

Pleasanton Weekly

Back where
it all began

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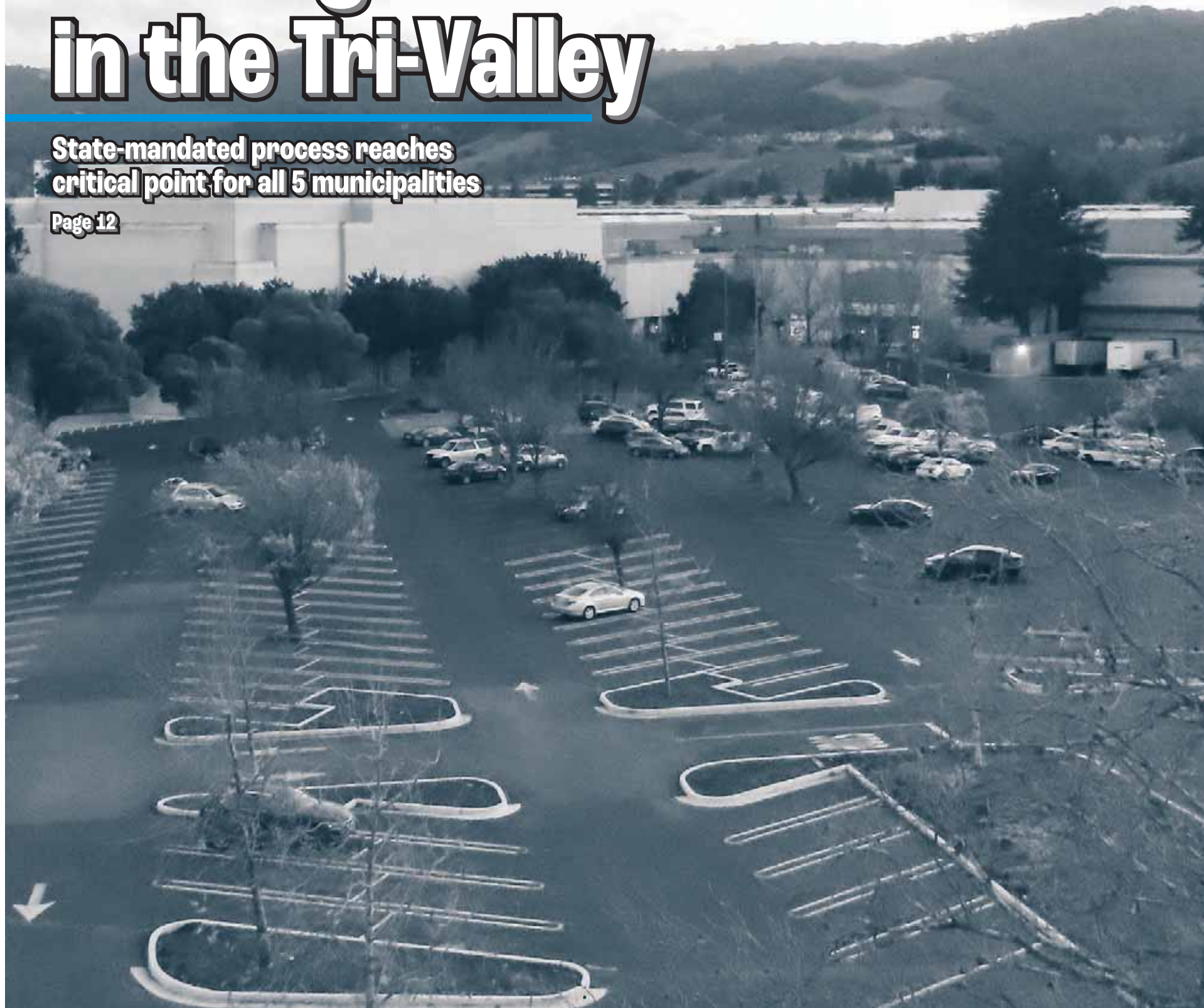
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AROUND THE VALLEY



BY GINA CHANNELL WILCOX

Growing list of illogical decisions

A plan decades in the making went poof at the whim of Pleasanton City Council's majority, and the many people who enjoy Lions Wayside and Delucchi parks are mystified and miffed.

The master plan for the parks started 30 years ago, in 1993, according to Richard Larson, a Bay Area landscape architect who has been working on the project since the start. After many iterations, the City Council adopted the Lions Wayside and Delucchi Parks Master Plan in 2014.

Then there was a delicate dance with the regulatory agencies — the Army Corps of Engineers, California Department of Fish and Wildlife and the Regional Water Quality Control Board — that took years.

In December 2021, the city was “given the go ahead” from the regulatory agencies on a concept plan that moved and rerouted Kottinger Creek. In April 2022, the council asked for public feedback concerning the changes in the design that had been made to appease the agencies. Hundreds of people voiced support for the plan and gave suggestions at three outreach events and through a survey.

At the Feb. 7 council meeting, Larson and Matt Gruber, a landscape architect with the city, presented a concept plan that had the blessing of the regulatory agencies and reflected the features the public most wanted. They asked that the plan be adopted and the project prioritized.

Instead, the council majority of Mayor Karla Brown and councilmembers Valerie Arkin, Jeff Nibert and Julie Testa voted to dump the plan and “embrace” the park as it is, citing the cost.

But it wasn't even a solid estimate because an actual estimate couldn't be calculated until the plan was adopted. It was more of a guess.

Chuck Deckert, a Parks and Recreation commissioner but expressing his personal views, said he was “deeply disappointed” with the council's decision.

“I was excited after years of rework to satisfy all the regulatory agency requirements to see how the Wayside and Delucchi conceptual redesign could become the crown jewel of Pleasanton,” Deckert said.

“It would have resulted in an expanded lawn area that would draw all elements of our community for multiple cultural activities in addition to our beloved Friday Concerts in the Park.”

The council could have asked for modifications to the plan to lower the costs. This is what the council did for the skate park project, which Testa really wants and will benefit a very small number of people.

I'm not convinced cost was the motivation to nix the plan.

Spending money was not a problem in June, when the council majority of Brown, Arkin and Testa voted to move \$2 million out of the city's rainy day fund and put it toward fully funding the \$4.8 million necessary to reopen Century House. While a part of Pleasanton's history, Century House will serve only a handful of people. Lions Wayside and Delucchi parks benefit hundreds, if not thousands, weekly.

According to Gruber, the majority of the park neighbors on First and Second streets liked the general design but had questions and concerns about things that could potentially impact them such as traffic, parking, safety, orientation of the bandstand, rerouting the creek and the like.

But Gruber added he spoke to some neighbors who were opposed to the change, expressing they preferred the parks to remain as they are.

I can't help but wonder if this decision was influenced by FOMs — friends of the majority.

For example, Christine Bourg, who thanked the council during public comment at an August meeting for funding the Century House project, lives on Second Street.

Matthew Gaidos, also a nearby homeowner, was recently appointed to the city's Planning Commission by Brown.

This is not the first time the council majority has done something most of us find illogical: not choosing the best election district map; taking \$2 million from the rainy day fund for a project that benefits a couple dozen people at most; lowering the density on the school district site in the Housing Element.

We can add this one to the growing list. ■

About the Cover

The Stoneridge Shopping Center is one of the largest sites earmarked for residential and commercial use in Pleasanton's 2023-31 Housing Element. Photo by Christian Trujano. Cover design by Paul Llewellyn.

Vol. XXIV, Number 6

NEW LISTINGS



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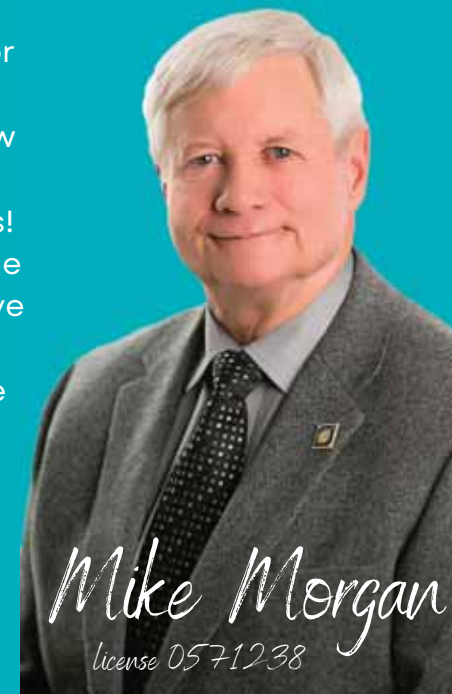
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What have you been meaning to do that you just can't seem to get around to doing?



Michelle Alvarez, with Sarah
Cosmetologist

I've been wanting to buy an electric car for quite some time. But there are so many different choices available now that it's just overwhelming to me. So as much as I want an electric car, I can't seem to get around to seriously looking into it. If anyone has any suggestions or advice for me, I'm all ears.



Jose Baez
Home inspector

I have an entire drawer of socks that I need to pair up, but I can just never seem to find the time. I'm always rushing in the morning, so I just grab two socks to put on, even if they don't match. I figure no one is really paying much attention to what's going on down there, and as long as the socks are clean, I'm OK.



Soledad Manresa
Sales

I need to buy a wedding present for a friend's daughter, who I barely even know because she lives on the East Coast. And I'm not even able to go to the wedding. So I view buying the gift as an obligation, just like she'll consider writing a thank-you note to me as an obligation. I kind of wish I were not expected to send a gift. But of course I am, so eventually, I'll get around to it.



Bud Leitner
Engineer

I received a bill in the mail from my dermatologist's office, and it appears my insurance didn't go through properly, so I was charged the full amount. I know I have to call the doctor's office to get it straightened out, but it's always such a hassle and nuisance to do that. So I keep putting it at the bottom of my to-do list and just never can seem to get around to taking care of it.



Clarice Pelton
Retired

I've been meaning to replace the light fixture above our kitchen table. The one we have is so ugly and dated. It was there when we first moved into our house over 25 years ago. I've wanted to replace it ever since then but it just has never been a priority. With any luck, I'll get to it this year.

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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A message from our Publisher, Gina Channell Wilcox



Gina Channell Wilcox
PRESIDENT AND PUBLISHER

I'm Gina Channell Wilcox and I've been with Embarcadero Media Group since 2006, when I was hired as the president and publisher of the East Bay Division. At that time, the division reported on only Pleasanton and Danville. Now, with a smaller staff, we cover Tri-Valley communities of Pleasanton, Livermore, Dublin, San Ramon and Danville.

While I wear many hats in my position, I'm a journalist at heart. My passion is connecting people to their community and each other, providing useful information and being a catalyst for change.

My colleagues and I are committed to reporting the truth, like when false accusations were lodged against a group of cheerleaders and we set the record straight.

We try to explain complex ideas that affect residents, such as why city councils have to plan for more housing even though there is a water crisis and crowded schools and streets.

We shine light on those who use wealth, manipulation and deception for years to thwart plans for a downtown that is supported by almost all residents.

But we also tell stories of compassion and inspiration, like the family that went to Ukraine to help in the first days of the war or the tale of Danville resident Joe Alvarez, a World War II and Korean War veteran who survived his ship being bombed twice. At 98 years old, Joe still dances with his girlfriend and enjoys a beer (or two) while bowling with his friends. Now that's an inspiration!

Our staff may have decreased over the years but our dedication to journalism has increased exponentially, as has the number of people we reach.

We understand how critical it is for residents of the Tri-Valley to get factual and unbiased news about our cities, schools and communities at large. In turn, our small but mighty staff depends on readers to help us continue our important work. Please consider Supporting Local Journalism.

DIGEST

Chef on 'Chopped'

Kim Gamble, chef and owner of Livermore-based Lanna Thai, is set to make her second Food Network appearance in an episode of "Chopped" scheduled to air next week.

Avid viewers of the channel may recognize Gamble from an episode of "Beat Bobby Flay" that aired in early 2022, but this time around she'll be facing a spicy food challenge on a different show.

Gamble, who grew up in Livermore, was raised around the restaurant business with her mother, whom she credits with teaching her how to cook. Her "Chopped" episode is set to air on Tuesday (March 7) at 8 p.m. on the Food Network.

PPD public meeting

The Pleasanton Police Department is holding a community meeting to discuss and answer questions from the public about its military use equipment report next Wednesday (March 8) from 5:30-6:30 p.m. in the City Council Chambers at 200 Old Bernal Ave.

