBALL AND DARTS AT THE SENIOR CENTER

There is now a new foosball table and magnetic dart board at the Pleasanton Senior Center. 9 a.m. to 12 p.m., Tuesdays, 1-4 p.m., Wednesdays, or upon request.

LUNCHES AT THE SENIOR CENTER

Senior Lunches (60+) served in the Main Hall M-F, 11:45 a.m. to 12:45 p.m. Call Open Heart Kitchen at 925- 500-8241 for more information.

PLEASANTON RIDES Pleasanton Rides is a door-to-door, shared-ride transportation service for Pleasanton Seniors, serving transportation needs throughout Pleasanton and to select destinations in the Tri-Valley. For reservations and information call 925-398-1045.



Another very different year for homebuyers and sellers

As homes stay on local market longer, purchasers will have more choices — and more opportunities

By DAVID STARK

Real estate markets throughout the East Bay have experienced significant changes since 2019 — and more are on the way.

“The most dramatic changes during 2023 will be mortgage interest rates,” said Steve Medeiros, 2023 president of the Bay East Association of Realtors.

In early 2022, rumors about new federal lending policies caused rates to begin climbing. After years of historically low rates, by the middle of 2022, homebuyers trying to secure purchase financing were confronted with rates that had virtually doubled compared with just a few months prior. Higher monthly payments put the cost of homeownership in Pleasanton out of reach for many potential buyers.



David Stark

“Faced with significantly less purchasing power due to larger monthly payments, buyers backed off making aggressive offers,” Medeiros said. “Starting in June 2022, homes began sitting on the market longer as buyers hit the brakes.”

This was a major change compared with the summer and fall of 2021. During that period, a home was on the market, on average, for two weeks or less. Contrary to the seasonal nature of real estate activity, homes sold quicker during November and December compared with previous months.

The summer and fall of 2022 were different because as interest rates rose, homebuyer enthusiasm ebbed and homes in Pleasanton sat on the market for days and then for weeks. A home was on the market an average of 36 days during December 2022 compared with seven days during the previous December.

The higher rates impacted sellers, too. As buyers were driven out of the market by



GETTY IMAGES

higher monthly payments and sellers began receiving fewer multiple offers from buyers, sellers responded by lowering prices — another significant change from 2022 when sales prices rose consistently from month to month.

The median sales price for a single-family detached home in Pleasanton during March 2022 was more than \$2 million. By December 2022, the median sales price had dropped to approximately \$1.5 million.

A few months of cooling prices didn't

necessarily help home buyers. “Prices were still out of reach for many buyers last year,” Medeiros said. “Even after several consecutive months of falling prices, annual home prices last year were still at record-setting levels.”

The median sales price during all of 2022 was more than \$1.7 million compared with \$1.6 million during 2021 and \$1.2 million during 2020.

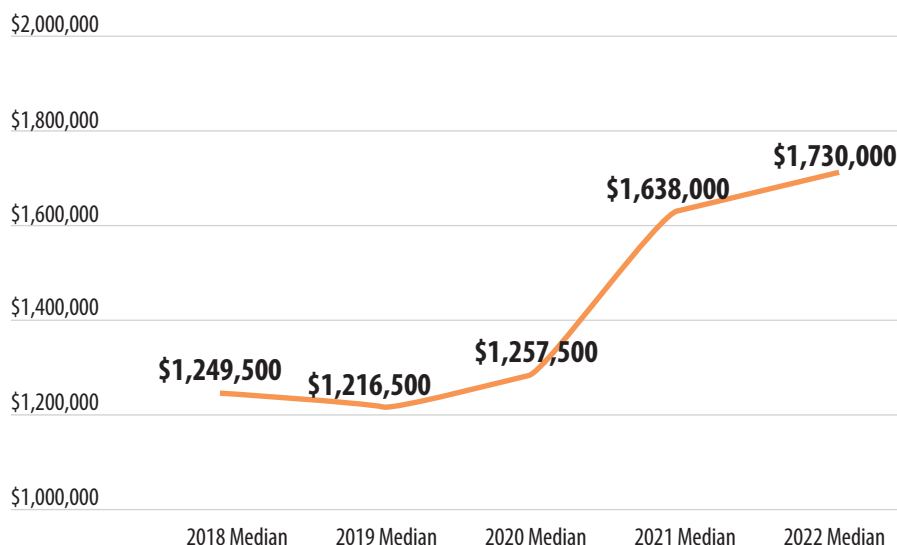
Those buyers who stayed in the market had more time to shop, less competition

from other buyers and more choices.