The public reporting comes in the wake of a new state law that kicked in last year to require police departments to maintain an ongoing list of equipment it uses that has been defined as military equipment.

The PPD report, which acknowledges that the department "utilizes various types of military equipment to protect life, prevent crime and enhance the quality of life for all our community members", is accessible via <http://ow.ly/hzxh50N1ofz>.

680 work off again

For the second week in a row, forecasts of inclement weather has led Caltrans to postpone the final weekend-long closure of a three-weekend project on northbound Interstate 680 between Sunol and Pleasanton.

After completing the initial two shutdowns on Feb. 10-13 and Presidents Day weekend on the southern end of the work area, Caltrans has been unable to finish the final stage between Sunol Boulevard and Bernal Avenue in Pleasanton because of anticipated rain.

The agency is hoping the third time will be the charm, with the work rescheduled from next Friday (March 10) at 10 p.m. through the following Monday (March 13) at 5 a.m., weather permitting. All northbound lanes will be closed through the work area for major repaving; detours will be in place. The southbound side of the freeway will remain fully open. To learn more, visit www.680paving.com. ■

Pleasanton council provides staff feedback on water supply alternatives list

First quarterly update lays groundwork for helping officials choose best option for city

By CHRISTIAN TRUJANO

The Pleasanton City Council received an update from staff last week on the different water supply alternatives to address the contaminated water inside city-operated wells.

Council members were asked to weigh in and provide input on the different alternatives, none of which have been ruled out as the update was only the first out of a three-stage process before staff come up with a final

recommendation on which alternative would be best for the city.

"We always must think about the health and safety of our residents," Mayor Karla Brown said at the Feb. 21 meeting. "We need clean, safe water going into the homes of our residents and that's our responsibility."

In 2019, the city had shut down one of its three city-maintained wells after discovering PFAS, technically known as per- and poly-fluoroalkyl substances. Staff then

found the long-lasting chemicals in the other two groundwater supply facilities, resulting in staff having to shut down the other two wells last year.

These wells supply approximately 20% of the city's annual water supply, with the remaining annual water supply being purchased from the Zone 7 Water Agency.

In order to address the widely used chemicals, which break down very slowly over time, staff

had previously recommended approving a PFAS treatment and wells rehabilitation project. The scope of work for the project was to treat and rehabilitate wells 5, 6 and 8 in Pleasanton and to create a new centralized treatment facility for PFAS treatment, disinfection and fluoridation.

But on Sept. 6, the City Council pushed pause on the project and asked staff to evaluate other

See **WATER** on Page 6



COURTESY CITY OF PLEASANTON

A digital rendering of the proposed 360-unit apartment project to be developed at the Stoneridge Shopping Center.

Commission OKs apartments at Stoneridge Shopping Center

360-unit project now goes to City Council

By CHRISTIAN TRUJANO

Pleasanton residents could possibly see a new 5-1/2-story, mixed-use apartment complex on the northeast corner of the Stoneridge Shopping Center after the city's Planning Commission signed off on the development's final design plans last week.

The complex would consist of 360 apartment units and would total approximately 618,370 square feet in size and 65 feet in height. Even though the project exceeds the number of stories that is allowed in Pleasanton's housing design standards and guidelines, an exception was requested pursuant to state housing density bonus law, which the Planning Commission approved during its Feb. 22 meeting.

The project would be built across 6 acres located between the mall, the new 10x Genomics

campus project to the south across Stoneridge Mall Road and offices to the east across Stoneridge Mall Road.

The project is not a part of Pleasanton's current sixth Housing Element cycle — which is still being reviewed by the state — as the project actually dates back to January 2012.

Back then, the Pleasanton City Council approved the rezoning of nine sites throughout the city for high-density multifamily development in order to meet its 2015-2023 Regional Housing Needs Allocation.

"The city did complete an environmental impact review that analyzed the impacts of this residential development and all the other development contemplated as part of the 2012 housing element update," community development director Ellen Clark said

during the Feb. 22 commission meeting.

"Since then, we've completed additional environmental review for this project specifically, but that also takes into account other background development as part of the six cycle, the current Housing Element, as well," Clark said. "So comprehensively, the city has looked incrementally at those impacts and taken account of all of the developments projected overall ... including with respect to water impacts, public services and traffic concerns."

Since then it has gone to the Planning Commission three times — twice in 2019 and again in 2020 before coming back last March with a final design plan — originally, the project was going to build close to 500 units at the site

See **STONERIDGE** on Page 11

Work begins on Chabad renovations

Long-planned project delayed by fire, pandemic

By DEBORAH GROSSMAN

The first phase of renovations at the Chabad of the Tri-Valley building on Hopyard Road and South Valley Trails is now underway.

According to co-founder Rabbi Raleigh Resnick, the renovation project started on Feb. 13 and will continue for a year to 18 months.

"We look forward to presenting an aesthetically pleasing, safe and secure center for our active community," Resnick said.

The initial phase targets the exterior of the building. The new facade and landscaping changes will occur over several months. Interior upgrades and infrastructure enhancements will complete the project estimated to cost \$2 million.

The most noticeable change to the building will be the modern facade and new roof. The entrance and ADA access will be revamped. Infrastructure enhancements include a new fire suppression and sprinkler system and upgraded security protocols for the building and grounds.

In the large side yard, a "Garden of Israel" will be planted. Notable plants include pomegranate and olive trees, date palms and vineyards, which are common in Israel. In addition to vegetable beds, there will also be a new children's playground for the preschool that will open when the renovations are complete.

Rabbi Resnick and his wife, Chabad of the Tri-Valley co-founder Fruma Resnick, arrived in Pleasanton in 2005 and offered religious services,

See **CHABAD** on Page 9

Property owners rally to end county's eviction moratorium

Pandemic restrictions on track to end in 60 days; can't be any sooner due to Brown Act

About 100 people chanted in the rain Tuesday morning to demand an end to Alameda County's residential eviction moratorium, which the Board of Supervisors may shutter in two months or let expire.

The moratorium under current county law will expire 60 days after the end of the local COVID-19 health emergency, which occurred on Tuesday, county officials said.

If the board tried to end the moratorium sooner, it wouldn't be able to because of the Brown Act and other rules.

The moratorium applies to both cities and unincorporated areas in the county. But if a city's moratorium is more restrictive, then the more restrictive provisions apply to that city. Also, if a city's law is stronger for tenants than for homeowners, the county's provisions for homeowners apply.

Jinyu Wu, a San Leandro property owner, started a hunger

strike in protest Sunday morning in front of the Alameda County Administration Building where the Board of Supervisors meet.

Wu, an immigrant who came to America in 2016, contends he is owed more than \$120,000 in unpaid rent. He said he was feeling better inside the supervisors chambers Tuesday afternoon — he said outside was too cold.

"I have two requests," said Wu in somewhat broken English when asked what he wanted the board to do Tuesday. "One, end the eviction moratorium immediately. Two, compensate many small housing providers impacted by eviction moratorium."

He wants the county to reimburse property owners for their losses and he blames the elected officials rather than tenants for the problem. He wouldn't say more than the brief comments he made, but others had plenty to say.

"It's not fair for small housing

providers," said Jennifer Liu, president of the Business and Housing Network, a nonprofit that represents small property owners and advocates for property rights and housing friendly policies.

She said California's COVID emergency ends Tuesday.

"Why should the eviction moratorium continue?" Liu said.

She agrees vulnerable and low-income residents should be protected, but also believes the government should consider others who need help, too.

Wu tried to go to court to get help, and his case was deferred 18 times because of the moratorium, Liu said. He does not have a stable income and survives now by doing odd jobs as a laborer on a friend's construction projects, she said.

"With the lack of income, his family is suffering," Liu said.

Wu also applied for federal rent relief and was not approved, she said. She doesn't know why.



KEITH BURBANK/BCN

Property owners and supporters rallied Tuesday in front of the Alameda County Administration Building in Oakland to demand an end to the residential eviction moratorium.

"Why do they think that the rental income doesn't matter to small property owners?" she said. "I'm wondering if the staff or government officials would waive their salary for three years?"

"I firmly believe our eviction moratorium was an overreach,"

Board of Supervisors President Nate Miley told his colleagues and the people listening to the meeting. He felt the moratorium should have been more restrictive.

"I'm a strong believer in property rights," he said. ■

—Keith Burbank, Bay City News

WATER

Continued from Page 5

alternatives due to a \$46 million price tag on the original project.

For the time being, staff reiterated that 100% of the city's water will be purchased through Zone 7 while these alternatives that were presented to the council will focus on long-term solutions to the contaminated groundwater.

A Water Ad Hoc Subcommittee, made up of Mayor Brown and Councilmember Jeff Nibert, has been meeting every month since last October with consultant agency Brown and Caldwell, an engineering and construction firm focused on water and environmental sectors, to provide feedback and direction.

Last week's meeting was the first quarterly update where staff and representatives from Brown and Caldwell presented data they collected from the city and from the Zone 7's groundwater model to

develop the list of water supply alternatives.

Some of the alternatives on the list include modified treatment only for Well 8; building a new well on the west part of the city outside of PFAS plume; having Zone 7 pump from the existing wells or purchasing 100% of the city's water from the agency; constructing a joint, regional treatment facility with Zone 7; or local alternative supplies such as desalination.

Most of the feedback from the council was based on a lot of hypothetical scenarios as again, it was still early in the overall process of identifying different alternatives.

"We don't want to toss away any alternative at this stage," Nibert said. "We're very early in the stage. The logical progression of activities at this stage is more like a brainstorming activity or was like a brainstorming activity."

However, some of the main points brought up by councilmembers were on combining different

alternatives, taking into account future housing development when talking about the groundwater supply and long-term solutions for using less water overall.

"Please consider the growth factor with primarily the residential growth that will happen in the future," Councilmember Valerie Arkin said. "We want to make sure we're going to be able to address that in the future."

Daniel Repp, managing director of utility and environmental services for the city, said that those planning efforts are already underway.

"We just finished getting information from our planning department on the final future conditions," Repp said. "We're modeling that right now to understand what kind of demand that will put on our systems. We work with Zone 7 on that analysis again, because they need to know what to get because they're the regional water supplier. "This project is only looking at the 3,500 (acre) feet," Repp added. "Whatever future demands, layers on top of that."

Some of the water-saving efforts that Arkin also wanted to highlight as things to work on include recycled water lines that are located throughout the city, which supply recycled water to areas like Ken Mercer Sports Park and lawn conversion rebate programs where the city pays residents to convert their lawns from grass to eco-friendly lawns that use less water.

"People still do like the grass and there's still a lot of grass out there so I think we need to continue looking at that as well as the recycled purple pipe," Arkin said. "Those are a few things there that I think are definitely things we still need to

continually look at."

Vice Mayor Jack Balch took it a step further in saying that staff should look into the turf throughout the city, nonfunctional medians and future roadways or rehabilitating existing ones.

"The reality is climate change is real and we probably are going to need to look more like a Palm Springs type of look slightly in our medians, rather than a one foot wide strip that we try to maintain at extensive costs," Balch said. "So I think we just need to continue to think long term and it sounds like we are."

One point Repp emphasized was that the PFAS treatment and well rehab project will still be considered as a baseline alternative that the other options will be evaluated against.

Staff also presented a set of evaluation criteria that will be used to determine what alternative would be best to replace the 3,500 acre-feet of groundwater supply that the city has relied on in the past.

According to Katie Ruby, water resources engineer at Brown and Caldwell, the criteria will be used to score various water supply alternatives and analyze trade offs that help with prioritization and alternatives selection.

"We want to confirm the criteria before we have particular alternatives in mind because we don't want to bias the result by predetermining what we think the outcome should be," Ruby said.

She said that the criteria is being framed around benefits to the city, with cost considered separately as a constraint and that once the alternatives are further developed, they will apply the weighted criteria to

evaluate and prioritize alternatives.

While staff are not at the stage where they rule anything out, there was some general consensus between Councilmember Julie Testa and Mayor Brown on blending and diluting the water to achieve low levels of contaminated water.

"Blending is just saying a little bit of poison isn't as bad as a lot of poison. Well, they're both bad poison," Brown said. "While the maximum contamination limits have been discovered and are being finalized by our legislators, it's not a trustable water source. It's really not a good option."

Testa mentioned that her favorite option as of now is the modified treatment for Well 8.

Nibert also mentioned that while he didn't have a particular favorite, his least favorite option was desalination, which is a process that takes away mineral components from saline water.

"It's obvious that some of these items, for example, desalination, are very expensive," Nibert said. "We know that and it will fall out just as was mentioned at a later stage in the process. But we need to follow the process."

"It would not surprise me that the ultimate recommendation or several recommendations end up being a combination of all of perhaps all of these items," Nibert added.

Following last week's update, staff will begin the next steps which was set to include an initial screening of the alternatives at this week's Water Ad Hoc Subcommittee meeting, development of cost estimates and evaluating of the shortlisted alternatives based on multiple evaluation criteria. ■



CHUCK DECKERT

A look inside city operations building for Wells 5 and 6 in Pleasanton.



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Livermore outlets welcoming new stores, restaurants

Psycho Bunny, Popeyes among offerings coming this spring

By CIERRA BAILEY

New dining and shopping experiences are heading to the San Francisco Premium Outlets in Livermore in the coming months, according to a statement from the shopping center.

Suki Hana, Wok A Holic and Popeyes are bringing new food options this spring to the outlet mall located on the west edge of the city.

Known for its Louisiana-inspired menu and fried chicken, the Popeyes fast-food chain will be opening in the food court at the outlets in April. In the same month, Suki Hana will bring in its Japanese cuisine while Wok A Holic will offer a variety of Chinese style food dishes.

The San Francisco Premium Outlets — owned and operated by Simon Property Group, Inc. — will also welcome menswear retailer Psycho Bunny to its directory of more than 180 stores.

"Psycho Bunny has evolved into a menswear staple since it first debuted in New York in 2005. Psycho Bunny is about contradictions; it is mischievous, yet refined; timeless, yet contemporary and all about self-expression," according to the store's



CONTRIBUTED PHOTO

San Francisco Premium Outlets in Livermore.

description. The new location at the outlets is set to open on May 1.

Another new retailer, OAK + FORT, has already opened its doors to shoppers, as of Jan. 27. The women-founded Canadian brand offers "sustainable, accessible luxury fashion for women and men who seek everyday essentials with a modern minimalist approach," according to its description on the outlets website.

Following the announcement of

the expanded offerings, Dee Gill — director of marketing for the outlets — said that leasing activity "remains strong" at the vast complex in 2023.

"We continue to see demand for space from new and exciting national retailers. People love to touch, feel and try on products before they buy them and our new retailers provide locals and visitors alike a wider selection of recognizable and 'new-to-me' brands to experience," Gill said. ■

Snow falls in Tri-Valley

Social media photos, videos depict rare weather event

By CIERRA BAILEY

Some Tri-Valley residents and commuters were met last Friday morning with a weather phenomenon not often experienced in the region: snow.

Although the National Weather Service issued a freeze warning earlier in the week and advised that rain and snow showers were expected, the amount of snow at lower elevations came as a surprise to many, including motorists traveling into the Tri-Valley who found themselves stuck on hilly county roads during their early-morning commute and needing assistance

from the Alameda County Fire Department.

"This morning at 5:30 AM, Engine 20 responded to Patterson Pass Road also known as 'Top of the World' in Livermore assisting over 100 Cars that stopped on the roadway due to the weather conditions and snow," the county fire department tweeted Friday morning along with photos and videos of the rare scene.

California Highway Patrol officers were also out on Patterson Pass Road early Friday morning and issued a warning on social media to avoid the area due to the weather.

"Let this be a good reminder that road weather/road conditions are constantly changing and always plan ahead!," the agency wrote in a tweet.

At Mount Diablo State Park, the paved roads were currently closed due to snow at low elevations, trees across roads and trees on power lines.

While the snow created an inconvenience for a number of people, others welcomed the blankets of white flakes that covered fields, hilltops and peaks surrounding the region.

Residents who live at higher altitudes — like up Mines Road in Livermore — woke up to a winter wonderland outside their windows and took to social media to share their front yard views. A layer of white was also visible from various directions on top of the Pleasanton Ridge. ■



CHUCK DECKERT

A view of a snow-capped Pleasanton Ridge looking west from downtown.

LVJUSD awarded \$5.7M grant to support student mental health

District to use funds to establish elementary school counseling program

By CIERRA BAILEY

The Livermore Valley Joint Unified School District was recently named a recipient of a five-year, \$5.7 million federal grant to support mental health and student wellness.

The School Based Mental Health (SBMH) Grant from the U.S. Department of Education will aid in the development of an elementary school counseling program that aims to increase elementary students' access to tiered counseling services and resources, according to a statement from the district.

"The continued impacts of the pandemic along with other challenges that our students face today, has made the need for mental health support continue to grow, not decline. This grant affords us the opportunity to provide some of that growth and we are excited about that," Superintendent Chris Van Schaack said.

District officials said the majority of the grant will be used to fund the expansion of LVJUSD's mental health workforce. Over the course of five years, a full-time counselor will be phased into each of the district's nine elementary schools; a half-time counselor will be added at both Joe Michell and Junction TK-8 schools

— both of which currently retain a full-time counselor to support middle school students — and two elementary school social workers will be hired to address needs throughout the district.

In addition to the staffing additions, grant funds will also be used to implement a research-based social emotional development curriculum vetted by the California Department of Education.

"Research shows that students who learn and practice skills such as self-awareness, self-management and relationship building perform better academically," said Liisa Hanninen-Danner, LVJUSD's wellness coordinator and SBMH project director.

"Other areas related to school success such as behavior and school climate improve as well. When we have the resources to develop those skills for students from an early age and concurrently provide additional interventions for those that need it, we are creating a system of support designed to meet the needs of each and every student. It's a game changer," she added.

LVJUSD applied for the grant in November of 2022 and awards were announced last month.

District officials said one of the

driving forces behind pursuing this grant was feedback from caregivers, teachers and staff gathered from the district's recent Local Control Accountability Plan surveys which identified additional counseling support at the elementary level as an important need.

Through SBMH, the Department of Education is investing more than \$141 million to 103 states and school districts to increase the number of qualified mental health services providers delivering school-based mental health services to students, federal officials said in a statement.

Funding for the grant is provided by the Bipartisan Safer Communities Act.

"This grant provides an opportunity to expand our mental health staff with highly-qualified, diverse candidates who are reflective of our community," said Amy Robbins, LVJUSD's executive director of human resources. "Our District will play a role in collaborating with local universities to create an ongoing pipeline of qualified candidates, while also providing scholarship opportunities for current employees to respecialize and train to become school mental health staff," she added.

While the coronavirus pandemic



Sunset Elementary students practicing emotional regulation breathing in Kid Connection, a program providing social-emotional and behavioral student support at LVJUSD elementary and TK-8 schools.

exacerbated mental health challenges for all age groups, student wellness has been a longstanding issue nationwide.

"Even before the pandemic, the wellbeing of many students was unmet due to insufficient access to high-quality mental health care,"

federal officials said.

"For years, schools have struggled to meet the recommended ratios for school-based mental health professionals, and this is especially true in schools with more underserved

See **MENTAL HEALTH** on Page 11

CHABAD

Continued from Page 5

classes and activities in their first home. After holding programs in two other homes and sponsoring holidays and major events in rental properties, they purchased the former Pleasanton Masonic Lodge in 2017.

With approval of the conditional use permit for renovations in April 2019, architects were hired to create the design and plans. A setback occurred that August when a fire of unknown origin ripped through the exterior of the building and roof facing Hopyard Road. Then the COVID-19 pandemic also delayed the project.

While the exterior work is in process, religious services, programs and educational classes will continue at the center. An ongoing capital campaign seeks to raise \$2 million to complete the interior renovations.

The footprint of the building

remains the same, but several interior changes are planned. Kitchen facilities and classrooms for the weekly Hebrew school, summer camp and planned preschool will be upgraded. Space for the site library and hosting of resources for the East Bay Holocaust Education Center will be enlarged, and a small Judaica store is planned. Previously unavailable in the Tri-Valley, a mikvah, or traditional ritual bath area, will be established.

The main synagogue sanctuary will continue to hold weekly and holiday religious, special events, women's programs, adult education, young children and teen activities.

Pleased to see work in process, Rabbi Resnick said, "This is the fruition of years of planning and devotion of time and resources by our community to have a beautiful facility for Jewish life and learning."

To learn more, visit www.jewish-trivalley.com. ■



CHABAD

Rendering shows design concept for renovated Chabad Center for Jewish Life on Hopyard Road in Pleasanton.



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One for the books: Loud turnout as SRVUSD board discusses text acquisition and complaint policies

Informational session draws dozens of public comments over more than two hours

By JEANITA LYMAN

The San Ramon Valley school board's meeting last week extended late into the night, with a presentation and public hearing on the district's book acquisition guidelines and complaint processes drawing a large audience and vocal speakers from a range of perspectives.

Parents, teachers, students and other residents made up the approximately 30 public comments throughout the evening on Feb. 21, following a presentation from district staff on existing guidelines and complaint processes surrounding library books and class materials and discussion amongst district officials.

"We have had some questions on every side of this particular discussion," San Ramon Valley Unified School District Superintendent John Malloy said. "We have an existing process that ... we'll share again tonight. And it is important that staff actually implements the process that you approve."

As Malloy noted, despite the crowd gathered for the night's discussion, the agenda item on the table at the end of that night's meeting was informational only, with no associated actions or recommendations for board members to vote on at the time.

"If for any reason you want something changed about the process, this is not an action item tonight; that would go to the next meeting where you could give us direction regarding what might need to be changed," Malloy said.

But although changes to school board policies across the country resulting in the removal of certain controversial materials from school libraries and curriculum have been characterized by some critics as a "book banning" trend, Malloy said that any efforts to increase compliance with existing SRVUSD policy on books and

materials available to students — or to make those policies more restrictive — was a much more nuanced affair locally than the national trend.

"I think we're using pretty explosive words that, as educators, we're not going to use," Malloy said later in the night's discussion, following a question from first-year Trustee Jesse vanZee on what would constitute a "ban" vs "censorship" of library materials.

"Our public and community can use it — anyone can use it — but from an educator point of view, it's not about banning or not," Malloy continued. "It's about access. It's about age appropriate(ness) and it's about the diversity of our community being reflected in the diversity of our resources."

"If there's any aspect of that that you believe needs to be changed obviously we have meetings like these but we don't talk as educators about banning or not. And I'm only saying that because those are terms that don't flow from who we are and what we're about," the superintendent added.

vanZee said he agreed with Malloy's point, adding it should go "both ways" in addressing the concerns of critics.

"I 100% agree with that, and I also want to make sure that that goes back the other way, that parents that have considerations about books, that we also apply that same logic and we do not call them book banners or censors because I think that it's inflammatory both ways," vanZee said. "So from a civility standpoint I think we can agree on that."

Civility and tolerance were also themes of Malloy's contributions that night, with the hearing coming in the wake of a story — unsubstantiated by evidence from the district — of a local student allegedly failing an assignment due to not reading the 2019 graphic novel "Gender Queer" by

author Maia Kobabe.

"If there is something assigned that someone feels is completely inappropriate, where it emerged at one point recently that happened and we could never find any evidence of it, because it wouldn't be OK, and we would engage to change that practice," Malloy said. "That is part of our commitment."

The book has come under scrutiny in school districts across the nation, with critics calling it "pornography" that should be restricted from school libraries for its blunt illustrations of some explicit sex acts as the story documents a semi-autobiographical coming of age saga for the author, who identified as asexual and non-binary as an adult.

"One would hope that those who are screening and recommending instructional material would reflect healthy uplifting values, but sadly this is not the case," Linda Hurley, a trustee at the neighboring Sunol Glen Unified School District, said in a public comment at the SRVUSD board meeting.

"Providing graphic pictures and instructions on how to have anal sex is plain and simple pornography," Hurley continued.

In addition to critiquing recently released LGBTQIA literature on school library shelves, a number of the public speakers also decried what they characterized as a shift in focus from educational pillars such as the "three Rs" and called for a renewed focus on basic subjects.