Another major difference between real estate market conditions during 2021 compared with 2022 was the number of homes for sale. During 2021, inventory peaked in April with 39 homes on the market. In April 2022, there were 45 homes for sale and in the following months inventory increased consistently peaking at 86 homes on the market during July.

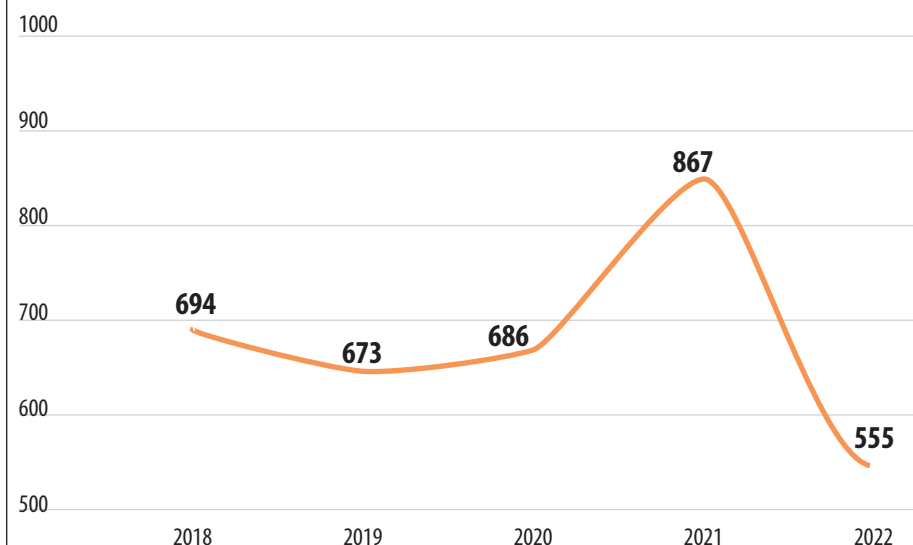
See MARKET on Page 20

Median Sales Prices in Pleasanton 2018-2022



Source: Bay East Association of REALTORS®

Homes Sold in Pleasanton 2018-2022



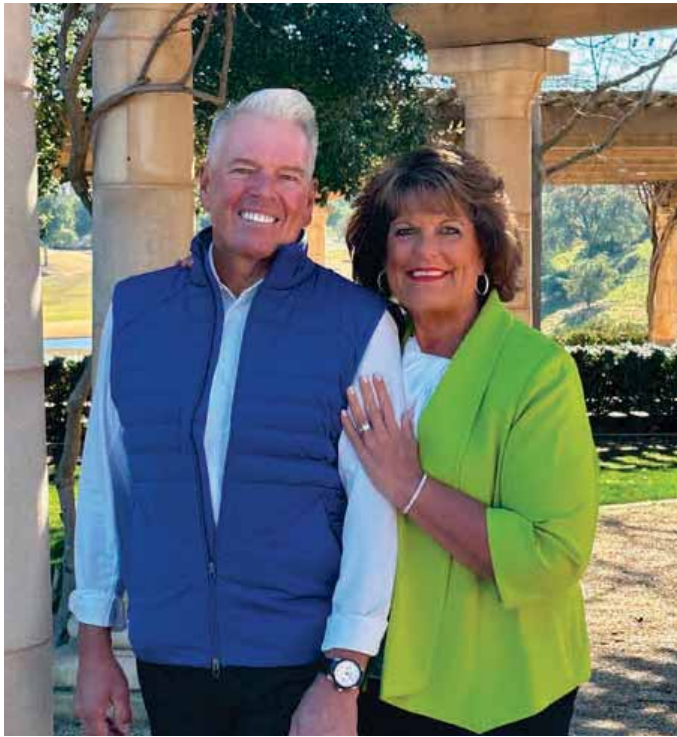
Source: Bay East Association of REALTORS®

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Talking Real Estate with Doug Buenz | Compass

Is Now a Good Time to Buy?