"What is the primary job of the district high schools? I submit that it is to teach the boys and girls basic skills in reading, writing, mathematics, geography and other skills that they will need to compete in today's world," Danville resident Terry Thompson said in a public comment. "I submit to you that one of the responsibilities

of the district high schools is not to introduce the boys and girls to pornography, rather it is to protect them from pornography."

"I do not want children to be exposed to hetero- or homosexual sexuality," Lisa Disbrow added in a public comment. "It is like fentanyl or cocaine. It is wrong for the child's brain and emotions."

But despite the calls for civility and the forum for a wide range of views on appropriate school materials and actions from school officials, the issues brought up by the books in question that night weren't as simple as prohibiting pornography from school libraries, given the legal definition of the term and its limitations, which were discussed by attorney Namita Brown in response to questions from trustees.

"Under federal case law, actual depiction of children is pornography — not fiction, not fiction writing, not drawings — that doesn't automatically rise up to the level of pornographic materials," Brown said. "That is not my deduction, that is case law."

She also pointed to the difficult legal terrain of the term "obscenity" based on existing precedent and practice.

"Obscenity is not as simple as not agreeing with a particular image or not agreeing with a particular depiction of scene — it has to be throughout," Brown said. "So it is a very, very detailed area of the law. It is extremely driven by facts of the book that you are considering."

Not everyone was as patient with the topic and tone of the night's discussion as Malloy said he and his cabinet were, or as sympathetic to the rumored scandal over "Gender Queer" that was in the background that evening.

"I've heard some parents ... say 'we want to expose our kids to this, we just want to be the ones to do

it," said Monte Vista student Aydin Yelkovan in a public comment. "Well, how do you think that you are better equipped to do that than someone who's a trained professional? And why are you so scared of your kid being exposed to the real world? You say, 'Oh the kids aren't prepared for this', but guess what, you're not preparing them for adulthood by not letting them be exposed to that. So it just makes no sense."

"And to the person who said 'anal sex is like fentanyl' or whatever they said — I've lost people to fentanyl," Yelkovan continued, in response to Disbrow's comment. "I haven't lost anyone to having sex."

Bob Allen, an openly gay statistics teacher at California High School, voiced frustrations about the context of that night's meeting, and raised concerns about what he saw as a slippery path for the district.

"This entire tempest in a teapot was started on false pretenses," Allen said. "There's no evidence that the student or parent exists."

Allen added that the charge of "inappropriateness" of literature for students could just as easily be made toward classics within the canon for centuries, including in the works of literary pillars such as Shakespeare.

"Do not let this take a foothold in this district," Allen said. "That's why a lot of us are here today. They can object to whatever they want — that's fine. They don't have to check the book out, and trustees, do not let this become a foothold."

Malloy ended his comments that night by outlining the next steps for trustees who would like to see the district's book acquisition and complaint policies amended, which would consist of adding the item to a meeting agenda for a vote by the board. The next regular board meeting is scheduled for March 14 at 6 p.m. ■

Ride through Niles Canyon on vintage trains

Nonprofit running weekend trips

By JEREMY WALSH

Niles Canyon Railway will soon be restarting its weekend outings of rides on classic and restored steam- and diesel-powered trains.

The program, which begins next weekend, will offer two roundtrips each day departing from the Sunol station only, with both open and enclosed cars available.

"We are thrilled to be back for 2023 and offer a new set of special rides starting with the second and third weekends of each month from March through October. Come for a relaxing ride through scenic

Niles Canyon," said officials with Pacific Locomotive Association, Inc., the nonprofit that operates Niles Canyon Railway.

Each trip is one hour and 20 minutes and open to all ages, with tickets available online now. For the two weekends each in March and April, the diesel train will run on the Saturdays (beginning March 11) and the steam train will be on the Sundays (starting March 12). The Sunol station gift shop will be open as well.

Niles Canyon Railway at the end of the month will also be launching

the first trains of its field trip and education program of 2023.

Meanwhile, the association continues efforts to restore its Southern Pacific (SP) No. 1744 train, including a fundraising effort toward its project goal of \$125,000 that has generated close to \$30,000 to date.

"Our 2023 SP No. 1744 restoration work continues with our renewed focus on the 1744's boiler along with ongoing running gear work," officials said. "The new firebox is in place, and now we need nearly 1,400 staybolts to



NCRY

Niles Canyon Railway is offering weekend excursions on its trains starting March 11.

secure it to the boiler. Each custom-made staybolt costs between \$50 and \$130, which represents a significant outlay of funds."

For more information on all programs, including tickets for the weekend excursions, visit www.ncry.org. ■

Livermore school board approves teacher salary increase

Includes 6% raise made effective this week

BY CIERRA BAILEY

The compensation agreement between the Livermore teachers union and the school district was unanimously approved by the Board of Education last week.

District staff presented to the board a memorandum of understanding between the Livermore Education Association and the Livermore Valley Joint Unified School District at its Feb 21 regular meeting.

The approved agreement includes a 3% ongoing compensation increase for the 2022-23 school year, retroactive to July 1, 2022, which is in addition to the 4% previously negotiated and added to the 2022-23 salary schedule.

The salary schedule also includes

an additional 6% ongoing increase for the current school year effective this Wednesday.

For the 2023-24 school year, they will receive an additional 3% starting July 1 with contingency language that could add an increase greater than 3% if additional money is made available through either an increase in revenue or a decrease in expenses.

The union and the district initially reached the tentative agreement in early February after several weeks of back-and-forth negotiations. On Feb. 16, LEA announced that their members had ratified the agreement with 96.5% voting in favor, according to the district staff's report.

District staff said in its report that the approved change to the

salary schedule will impact the general fund by an additional estimated \$2.5 million for the 2022-23 school year, which accounts for the me-too clause for all other bargaining units and non-represented employees.

Before the new salary schedule, Livermore ranked 14 out of 19 nearby districts including the neighboring cities of Pleasanton, Dublin and San Ramon. The LEA leadership was concerned that without swift action to improve their compensation, Livermore would have a hard time attracting and retaining educators when the hiring season began.

Under the newly approved salary schedule, LEA leadership said that Livermore will rank sixth out of those 19 districts. ■

STONERIDGE

Continued from Page 5

before city staff proposed a mixed-use plan that brought the number of units down to the current 360.

"Staff believes the proposed site plan and positioning of the building are appropriate for the subject property," said Eric Luchini, senior planner for the city. "The applicant has included an adequate amount of usable open space and landscaped areas within the project, as well as areas for circulation and gathering that will improve the connectivity and functionality for that portion of the mall and make better use of an underutilized parking field."

The units would be "wrapped" around an internal five-level parking structure and residents would have access to two ground-level outdoor courtyard-style spaces, which include a mix of common use outdoor space and recreational uses and one common use roof-top deck area.

There is also a new parking structure that is being proposed along with the five-story building — the structure would consist of 473 surface and parking structure vehicle spaces. Seven of the spaces would be surface level and 466 spaces would be located within the parking structure.

During the Feb. 22 Planning Commission meeting, the five commissioners voted 4-1 to endorse the plans while also adding a request for staff to conduct an analysis comparison that will be presented to the commission and the City Council.

The analysis will look at the Stoneridge Mall Framework and newly adopted objective standards to understand the areas where the new 360-unit building may or may not comply with the framework standards.

The framework was developed back in August and finalized in January because of the size and various property owners within the

shopping center desire to completely redevelop the area. The council approved staff to work on an early-stage development plan, which led to the Stoneridge Mall Framework.

Planning Commissioner Ken Morgan was the lone dissenter, saying he wanted a comparative analysis to be presented to the City Council before the council members make the final decision on giving the project the green light to move forward with construction. His reasoning was based on the fact that the design standards that the project is basing its plans off of are from 2012 and might not be the same as the current ones that the City Council passed recently as part of the Stoneridge Mall Framework.

Clark said that the project application was submitted last spring, which was way before the council adopted the new design standards in the mall redevelopment framework.

"What I'm asking is that we do an analysis to see where it does and doesn't comply with the new standards," Morgan said.

"Even though we can't mandate them, we can have a discussion with the applicant to understand whether

they would be willing to make any changes to make them consistent with the Stoneridge Mall Framework that we've just adopted, or to potentially change the framework, if needed, so that we don't run into a situation where a year from now we're looking to approve a new project but the way this one has been built is inconsistent with even being able to meet the framework for the mall," he added.

The applicant behind the project is Simon Property Group, which owns roughly 60% of the parcels at the shopping center.

But Clark told Morgan and the rest of the dais that broadly speaking, the project will not obstruct any current design standards.

"The framework is written in such a way that it's fairly high level and that's was done for a reason, because we have a lot more work to do," Clark said. "So I think the nature of the framework is one that would say that this project can be accommodated."

The project still needs to be approved by the City Council, which staff said will happen at a later council meeting. ■

MENTAL HEALTH

Continued from Page 9

students," they added. "Now, the mental health crisis facing students has reached a critical point with more than one in three high school students reported experiencing poor mental health during the height of the pandemic."

Prior to receiving this grant, LVJUSD has made other efforts to prioritize mental health over the years, including creation of wellness centers and the development of a mental health website as well as training staff, parents and students in Youth Mental Health First Aid and Teen Mental Health First Aid.

The city's Horizons Family Counseling program — a division within the police department — is also expanding its youth mental health services. At its Feb. 13 regular meeting, the City Council approved a resolution increasing the hours for the Horizons' family therapist to provide school-based counseling in

designated schools within LVJUSD.

The district and Horizons have worked together for more than two decades to provide mental health services to support students and their families.

Separate from the SBMH grant, LVJUSD has received \$90,000 from the Federal American Rescue Plan Act/Mental Health Student Services Act, which allows youth to access mental health services in locations that are easily accessible to students and their families — such as schools.

The district has also received \$30,000 from the Student Behavioral Health Incentive Program to support school-based counseling services. Horizons Family Counseling was chosen by LVJUSD as a sub-recipient of those grants to receive \$120,000 annually for the next two years to provide school-based counseling services for Livermore youth. Money from these other grants will go toward funding the additional hours added to the family therapist position. ■

Carol Deller Monahan

November 24, 1938 – January 30, 2023

On January 30, 2023, Carol Deller Monahan, age 84, beloved daughter, sister, wife, mother, and friend, a long-time member of the Pleasanton, California community, died peacefully in the loving presence of family in Valencia, Ca.

Carol, a woman of generous spirit, warmth, and admirable tenacity, was born and educated in Pittsburgh, PA. Throughout her life, she traveled the world and held a special fondness for her years spent as a young bride in Munich, Germany. She and her cherished husband, A. Joseph Monahan (1938-2007) raised their young children in Murrysville, PA, then moved the family to Pleasanton, Ca. in 1980. She tirelessly supported her children with their many sports and activities, joining PTAs, and volunteering to lead and organize any number of youth organizations. She was a dedicated member of the Pleasanton Chamber of Commerce and Soroptimists International. With an artful and keen eye, she ran her "Soft Petal" flower shop and helped families find their perfect homes as a real estate agent. In her retirement and facing the loss of her dearest husband, Joe, Carol moved to southern California to be near family. As a founding member of "The Frivolous Floosies" Red Hat Chapter in Valencia, Ca, she cultivated a new and lively chapter in her golden years, enjoying golf, swimming, organizing events, and calling the many community bingo games. Her grandchildren were mentored by a very admired and engaging Nana, who had a fantastic sense of humor. She passed content and at peace with her life, eager to reunite with departed loved ones and, as ever, curious to continue her travels into the Great Unknown.

Carol Deller Monahan, daughter of Joseph and Margaret (Neuhardt) Deller, of Pittsburgh, Pa, is survived by sons Michael Monahan and Joseph Monahan, daughter Lisa Aust and Son-in-Law Jacob Aust. Four grandchildren also survive her: Molly and Lily Monahan and Zane and Olivia Aust.

Carol Deller Monahan will be committed to rest alongside her beloved husband, A. Joseph Monahan at the Saint Augustine Cemetery in Pleasanton, Ca. on March 31, 2023. The family asks that in lieu of flowers or donations, please support your local florist by treating yourself or a special loved one to a fresh bouquet in honor of Carol's passion for sharing the beauty of flowers.



Verna Rose Kelsey-Jahn

August 13, 1942 – February 23, 2023

Verna Rose Smith married to Skip Kelsey and later Jerry Jahn passed on 2/23/2023. She was a loving person who loved the lord. She loved MG's and going on all the tours with the Sorry Safari club members. She was a Coca Cola association member and collector. Formerly worked for the Oakland Police Department for 25 years. She is survived by her 2 sisters, 2 stepdaughters, nieces and nephews and numerous friends that she enjoyed spending time with. The Celebration of Life will be held at a later date.

PAID OBITUARY

PAID OBITUARY



State-mandated process reaches critical point

By JEANITA LYMAN, CHRISTIAN TRUJANO AND NICOLE GONZALES

Following a race to the finish line to adopt their mandated Housing Element updates by the end of January, the five Tri-Valley municipalities are still awaiting review and approval of their plans for the current eight-year cycle by state officials.

Individual plans for accommodating the thousands of new housing units assigned to each Tri-Valley municipality as part of a statewide effort to address the affordable housing shortfall throughout California — and in the Bay Area in particular — continued to be classified as out of compliance by the state's Department of Housing and Community Development (HCD), whose staff have a 60-day review process for final drafts that were due Jan. 31.

That, however, does not include San Ramon as the city's officials recently announced that HCD certified their Housing Element, making San Ramon the first city in Contra Costa County to be certified.

Pleasanton, Dublin and Danville were still awaiting the completion of HCD's review of their recently adopted Housing Elements, as of press time Wednesday, versions submitted to state

officials this month that aimed to address compliance issues detailed by the HCD following review of their earlier drafts.

State officials had not yet received a final Housing Element from Livermore, as of press time Wednesday.

A city's Housing Element is a section of its general plan mandated to be updated on a recurring basis, particularly focused on policies and zoning plans to accommodate the city's assigned Regional Housing Needs Allocation (RHNA) counts for new residential units within designated affordability categories.

In addition to reviewing the final drafts submitted ahead of the deadline, HCD is tasked with assisting the Tri-Valley jurisdictions — and the 100-plus other municipalities across the state that do not have compliant new Housing Elements adopted yet — with technical support aimed at aiding them in bringing their plans into compliance.

Cities, towns and counties throughout California, including the Tri-Valley, face the prospect of increasingly severe penalties from the state for failure to comply with increasingly strict affordable housing laws out of Sacramento.

"They range from the 'builder's remedy' to loss of funding eligibility, and ultimately legal penalties including fines and potentially receivership," HCD spokesperson Alicia Murillo said.

The "builder's remedy" has been a hot topic in the current Housing Element cycle throughout the Tri-Valley, Bay Area and Southern California. It means that if a jurisdiction fails to adopt a compliant update by the statutory deadline — Jan. 31 for the Bay Area municipalities comprising the Association of Bay Area Governments (ABAG) — local governments could lose the authority to deny development proposals based on inconsistencies with their zoning and general plan requirements, if presented with a proposed development that meets state affordable housing rules.

While applications have been filed in Mountain View and Los Altos under "builder's remedy" protections, the Tri-Valley had yet to see developers look to leverage the option as of the end of February. With the 60-day review period for the revised drafts in Pleasanton, San Ramon and Danville underway, officials there said they were continuing to await either further direction or approval from the state.

At the center of the public discussions over individual local plans were efforts to meet each jurisdiction's RHNA requirements, with city officials being required to identify and potentially re-zone sites that could accommodate an assigned number of additional housing units in the eight-year cycle from 2023 to 2031.

However, as Tri-Valley officials and staff such as Pleasanton community development director Ellen Clark emphasized throughout the process, a city's Housing Element is just one part of the process of developing additional housing, with the actions of developers, buyers and investors being out of the local government's hands.

"It's important to note that the city itself has very little control over how much housing will be built, which is

largely dictated by the market — this makes it difficult to predict how close we might come to meeting the RHNA," Clark said. "Nonetheless, the city made a substantial effort in the Housing Element process to identify future sites for housing that are viable and of interest to developers in bringing projects forward during this eight-year Housing Element cycle and support progress towards meeting the RHNA."

In Pleasanton, Clark noted that additional local requirements under the city's inclusionary housing ordinance were also at play in the development of the Housing Element update currently under review by HCD.

"More broadly, the Housing Element aims to promote more overall affordability by encouraging more affordable unit types (e.g. smaller units, rental apartments, ADUs and other units "affordable by design") — it is a goal to see more of these types of units incorporated in projects of all types as they are built," Clark said.

This cycle's RHNA assignments and other state requirements weren't necessarily met with open arms. Pleasanton, along with its northern neighbors Dublin, San Ramon and Danville, made unsuccessful efforts to appeal their RHNA allotments from ABAG.

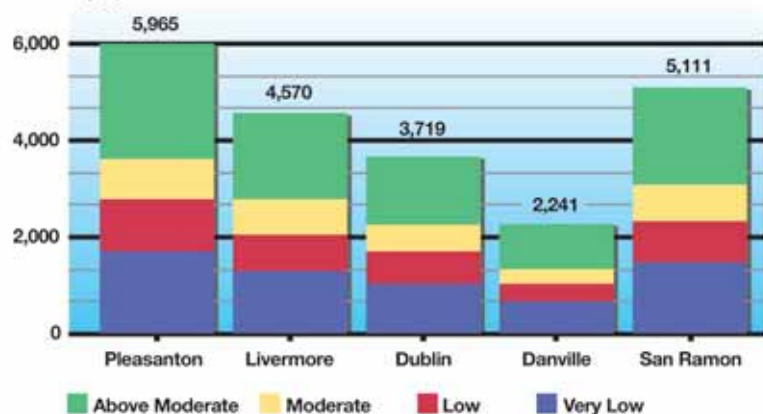
The city of Livermore didn't appeal because they expected the high number and had enough sites to provide the space.

Nonetheless, Clark emphasized that Pleasanton officials and staff were confident in the city's ability to accommodate the new housing required under the RHNA allotment, with the city already eyeing numerous projects that would help meet that goal and address affordable housing needs more broadly.

"The city had inquiries or was in conversation with interested developers for several of the sites in the Housing Element during the process," Clark said. "We do expect at least some applications to come forward now that the city has adopted the Housing Element."

2023 - 2031 Tri-Valley Regional Housing Needs Allocation (RHNA) by income level

RHNA defines the necessary the necessary amount of units assigned to a given city or county by the state of California



*According to the Association of Bay Area Governments Regional Housing Needs Plan



for all 5 municipalities

PLEASANTON

The city's final site inventory list features: Lester property, Stoneridge Shopping Center, Laborers Council, Signature Center, Hacienda Terrace, Muslim Community Center of the East Bay, Metro 580, St. Elizabeth Seton Catholic Church, St. Augustine Catholic Church, Tri-Valley Inn, Valley Plaza, Black Avenue area, Kiewit affordable housing site, Kiewit market-rate housing sites, Merritt property, Sunol Boulevard area, Pleasanton Unified School District headquarters on Bernal Avenue, PUSD's Vineyard Avenue property and Oracle property.

City staff had first begun working on the city's sixth Housing Element cycle back in March 2021 to accommodate Pleasanton's mandated RHNA tally of 5,965 new units — 2,758 of which are targeted toward lower-income households.

Staff then developed a site list with 24 potential locations for redevelopment, which was sent to HCD for several layers of evaluations and reports back to staff. That list was ultimately cut down to 19 sites.

The PUSD properties provided a particular point of contention during the city's public process.

On Dec. 20, council members modified the site list by reducing the number of housing units and buildable acres at the PUSD headquarters on Bernal Avenue. The council directed city staff to reduce the originally recommended 163 dwelling units for the 10.68-acre PUSD district office site to 128 units, which comes out to less than 12 units per acre.

They also voted in December to reduce the 10-acre PUSD Vineyard site, located between Thiessen Street and Manoir Lane, to 7 acres and have three to four units per acre, which added up to an assumed capacity of 21 to 28 units. They also voted

to add a greenbelt park that goes through the development.

But after that December meeting, dozens of community members and PUSD officials voiced their concerns either through public comments at the Jan. 17 council meeting or through emails like the district sent on Jan. 9, which outlined why they wanted to keep the flexibility of a higher density range.

PUSD Superintendent David Haglund said in the email that the district would have had to consider enforcing a new state law — Assembly Bill 2295 — that would allow PUSD to build workforce housing on land it owns without approval of or input from the city. The minimum density under AB 2295 is 30 units per acre.

In the letter to the council, the district came up with a new assumed capacity number of units at 139 total, which the council unanimously approved during a special meeting on Jan. 26.

The downtown site will now be zoned for eight to 13 dwelling units per acre to reach the 139 total units. The council ended up voting to keep the Vineyard site at three to four dwelling units per acre with the 3 acres of open space.

Possibly the biggest site earmarked for the most housing and retail development in Pleasanton's Housing Element is the Stoneridge Shopping Center located in the northwest part of the city.

Because of the location's proximity to the BART and interstates 580 and 680, the size of land and mall owners' desire to completely redevelop the area, the council approved staff to work on an early-stage development plan, which led to the Stoneridge Mall framework.

The council adopted key components of the policy framework

including an initial allocation of up to 1,170 housing units across the mall site at the Jan. 26 special meeting.

The 18-acre site will be rezoned to allow for multi-family residential development at 50-65 dwelling units per acre. New and retained retail and commercial activities, along with entertainment and public gathering spaces, are part of the redevelopment vision statement as well.

According to the framework's vision statement, the Stoneridge mall area will continue to be a "community destination and a strong economic contributor; (will continue) evolving to be a vibrant mixed-use community with a variety of land uses that are integrated and well-connected with a multi-modal circulation system, and including public and private gathering spaces and placemaking amenities."

The idea behind the framework, which was initiated in August, was to create a policy document that would not only help decide how many residential units should be allocated there, but also guide staff in the ongoing allocation of housing among the parcels at the location.

The original Housing Element draft had contemplated between 900 and 1,440 units at the mall within approximately 18 of the total approximately 75 acres with a density range of between 50 to 80 dwelling units per acre. But at the Jan. 26 meeting, the council approved staff's recommendation to allocate between 150 and 195 dwelling units at each of the six parcels at the mall, resulting in an overall range of 900 to 1,170 units.

That number range is exclusive of any 50% density bonus allowed under state law — if all projects in the mall qualify for the state bonus, the total would be between 1,350 and 1,755 units, according to the staff presentation during the meeting. The actual maximum would depend on specific project applications, which may or may not seek density bonuses at the maximum allowed.



LIVERMORE

For the current Housing Element period, ABAG determined that the city of Livermore's share of RHNA was 4,570 new housing units.

Based on residential capacity in the general plan and specific plan areas, the sites identified in the land inventory in the draft Housing Element would accommodate a total of 5,082 units, which exceeds the RHNA of 4,570.

The city is set to discuss and possibly adopt its Housing Element during a City Council adoption hearing on March 13.

Livermore's 2023-2031 Housing Element draft has undergone two rounds of revisions. The latest revised draft was made available for review on Jan. 30.

One of Livermore's future housing plans includes the Isabel Neighborhood Specific Plan.

The plan would allow for 4,095 new multi-family housing units and approximately 2.1 million square feet of net new office, business park and commercial development just east of Isabel Avenue.

Along with a neighborhood commercial center, the plan also envisions three new parks, pedestrian and bike facilities and infrastructure improvements that will mostly be focused around the future Valley Link rail station, which would be located in the median of I-580.

Continued on next page



Clockwise from top left: Stoneridge Shopping Center is one of the largest sites zoned for residential and commercial use in Pleasanton's 2023-31 Housing Element. (Photo by Christian Trujano). The PUSD headquarters on Bernal Avenue is another prominent site in Pleasanton's plan. (Photo by Jeremy Walsh). The Legacy at Livermore is a mixed-use complex of 222 rental apartments with about 14,000 square feet of retail. (Photo by Christian Trujano). A chart comparing the five Tri-Valley municipalities' RHNA numbers, as assigned by income level.

SAN RAMON

Continued from previous page

San Ramon has positioned itself on a commitment to affordable housing locally, as well as existing plans for expanding housing throughout city limits, despite its RHNA appeal attempt earlier in this cycle's process.

But while some residents, business owners, city officials and others in the overall community of the city have been keen on welcoming growth in general, the approval of some projects has been met with scrutiny and resistance from neighboring residents and regional housing groups.