I am getting asked this question constantly from potential buyers right now... Is NOW a good time to buy? Before I give you my thoughts, it is important to know that my crystal ball is in the shop for repairs since it has not been working the last couple years, so I can't give you a definitive answer. However, here are some things to consider in deciding if now is a good time to buy:

Marry the house, date the rate. There is no doubt interest rates are high right now, especially when compared to the low interest environment (thanks to government intervention) since the mortgage melt down of 2008. But you can always refi the loan if rates drop. Interest rates tend to be transitory, but the house is relatively permanent. So buy now and refi later if/when rates drop.

Timing the market is a myth. I have been in the market for 30+ years, and still can't tell you when we are at the "bottom" of the market. In fact, the last home I bought was at the TOP of the market. So what chance do you have timing the market perfectly? And if you do know when in fact we are at the bottom, please tell me... I will keep it a secret.

Supply. The simple fact is the Bay Area, and the State of California for that matter, have not built nearly enough homes to accommodate the demand. So given this fact, it is not likely that we will see significant depreciation in

>> To read the rest of this article go to www.680homes.com/blog.



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Legend: Condo (C), Townhome (T).
Agents: Submit open homes at
PleasantonWeekly.com/real_estate

MARKET

Continued from Page 18

More homes for sale didn't result in more actual sales compared with previous years. There were 555 single-family detached homes sold in Pleasanton during 2022 compared with 867 sold during 2021 and 686 sold during 2020.

One reason for the drop in sales during 2022 is that real estate activity in Pleasanton during 2021 was driven by a combination of historically low interest rates, buyers tapping savings accumulated during the 2020 COVID-19 lockdown and, in some cases, stock options for large down payments. These factors helped buyers who had been waiting, in some cases for years, to enter the market and purchase a record number of homes during 2021.

"While real estate activity during 2022 was different than previous years, the market did not collapse, it was simply different and reflected changing economic conditions," Medeiros said.

Jordan Levine, chief economist for the California Association of Realtors agreed about the changes both buyers and sellers experienced during 2022, saying, "A big

part of the recent slowdown in home sales is that the market is catching its breath and coming back down to earth after running so hot last year during 2021."

Medeiros said the home buying and selling experience promises to be different again during 2023. "Some mortgage interest rates, while still higher than during 2020 and 2021, are stabilizing or even dropping," Medeiros said.

Levine agreed, "Rates for 'jumbo' mortgages, which are the kinds of loans many Tri-Valley homebuyers will probably be using, are currently lower than conforming rates, so that will actually benefit markets like Pleasanton."

"Homes may be on the market longer, buyers will have more choices and more opportunities to negotiate which will bring more balance to the market," Medeiros said.

Levine says this balance will help cool, but not freeze, real estate market conditions: "Prices are expected to remain elevated as housing demand continues to outstrip supply, but appreciation will be more moderate than in previous years." ■

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

Congratulations Justin Castro! Diversified Mortgage Group's Loan Officer of the Year 2022.

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-Laura & Bill A.



CONNECT TO *The Market*

2023 Market Update

When we look at 2021 vs. 2022, we are seeing a tremendous increase in home equity! Across the East Bay, on average, homes sold for 18% more in 2022 than 2021. Despite 2022's shifting market, home owners still saw positive growth!

	2021	2022
Total Homes Sold	507	509
Avg Sold Price	\$1,408,240	\$2,050,659

CONNECT TO *Our Team*

Welcome, Elias Muniz!

We are so excited to announce that we have added another Realtor to our team, Elias Muniz. He has in-depth knowledge of the Tri-Valley and knows what it means to truly create the feeling of "home."



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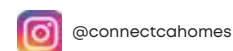
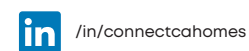


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FOLLOW OUR SOCIALS



HOME SALES

This week's data represents homes sold during Dec. 12-23 for Pleasanton, Livermore, Dublin, Sunol and San Ramon.