One particular proposal garnering outcry from neighboring residents has been redevelopment of the Marketplace Shopping Center into a mixed-use facility consisting primarily of housing — a questionable designation, according to critics of the project. They argue the proposal fails to address a shortfall in retail options, particularly following the closure of Nob Hill Foods, which ceased operations at its San Ramon location in the shopping center early last year.

Trumark Townhomes, another proposed

housing project aimed at fulfilling affordable housing requirements under state law, has also been subject to scrutiny and criticism during public hearings on the advance-

ment of its application process, with neighboring residents voicing concerns ranging from traffic, parking, water and aesthetic impacts to the city's existing architectural landscape.

Nonetheless, increased housing has been a non-negotiable part of officials' vision for San Ramon amid its rapidly increasing population over the course of its incorporated history. The goal of developing a downtown core with accessible transit, retail and housing options in close vicinity to each other has driven existing projects and plans from Sunset Development, owners of the city's large Bishop Ranch area.

So far, the vision has started to unfold with the development and increasing tenancy at City Center Bishop Ranch, which was opened in 2018 and continues to attract a growing number of tenants. In addition to anchoring the budding downtown area, the shopping center has been at the center of retail and dining options envisioned by officials and developers as the city expands, and as the large portions of office buildings and open space in Bishop Ranch continue to be reimaged.

One recent development has also increased the potential housing on the horizon in Bishop



CHRISTIAN TRUJANO

San Ramon's Housing Element, which the state found to be in compliance recently, includes one of the largest zone sites for housing, the Bishop Ranch Chevron Park property off Bollinger Canyon Road.

Ranch, with Sunset Development regaining ownership of the 92-acre Chevron Park previously owned by the oil giant for its headquarters.

Sunset Development reacquired the property in a deal last September, with Chevron opting to lease a smaller office space in Bishop Ranch as it downsized operations in San Ramon.

While no formal applications for redevelopment of that property have been filed with the city, joint discussions are underway on options for mixed use and housing projects envisioned by Sunset Development officials, with concept boards currently up for review on the city

website and in City Hall for three different density options.

Discussions on the potential future of the property are set to resume with a workshop on March 7, which comes on the heels of a workshop on Jan. 31 and study session on Dec. 6 with the San Ramon Planning Commission.

In addition to the mixed-use plans being floated for Chevron Park, Bishop Ranch is anticipated to house 2,250 additional housing units total according to future plans — a significant portion of the 5,111 additional units required to be accommodated in San Ramon under its RHNA allocation.

DUBLIN

Dublin's Housing Element draft for 2023 to 2031 had initially been approved by City Council members in November for its RHNA allocation of 3,719 units, but HCD officials subsequently determined it was not fully in compliance, resulting in more work for city staff that is still pending.

Notably, most pipeline projects for the city address very-low income and above-moderate income housing needs, with a lack for low- and moderate-income families. Despite this, combined existing zoning and future developments are expected to meet RHNA numbers for the next eight years, according to city officials.

For a city that has seen significant residential growth under previous Housing Element cycles, perhaps Dublin's most prominent future site, SCS Project, is a large-scale mixed-use development plan set to bring



CHRISTIAN TRUJANO

SCS Development, a Bay Area-based company, is seeking to build on a 77-acre plot of land adjacent to Interstate 580 in East Dublin for a large mixed-use development project.

recreational areas, retail storefronts and approximately 500 housing units to the city.

A large majority of the residential options on the plot have been set aside for affordable housing. The site currently sits on a vacant, undeveloped lot at Tassajara Road and Gleason Drive.

Site developers for SCS spoke to the Weekly regarding construction timeliness and desired outcomes.

"We were very excited to introduce this development to the city of

Dublin officials," said Mike Barnes, communications spokesperson for the SCS project. "The developers are dedicated to working with the city and taking the necessary steps for approval. Seeing this project to fruition as soon as possible is the goal."

First occupancies for the project are expected to begin in 2026, Barnes said.

"As of now, no major hurdles for the feasibility of the construction have presented themselves," he added.

DANVILLE

town limits to the west.

But unlike the other Tri-Valley cities, growth and additional housing are not part of the existing vision for town leaders or residents in Danville, which has been a center of community pride for its historic downtown and unique small-town character compared to the other growing Tri-Valley cities.

Ahead of their vote to adopt the new Housing Element, all Town Council members expressed reluctance to endorse the vision of increased development entailed in it, while decrying the position the state and ABAG had put them in following their failed RHNA appeal. They also pointed to Danville's economic differences compared to other Tri-Valley and Bay Area municipalities, which have higher numbers of jobs.

"This isn't going to be built, not just because of the land cost, which is extraordinarily high here — it's not going to be built because we don't have a need to have it built," Town Councilmember Newell Arnerich said ahead of the January vote.

Nonetheless, town officials boasted a robust community outreach effort that yielded a total of 74 housing opportunity sites in the final draft of the Housing Element first adopted by the Town Council at the end of January, then readopted on Feb. 14 in order to comply with the seven-day public review period required by state law, which officials said they'd been unaware of ahead of the earlier vote to adopt the final draft.

Of the 74 total housing opportunity sites in the final Housing Element draft, 69 are along the eastern edge of the town center, with an additional five along the outskirts of

In Danville, town officials have been just as eager to meet state requirements and avoid harsh penalties as the rest of the Tri-Valley, but not necessarily as welcoming as others to the prospect of seeing the 2,241 new developments required in their RHNA allotment within town limits.

Nonetheless, town officials boasted a robust community outreach effort that yielded a total of 74 housing opportunity sites in the final draft of the Housing Element first adopted by the Town Council at the end of January, then readopted on Feb. 14 in order to comply with the seven-day public review period required by state law, which officials said they'd been unaware of ahead of the earlier vote to adopt the final draft.

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CRITICISMS

With the most recent feedback from HCD finding Housing Element drafts across the Tri-Valley to be out of compliance before their most recent drafts were certified, officials throughout the Tri-Valley said they were confident in having addressed the issues pointed out in findings letters from HCD ahead of the Jan. 31 deadline for final drafts.

Nonetheless, some residents and groups — such as Kevin Burke of the pro-housing advocacy group East Bay for Everyone — continue to express skepticism about the current plans being reviewed by the state, following criticism of the Housing Element

update process throughout the Tri-Valley up until now.

"From our perspective, I think we've been kind of frustrated that cities are kind of not doing a great job at complying with the guidelines in state law," Burke said. "What we've seen is just staff being ... way overconfident about what's going to get accepted."

In Danville and San Ramon, Burke said that according to his group's analyses, the efforts to address issues raised between the first and final drafts of their Housing Elements were minimal, giving the impression that they thought they could get away with failing to meet state requirements.

"Danville basically submitted the same sites from the first draft to the second draft," Burke said. "But they actually reduced some

of the densities on some of their sites, you know, and we found a bunch of problems with their sites they were supposed to address, and they just did not address any of them. They just sent the list again."

It was the "same story" in San Ramon, according to Burke.

"We had a lot of problems with their sites, with the evidence that they provided for their sites," Burke said. "And they sent the same list back to the state, more or less."

For Danville in particular, Burke said that the lack of interest in new housing along with some proposed local requirements would likely lead to the town failing to comply with state requirements.

"For a city like Danville, they're just going to be out of compliance pretty soon," Burke

said. "You know, and so I think some of the development standards that they're proposing are just not going to lead to competitive applications."

Even in a city less frigid to the idea of new housing, Burke said that the resistance to fulfilling RHNA requirements by local officials could have potentially detrimental effects on both growth and new housing.

"I think to the extent that (Pleasanton Councilmember Julie) Testa and other people have had problems with the formula, they don't want to do anything, right? I mean, they kind of want to say, you know, we didn't build anything, and the population drops and that's evidence that we don't need to build anything more — it's circular in the other direction," Burke said. ■

Back where it all began

Pleasanton native Lauryn Marie
performing at the Firehouse next week

By Christian Trujano

Amador Valley High alumna Lauryn Marie still remembers her first time writing a song.

Marie was only 11 at the time, but she had been playing piano ever since she first started taking lessons in the second grade.

"I realized that I could play on the piano what I was hearing in my head and I was like, 'Oh, I can make this into a song,'" she said. "The lyrics didn't really make any sense but I remember being so excited about it. I had like a little MP3 recorder and I recorded it and brought it to the playground the next day to show my friends."

After that she continued writing and producing songs throughout her time at Harvest Park Middle School and started posting them to the internet — she then started posting videos on YouTube her freshman year at Amador.

"I really love telling stories," she said. "When I was younger, I wanted to be an author and then I realized that I could put stories into songs and combine the two things I loved most, which is music and storytelling."

During that time she also joined Pleasanton's High School Music Collaborative and through that worked in a range of musical programs at the Firehouse Arts Center.

"It's been so cool to see people tell me that they relate or that they feel less alone because they've heard a song of mine, and that they feel seen," Marie said. "I think that that's why I write songs, because I want people to know that other people

feel the same way that they do and it's OK."

Now the aspiring indie-rock musician and Belmont University student will be returning home to Pleasanton to perform at the Firehouse next Friday — a concert that she said means a lot to her given how important the center was in her career.

"It's really a cool, full-circle moment to get to play my own show there because it was a really instrumental part of my growing up, I think, as a musician and just as a person because everybody there was just so great," Marie said.

She said that as a child who had to move around a lot while growing up, the Firehouse helped make Pleasanton feel the most like a home ever since she first moved to the city in 2016.

"The Firehouse is really what made it my hometown," Marie said. "Joining the High School Music Collaborative and meeting everybody there just really made it feel like home because everyone there is just so encouraging."

During her time at Amador, she also made herself known locally as the songstress who wrote "Our Home," a song about Pleasanton that she performed as the city celebrated its 125th anniversary in 2019.

Then the following year she decided to take part in the Firehouse's weekly livestreamed performances: Pleasanton LIVE! The series started during the pandemic in order to entertain audiences as they sheltered in place those first few weeks.



COURTESY FIREHOUSE ARTS

Lauryn Marie is a singer-songwriter who graduated from Amador Valley High School and has gone on to release two EPs. She is coming back to Pleasanton to perform at the Firehouse Arts Center on March 10.

"Pleasanton LIVE! was a wonderful way to get to know artists on a deeper level, and I'm thrilled to now be in a place to book these same artists on our main presenting stage," Mark Duncanson, recreation supervisor for the city of Pleasanton, said in a press release this winter.

"One of many fantastic things about the Firehouse Arts Center being under the umbrella of the Library and Recreation Department is a focus on building community," he added. "It's wonderful to be able to feature PUSD graduates and build community by presenting artists that current PUSD faculty and students can experience live on stage."

Marie didn't stop there either.

As a second-year student at Belmont in Nashville who is majoring in songwriting and minoring in music business, Marie had to enter a songwriting contest for one of her class assignments last year.

She had entered into the American Songwriter magazine contest in past years and received an honorable mention, so she decided to apply for the same contest in 2021 for her class.

"I completely forgot that I had submitted (a song) and then I got a call on my last day in Nashville for the semester telling me that I'd won," Marie said. "It was really incredible to get that kind of recognition from a publication that I admire so much."

She said that through that contest, she was able to get her song "Walk" some radio play time and was even able to talk to somebody from Atlantic Records who gave her advice on her career.

Once she's done with the show in Pleasanton, Marie said that her next stops include performing at the Bluebird Cafe in Nashville, which is where famous singer-songwriter Taylor Swift was discovered.

In the summer, she will also be

traveling to London to play a show, which to her is "a dream come true" given that it is her favorite city in the world.

But as her career begins to take off, Marie said that she is still learning about the many challenges of the music industry — especially as a singer-songwriter who portrays vulnerability in a lot of her songs.

"There are a lot of stories I've heard of people trying to take advantage of people, and it's scary. But I really am grateful for the support system that I have and especially being at Belmont and taking music business classes and kind of learning how to protect myself has been really helpful," she said. "I love music so much that I want to do it and I'm gonna try and make it happen."

Marie will be performing at the Firehouse Arts Center next Friday (March 10) at 8 p.m. Tickets for the show can be purchased at www.firehousearts.org. ■



Jim Azevedo

Tri-Valley Writers to talk 'Indie Publishing'

Club welcomes guest Azevedo

"Indie Publishing: What's the Big Deal?" will be the topic of conversation at this month's meeting of the Tri-Valley Writers Chapter of the California Writers Club.

Jim Azevedo, corporate communications manager for Draft2Digital, is set to serve as the keynote speaker for the March 18 event at Las Positas College in Livermore. Azevedo worked for more than a decade for Smashwords before

the company was acquired by Draft2Digital last year.

"In the last 15 years, the book publishing industry witnessed not one, but two sea change events," club officials said. "The first was the democratization of the industry, circa 2008. The second was the merger of the two largest self-publishing platforms, Draft2Digital and Smashwords, in March 2022."

Azevedo's presentation "will

explain how the union of D2D and Smashwords created a self-publishing juggernaut overnight, legitimized the indie author movement, and ensured that even more writers will achieve their dreams of becoming published, globally distributed authors," club officials said.

Open to club members and the general public, the presentation is set to begin at 2 p.m. March 18 in Room 2470 at Las Positas

College at 3000 Campus Hill Drive in Livermore. The event comes one week after national Read an Ebook Week, which runs from March 5-11.

The registration deadline is March 16. Prospective attendees must email treasurer@trivalleywriters.org and then register with full ticket payment via www.trivalleywriters.org. ■

—Jeremy Walsh

Play highlights female empowerment, friendship and misadventure

Asbury Players to perform 'The Savannah Sipping Society' over next two weekends

BY NICOLE GONZALES

Livermore theater group Asbury Players will be producing "The Savannah Sipping Society" this month, a play that highlights a unique cast of characters and their struggles to trust, love and find hope through tough times.

The story follows four distinct women from the Southern United States as they grapple with traditional values and learn to accept help from each other. In an attempt to switch up their lives, the women experience moments of self-realization, friendship and misadventure.

"It's really about having each other's backs and women supporting each other through tough times," said Martie Muldoon, producer and

star of the show. "It really appealed to all of us."

"My character (Randa) is a workaholic, devoted to her career and never really had relationships before. She came from a family that was not terribly supportive of her, one that clearly favored her brother," she said. "She's pretty reluctant to this idea of opening herself up to these other women and letting them become her family."

Part of the Asbury United Methodist Church, Asbury Players was originally formed in 1991.

Muldoon has worked with the Asbury Players and a variety of other local performing arts groups for the past several years.

"The theater community in this

area is very tight knit and supportive. Everyone is open to helping each other out. Just having roots in the community really helps," Muldoon said of her experience within the local performing arts scene.

Given the major themes of the show, production members feel it is especially timely.

"I think audiences will be charmed. It's a lovely play, with lots of laughs, jokes and poignancy as well," Muldoon said. "I think everyone in the audience will find someone they can relate to and maybe come away with a little bit of hope for whatever situations they are going through."

Evening shows of "The Savannah Sipping Society" will be held at the



ASBURY PLAYERS

The main cast members starring in the upcoming production of "The Savannah Sipping Society" in Livermore.

Asbury United Methodist Church on March 4, 10 and 11 and 7 p.m. while afternoon shows are March 5 and 12 at 2 p.m.

"Finding ways to help each other get through the tougher times is something that seems to really resonate with people at this particular

point in history," Muldoon said. "That is really the overall thought of the play — let's help each other become stronger together."

Find more information about the theater group and additional upcoming productions at asburylive.org. ■

The emotions of nature 'After the Storm'

New Firehouse lobby exhibition features works of Angélica Turner



"Leaves to Bring Balance" is among artwork by Angélica Turner now on display in the Firehouse Arts Center lobby in downtown Pleasanton.

BY JEREMY WALSH

Patrons walking inside the Firehouse Arts Center can now see the colorful and emotional nature scenes emblematic of the work of Chilean-born San Francisco artist Angélica Turner.

"After the Storm", a solo exhibition of Turner's paintings, opened in the lobby of the downtown Pleasanton theater last week and will welcome an opening reception this weekend amid its six-week run.

"My work is an exercise of self-awareness that starts in the presence of nature and unfolds through the act of painting," Turner said in her artist's statement for the exhibit. "Comparing natural landscapes and their fragile ecosystems to how people cope with mental health, I interpret

visual vegetation patterns by attributing them to the ongoing and undulating experience of emotions."

"For this exhibition I compiled pieces of previous bodies of work with new ones, to generate a line in time which has in common a need to express moods that are felt only when seasons change," she added. "Those moments when shades of greenery appear after a shower of rain come as a gift covering every outdoor surface in the form of grass, weeds and moss. The atmosphere of winter that is not a cliché, unlike the cold, fog or wetness, but the growth."

Turner, who studied art and worked for years as an art teacher in her native Chile, moved to California in 2018 and now works as a full-time artist based in San

Francisco. Her art has been displayed in galleries in Chile and the U.S., including as part of the Root Division's Studio Program.

"She creates paintings that address her own emotional path related to her personal story by utilizing a metaphorical forest visual and other symbolic elements," Firehouse officials said. "This presentation features nine of the artist's representative works, including the lush botanical motifs for which Turner is known."

"After the Storm" officially opened on Feb. 22 and runs through April 8 in the Firehouse lobby. An opening reception is set for Saturday (March 4) from 1-3 p.m. at the venue at 4444 Railroad Ave. To learn more, visit firehousearts.org. ■

Geranium family refresher

Garden club speaker event next week

The Livermore-Amador Valley Garden Club meeting next Thursday will feature a special presentation from Robin Parer, who operates the small nursery Geraniaceae in Marin County.

Parer, whose nursery specializes in plants of the geranium family for four decades, will deliver a refresher course on all things geranium — so club officials encourage interested attendees to bring all their questions about "What is Geraniaceae?"

"We will look at its different members, how to tell them apart by their names, the differences among the various family members — geranium, pelargonium, erodium and monsonia — and the nitty gritty on how to grow them, with special emphasis on soils, location, pruning and fertilizing. All this will be illustrated with photos of the flowers," club officials said.

"Robin will bring several flats of specimens in bloom for sale during the social break," they added. "The nursery has noted an increased interest in hardy geraniums and now stocks the newest and best hybrids of individual species."

The garden club's presentation is scheduled to start at 7 p.m. next Thursday (March 9) at Alisal Elementary School at 1454 Santa Rita Road in Pleasanton. Following the guest speaker, there will be a social/refreshment break and then the club will conduct the business part of its meeting.

Non-members interested in attending can contact club president Jeri Stark at jstarkhome@comcast.net. ■

—Jeremy Walsh

'A Broadway Celebration' in Pleasanton

Bay Area musical theater star Deborah Del Mastro is set to sing hits of Broadway at the Firehouse Arts Center in downtown Pleasanton next weekend. Known in the region for her long runs with "Beach Blanket Babylon" and as Sister Robert Anne in "Nunsense", Del Mastro has performed on stage and screen, including Bay Area productions such as "Side by Side by Sondheim" and "Billy Elliot". Firehouse officials said, "Deborah brings a collection of everyone's favorite Broadway melodies and memories to this special concert, along with some unexpected surprises. The spotlight is on Broadway ... with a talent — and a show — not to be missed." The concert is scheduled for next Saturday (March 11) at 8 p.m.; visit firehousearts.org.



COURTESY FIREHOUSE ARTS

Community Pulse

POLICE BULLETIN

Investigation continues into latest inmate death at Santa Rita Jail

The inquiry is ongoing into the death of a 39-year-old woman who was found unresponsive in her cell at Santa Rita Jail on Feb. 13, marking the third death of an inmate at the Dublin facility of 2023, according to the Alameda County Sheriff's Office.

Elizabeth Laurel was booked into the jail by the San Leandro Police Department two days before her death, on suspicion of possessing controlled substances and a felony warrant alleging drug sales, according to sheriff's Lt. Tya Modeste.

The lieutenant said that during the intake process that began around 3:30 p.m. Feb. 11, Laurel was screened and cleared for incarceration by jail medical and mental health staff.

Then at around 7 p.m. Feb. 13, custodial staff conducting a general observation check of the jail unit found Laurel unresponsive in her cell, of which she was the sole occupant, according to Modeste.

The deputy who found her called for an emergency medical response and started life-saving measures until medical staff and paramedics arrived, according to Modeste. Laurel was ultimately pronounced dead at the scene at 7:42 p.m.

"Our preliminary investigation revealed no obvious signs of trauma or foul play," Modeste said. "(Laurel) had an extensive history of addiction, and she was on withdrawal protocols for various substances, including opioids and alcohol."

The Alameda County Coroner's Bureau is continuing its investigation, Modeste told the Weekly this Tuesday. The final report will be submitted to county and state prosecutors for review, per protocol and



Livermore police say this is just one example of broken glass being placed in a slide at a local park.

state law.

Laurel was the third inmate at Santa Rita Jail to die within a month's span — some two weeks after new Sheriff Yesenia Sanchez took office. Inmate health and safety was a key issue in the campaign leading up to when Sanchez defeated her boss and longtime sheriff Gregory Ahern in last year's primary election.

Stephen Lofton, 39, died in a suspected suicide in his cell on Jan. 17, and Charles Johnson, 45, succumbed at Stanford Health Care Tri-Valley Hospital in Pleasanton on Feb. 4, two days after being found unresponsive in his cell at the Dublin jail, according to the sheriff's office.

—Jeremy Walsh

In other news

- Livermore police said last week they've received "several" reports of broken glass being scattered on slides at various city parks, including Hagemann Park, Jack Williams Park and El Padro Park.

Rangers from the Livermore Area Recreation and Park District have been cleaning up the broken glass.

Police pointed out the broken glass is a huge safety hazard for young children who play at the parks. Anyone with information about the cases,

or to report broken glass at a park playground, can contact Livermore police at 925-371-4987.

—Tony Hicks, BCN Foundation

- A joint investigation between Dublin Police Services and the federal Drug Enforcement Administration has resulted in a criminal case against a young man from Alamo for allegedly possessing fentanyl with the intent to distribute.

Ozymandias Troy Watson, 18, made his initial appearance in federal court on the felony charge during a Feb. 21 hearing in Oakland. The U.S. Attorney's Office alleges Watson possessed approximately 130 tablets containing fentanyl, so-called counterfeit "M30" pills.

Federal prosecutors allege one person died from a fentanyl overdose after purchasing pills that were furnished by Watson, according to the criminal complaint filed on Feb. 10 and unsealed last week.

Watson is an Alamo resident and an alumnus of Monte Vista High School in Danville.

A Dublin police spokesperson said that the investigation remained active as of Feb. 24, with limited details available.

If Watson is found guilty of the fentanyl possession and intent to

distribute charge he faces, the penalties could include a maximum 20-year prison sentence and maximum fine of \$250,000. He is currently booked at Santa Rita Jail in Dublin, where he is not allowed to be released on bail.

—Jeanita Lyman

- A Concord man faces formal charges including attempted murder for allegedly shooting his former girlfriend at an apartment complex in San Ramon during Presidents Day weekend.

The Contra Costa County District Attorney's Office last Friday filed a criminal complaint against Forest T. McCaskill, 26, that also includes felony counts of assault with a deadly weapon and domestic violence, along with enhancements for allegedly using a firearm and causing great bodily injury in the Feb. 18 shooting in the Dougherty Valley, according to the San Ramon Police Department.

McCaskill has been transferred to the Martinez Detention Facility following his arrest in Anaheim on Feb. 20, according to SRPD Lt. Becky Chestnut.

The multi-day investigation that spanned the state began unfolding around 11 p.m. Feb. 18 when SRPD officers responded to a report of gunfire at the Mill Creek at Windemere Apartments on Waterstone Place, just off Bollinger Canyon Road, according to police.

Officers found a woman suffering from a gunshot wound in the apartment complex's parking lot, according to Chestnut. The victim was transported to an area hospital, where she remained in stable condition as of Friday afternoon.

Detectives and patrol officers working the case quickly developed information to identify the victim's ex-boyfriend, McCaskill, as the prime suspect, according to Chestnut. Police learned he was likely traveling to Southern California after the

shooting, and they worked with multiple agencies to try to locate him.

McCaskill was ultimately arrested on the afternoon of Feb. 20 by the Anaheim Police Department pursuant to a warrant obtained by SRPD for charges of attempted murder and assault with a deadly weapon. Chestnut alleged that a firearm was found during a search of McCaskill's vehicle, and the gun is being tested by the crime lab.

Charges were formalized by prosecutors in Contra Costa County on Friday. It was not immediately clear when McCaskill's first court appearance will be, nor if he is yet represented by an attorney.