Pleasanton

- 3648 Canelli Court** Hart Trust to Dunkley Trust for \$1,500,000
- 4846 Knox Gate Court** Hayes Trust to Q. & W. Dong for \$1,600,000
- 789 Kottinger Drive** Ramkissoon Living Trust to Ej & J Investments LLC for \$1,250,000
- 495 Mavis Drive** Johnson Living Trust to V. & R. Tirunagaru for \$1,542,000
- 4862 Merganser Court** Hallum Trust to S. & M. Mohanty for \$1,480,000
- 4349 2nd Street** Howard Family Trust to S. Pickett for \$1,775,000
- 2161 Armstrong Drive** M. & G. Garcia to X. & E. Huang for \$1,145,000
- 4233 Cabernet Court** L. & J. Candiloro to G. & P. Singh for \$2,345,000
- 37 Castledown Road** Oakley Living Trust to N. Das for \$1,600,000
- 6906 Corte Mateo** Kilroy Living Trust to S. & M. Vats for \$1,625,000
- 806 Sunny Brook Way** Lim Living Trust to S. & K. Patel for \$2,750,000

Livermore

- 2773 7th Street** K. & J. Sievenpiper to T. & C. Foulk for \$899,000
- 1361 Aster Lane** K. & R. Messenger to C. & C. Lewis for \$953,500
- 249 Bluebird Avenue** M. & H. Lopez to C. & M. Ambrosio for \$760,000
- 707 Catalina Drive** M. & J. Thomason to O. & S. Nandan for \$1,150,000
- 4015 Collier Canyon Road** Ej & J Investments LLC to Ramkissoon Living Trust for \$1,750,000
- 838 Delaware Way** A. Whitfield to M. Khalil for \$800,000
- 1555 Frederick Michael Way** Silvester Trust to Spowhn Living Trust for \$2,100,000

- 342 Harding Avenue** Foreverhome Properties LLC to M. & J. Nolen for \$1,190,000
- 561 South M Street** Kirkewoog Trust to Causey Trust for \$1,075,000
- 883 Marcella Street #1** Miller Living Trust to E. Jackson for \$1,270,000
- 739 South N Street** Locatelli 2004 Family Trust to J. & D. Wage for \$1,230,000
- 3969 Princeton Way** Sunde Trust to A. & R. Datashvili for \$735,000
- 116 Amber Way** Barnett Family Trust to A. & D. Nicholas for \$925,000
- 5613 Bridgeport Circle** Bernal Trust to A. & M. Mikhail for \$975,000
- 575 Caliente Avenue** Redwood Holdings LLC to S. & V. Mehra for \$985,000
- 1766 College Avenue** Hoffman Trust to A. & M. Jeffery for \$825,000
- 5868 Elder Circle** D. Koitmaa to N. & P. Shiva for \$1,660,000
- 2376 Farnsworth Drive** F. & S. Aberle to C. & M. Roberts for \$1,100,000
- 93 Fawn Drive** Redfinnow Borrower LLC to Marysheva Trust for \$1,130,000
- 1208 Melanie Way** D. Edick to G. & K. Zhublwar for \$1,260,000
- 5412 Mollie Circle** K. Hanschke to V. Avasarala for \$1,250,000
- 1323 Morning Glory Circle** J. Turner to D. Rae for \$725,000
- 1268 Notre Dame Court** C. Rasmussen to K. & C. Reynolds for \$1,200,000
- 5658 Oakmont Circle** T. & A. Armaz to J. & U. Joe for \$899,000
- 5346 Starflower Way** L. & K. Tregear to A. & T. Armaz for \$1,100,000
- 915 Ventura Avenue** M. & J. Gilfry to A. Estabillo for \$875,000
- 2934 Worthing Common** D. & M. Giambona to J. Cen for \$900,000

Dublin

- 6409 Ebensburg Lane** Y. Mo to S. & V. Gaddam for \$1,118,000

- 11863 Flanagan Court #83** R. Lu to Y. Wang for \$698,000
- 7735 Lisa Court** Powers Trust to K. & K. Quach for \$1,100,000
- 5686 Ramsgate Court** S. & J. Horn to Kalra Family Trust for \$1,850,000
- 6558 Sierra Lane** J. & M. Flores to J. & R. Wong for \$960,000
- 7317 Bower Lane #7** L. & T. Graffigna to S. & S. Mithani for \$870,000
- 3112 Colebrook Lane** Tran Trust to T. & I. Mir for \$1,790,000
- 2267 Forino Drive** Chon Family Trust to Robson Homei LLC for \$2,256,000
- 3360 Maguire Way #113** Coats Trust to H. & J. Sastry for \$745,000
- 7521 Mindy Mae Lane** Jing Family Trust to V. & R. Kari for \$2,025,000
- 4739 Perugia Street** A. & H. Bedi to M. & B. Yigin for \$1,000,000

Sunol

- 11873 Foothill Road** Toscano Trust to C. George for \$840,000

San Ramon

- 3064 Lakemont Drive #5** Pena Trust to M. & M. Lombardi for \$990,000
- 150 Reflections Drive #21** N. Navarro to B. Amiri for \$525,000
- 304 Shady Valley Court** Opendoor Property Trust I to H. & J. Shah for \$1,910,000
- 7141 Watsonia Drive** J. Uribe to Lin Living Trust for \$2,154,000
- 3484 Ashbourne Circle** M. Lampron to A. & S. Chaudhri for \$3,021,000
- 3000 Marble Canyon Place** Gluck Living Trust to P. & D. Bhatia for \$1,575,000
- 3542 Rosincrest Drive** J. Na to R. & S. Arora for \$2,870,000
- 7415 Sedgefield Avenue** E. Halterman to K. & M. Vanderveen for \$1,375,000
- 9472 Thunderbird Place** D. & J. Gattey to S. & S. Jagannatha for \$1,500,000
- 32 Winterwind Court** Oak Living Trust to X. & X. Zhang for \$1,300,000

Source: California REsource

SALES AT A GLANCE

Pleasanton (Dec. 12-23)

Total sales reported: 11
 Lowest sale reported: \$1,145,000
 Highest sale reported: \$2,750,000
 Average sales reported: \$1,597,272

Livermore (Dec. 12-23)

Total sales reported: 27
 Lowest sale reported: \$725,000
 Highest sale reported: \$2,100,000
 Average sales reported: \$1,100,793

Dublin (Dec. 12-23)

Total sales reported: 11
 Lowest sale reported: \$698,000

Highest sale reported: \$2,256,000
 Average sales reported: \$1,281,454

Sunol (Dec. 12-23)

Total sales reported: 1
 Lowest sale reported: \$840,000
 Highest sale reported: \$840,000
 Average sales reported: \$840,000

San Ramon (Dec. 12-23)

Total sales reported: 10
 Lowest sale reported: \$525,000
 Highest sale reported: \$3,021,000
 Average sales reported: \$1,502,500

Source: California REsource

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Livermore on the market Mid February

A central location, close to schools
and the downtown area

3 BA | 2 BA

Remodeled inside and out.
This is a showstopper home

Did you know?

- Bathroom Trends Study, found homeowners are updating to a luxury-spa design.
- Kitchen renovations show off Engineered quartz remains the most popular material. While granite remains the second-most popular material.
- Kitchen counter colors are going more colorful with blues and green tones.
- Grey flooring tones are out bringing back the lighter brown tones.
- Inventory is at a 4 year low.
- Exterior trends are on the rise, enhancing with darker tones, and don't forget the front door changes.

Call Kris to help you prepare your home for this sellers market.



"I've known Kris for many years. She is a very reliable and responsible person who gets the job done in a professional manner. She is very prompt and her response time is quick. Being sensitive to your personal needs is what I like most! Kris is friendly, outgoing and you will be very satisfied working together with her!"

— Elizabeth



SOLD

Representing the Buyers

Livermore

This Livermore home welcomes my buyers, thrilled to call this house their own. This highly updated home with a modern design offers 4 BD and 3 BA with custom features throughout.



SOLD, Livermore



SOLD, Pleasanton



SOLD, Pleasanton



SOLD, Pleasanton



SOLD, Pleasanton



SOLD, Pleasanton



Serving the Tri-Valley area for over 42 years
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*I would enjoy advertising your home in my next ad.
Just call Kris.*

Kris Moxley

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