—Jeremy Walsh

- One person was killed early Monday when their vehicle crossed into oncoming traffic on Vasco Road in unincorporated Contra Costa County and slammed into a tractor trailer.

The driver of the truck wasn't injured, according to the California Highway Patrol.

CHP dispatch received reports of a two-vehicle crash at 4:19 a.m. on Vasco Road, just south of Camino Diablo.

A Ford Fusion with one occupant was southbound when it crossed the center line and hit the tractor trailer head-on. The driver of the Ford was pronounced dead at the scene. Their name has not been identified publicly to date.

Anyone with information about the accident can contact the CHP in Martinez at 925-646-4980.

—Tony Hicks, BCN Foundation

- San Ramon police reported finding nothing suspicious after thoroughly searching California High School and the surrounding neighborhood with officers on the ground and drones after school staff received a threatening phone call last week.

The situation began unfolding at 1:54 p.m. Feb. 22 when officers were sent to the high school on Broadmoor Drive in southern San Ramon following a threat of violence made against the school, according to Acting Capt. Tami Williams of the San Ramon Police Department.

"Our school resource officer was on campus as the call was dispatched and numerous other officers quickly responded to assist her," Williams said. "Officers completed a thorough search of the campus and surrounding area. Fortunately, nothing suspicious was located."

Police reported on social media at 2:57 p.m. that day that the all-clear was given, although officers remained at Cal High to provide a visible presence until students were released for the day.

Williams said the investigation into the phone call and its origin is ongoing. ■

—Jeremy Walsh

POLICE REPORT

The Pleasanton Police Department made the following information available.

Feb. 23

Auto theft

■ 8:25 a.m. on the 11500 block of Dublin Canyon Road

Graffiti offense

■ 12:35 p.m. at I-680 and Stoneridge Drive

Feb. 22

Vandalism

■ 11:29 a.m. on the 4500 block of Pleasanton Avenue

Shoplifting

■ 1:00 p.m. on the 1400 block of Stoneridge Mall Road

Warrant arrest

■ 4:57 p.m. at Rosewood Drive and Santa Rita Road

Feb. 21

Burglary

■ 7:53 a.m. on the 1700 block of Santa Rita Road

■ 11:01 a.m. on the 2800 block of Victoria Ridge Court

Vandalism

■ 8:21 a.m. on the 7300 block of Johnson Drive

■ 2:46 p.m. at Rhone Place and Mingoia Street

Feb. 20

Burglary

■ 9:38 a.m. on the 7000 block of Koll Center Parkway

■ 11:53 p.m. on the 4100 block of West Ruby Hill Drive

Theft

■ 10:57 a.m. on the 5800 block of San Juan Way

■ 11:36 a.m., 5500 block of West Las Positas Boulevard; auto theft

■ 1:30 p.m., 1400 block of Stoneridge Mall Road; catalytic converter theft

■ 2:25 p.m. on the 1500 block of Stoneridge Mall Road

Vandalism

■ 12:20 p.m. on Canyon Meadows Circle

Feb. 19

Theft

■ 11:15 a.m. on the 4800 block of Bernal Avenue

■ 1:49 p.m. on the 1100 block of Willow Road

■ 6:30 p.m., 5800 block of Parkside Drive; theft from auto

Feb. 18

Drug violation

■ 10:20 a.m. on the 5100 block of Hopyard Road

Burglary

■ 11:59 a.m. on the 3100 block of Valley Avenue

Vandalism

■ 12:19 p.m. oat Foothill Road and I-580 Westbound

Warrant arrest

■ 5:37 p.m. at Springdale Avenue and Stoneridge Drive

Auto theft

■ 9:32 p.m. on the 2400 block of Santa Rita Road



Police say this photo depicts the assailant in the Feb. 18 shooting.

BY MATT SULLIVAN

Overdevelopment in West Pleasanton

The city of Pleasanton is seeing an explosion of growth and development not seen since the 1980s when Hacienda Business Park and Stoneridge Mall were constructed.

This time it is driven by an alliance of tech companies and the State

Legislature forcing cities to rezone enormous amounts of property for tech worker high-density housing and by our city governments' desire to increase growth-related revenue.

It would be bad enough if the impacts of this growth — traffic, air pollution and quality of life — were

spread equitably to all parts of town. But most of this new growth regime has focused on the city's northwest area.

This started with Costco and the hotels and other retail development at the Johnson Drive Economic Development Zone, the Workday and 10x Genomics high-tech office complexes at the mall, and the recent approval of zoning for up to 2,000 housing units and an expansion of retail uses at Stoneridge Mall.

This development will disproportionately affect the Muirwood and Val Vista neighborhoods by concentrating the impacts on these residents. This is a clear case of environmental injustice perpetrated by the city government on its residents.

But the people in this area have little recourse to oppose these projects. When the City Council established election District 1, these residential neighborhoods were combined with



Hacienda Business Park. This districting violated the state guidelines that communities should be contiguous and have common issues.

This has resulted in our neighborhood's disenfranchisement and left us without the political power of the vote to stop this. Only Jeff Nibert, the District 1 councilmember, is at risk for any constituent backlash and, to his credit, opposed the Stoneridge expansion. But one vote isn't enough to stop a project. The rest of the council voted for these projects and are immune to voter repercussions because of the districting.

In the bigger picture, this growth is not sustainable. When replicated across every city and town in the country, it puts all of us at risk for climate catastrophe and biosphere degradation. What is needed is a revisioning of the city's growth, development and fiscal policies and the prioritization of neighborhood integrity, quality of life, environmental justice and sustainability. ■

Editor's note: Matt Sullivan served on the Pleasanton City Council from 2004 to 2012 and is a former Pleasanton Planning Commission member. He has been active in civic issues locally for more than 25 years, including as a member of the resident group Pleasanton Citizens for Responsible Growth.

LETTERS

The extreme of the GOP

MAGA extremism has been on full display over the past week with Marjorie Taylor Greene, the current face of the Republican Party, renewing her call for a "national divorce" and a "need to separate red states and blue states".

And it wasn't the first time Greene made such an outlandish statement. In December 2021, she wrote on Twitter, "All possible in a National Divorce scenario. After Democrat voters and big donors ruin a state like California, you would think it wise to stop them from doing it to another great state like Florida. Brainwashed people that move from CA and NY really need a cooling off period."

And where is the outrage from the current GOP leadership, or even some of the party's rank and file members, on Greene's call for the dissolution of the United States? It's been crickets so far, most notably from Speaker of the House Kevin McCarthy. But any Republican who refuses to condemn the most extreme among them tacitly supports their actions.

It would be easy to write off Greene as a fringe nut job, but we do so at our own risk. She is an ally of McCarthy, who put her on the House Homeland Security Committee, and she has Donald Trump on speed

dial. And so the House dysfunction that began with the election of the Speaker drama continues thanks to MAGA extremists — and George Santos is still there.

—Ward Kanowsky

Book drive for children in Samoa

Rheumatic heart disease is an ailment that is common among Samoan children. It is easily detected if tested early and can be cured, but many Samoan children are still dying from the disease.

Rheumatic Relief is an organization which goes to Samoa and tests children for this disease. One of the ways the organization gets the children to come and be tested is to offer backpacks with school supplies and children's books.

This summer, the group will be going to Samoa with 4,000 backpacks to test that many children; they hope to be able to give each child three picture books, along with the backpacks.

To watch a short video on YouTube about Rheumatic Relief: <https://youtu.be/EdndKPMbhe0>

If you can donate either used or new picture books, it would be very much appreciated. They can be dropped off at Metcon, 7060 Koll Center Pkwy., No. 334, in Pleasanton or call Leslie at 925-699-9081 for information or questions. Deadline is April 8.

—Ken Mano, via Town Square

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THE CITY OF PLEASANTON

HIGHLIGHTS

Civic Arts Commission Meeting

Monday, March 6, 2023, at 6:30 p.m.
The meeting will be held at the City Council Chamber – 200 Old Bernal Ave.

- City-wide Strategic Plan and City Council Priorities Work Plan for FY 23/24
- Review and Allocate Community Grant Funds in the Civic Arts Category for Fiscal Year 23/24

City Council Meeting

Tuesday, March 7, 2023, at 7:00 p.m.
The meeting will be held at the City Council Chamber – 200 Old Bernal Ave., via video/teleconference and will be broadcast live on Channel 29 and at <https://www.tri-valleytv.org> and <https://www.youtube.com/user/TheCityofPleasanton>.

- Approve substantial amendment to the fiscal year 2022/23 Annual Action Plan to reprogram \$195,483 Community Development Block Grant funds
- Evaluate and consider City's Support of Leadership Pleasanton Program
- Receive and comment on a presentation of diversity, equity and inclusion practices in Library programs, services and collections

Youth Commission Meeting

Wednesday, March 8, 2023, at 7:00 p.m.
Remillard Conference Room, 3333 Busch Rd.

- Provide a Recommendation to the City Council to Adopt the Draft Council Priorities for Fiscal Year 2023-2024 and Receive an Overview of the Citywide Strategic Plan Project
- Review and Allocate Community Grant Funds in the Youth Category for Fiscal Year 2023/24

Planning Commission Meeting

Wednesday, March 8, 2023, at 7:00 p.m.
Council Chamber, 200 Old Bernal Ave, and via Zoom

- Provide a recommendation to the City Council to adopt the Draft Council Priorities for Fiscal Year 2023-2024 and receive an overview of the Citywide Strategic Plan Project

Parks and Recreation Commission Meeting

Thursday, March 9, 2023, at 7:00 P.M.
The meeting will be held at the City Council Chamber – 200 Old Bernal Ave.

- Provide a Recommendation to the City Council to Adopt the Draft Council Priorities for Fiscal Year 2023-24 and Receive an Overview of the Citywide Strategic Plan Project
- Review Draft Construction Plans for the Cricket Field at Ken Mercer Sports Park, CIP No. 22795

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By DENNIS MILLER

Amador girls open lacrosse season strong

Also: EBAL well-represented in CIF NorCal basketball tournaments

The Amador Valley girls' lacrosse team started the season in fine form, thrashing Davis 20-8 on Sunday.

Despite the lopsided final score, the Dons actually fell behind 3-0 in the first eight minutes of the game.

The offense got things going at the 16:13 mark with a goal from Aubrie Asbery to break the seal.

Amador's defense made the adjustments to the Davis draw and dump tactics, yielding only one goal the rest of the first half. Meanwhile the first Amador goal opened the floodgates, and the Dons ran off a 13-1 streak over the remainder of the first half.

Sophia Falcione had four goals, with Celeste Murphy adding three. Maggie French scored a sweet crease roll goal, and freshman Samantha Nissen notched her first ever high school goal. The Dons kept the roll going, scoring four goals in the first six minutes of the second half.

It was the first game for new coach Kyle Riddle, a former stand-out player for the Amador boys' team.

Foothill boys' volleyball

The Falcons opened the season with a pair of wins, beating Campolindo 25-20, 25-23, 25-15, and then Liberty 25-13, 25-19, 25-14.

Against Campo, the highlights came from Landen Meonske (26 assists, 7 digs, 4 aces), Tyler Keala (9 kills, 6 digs, 3 aces), Zach Seraj (7 kills, 5 digs, 2 aces) and Jack Caudill (5 kills).

In the win against Liberty the leaders were Meonske (27 assists, 4 digs), Keala (15 kills), Seraj (10 kills, 5 digs), and Caudill (4 kills).

Keala, Meonske and Seraj are the three captains for Foothill this season.

Foothill boys' lacrosse

The Falcons dropped their season-opener last Friday, 8-3 to Northgate.

Despite the loss, it was a solid effort for an opener as the team got great play from several players. Junior Wyatt Lam scored two goals, with sophomore Darrin Lau scoring the other.

The defense was led by juniors Graham Zander, Josh Taylor, and senior Anthony Cardoza. Jake Morgan won nine faceoffs for Foothill.

Senior Jake Clevenger and freshmen Jagger Sakamoto and Ethan Lam all played well in the midfield.

CIF NorCal basketball

The basketball seasons have ended for the Amador and Foothill boys' and girls' basketball teams, but the season went on for a number of East Bay Athletic League teams.

At the beginning of this week, there were 10 EBAL teams that had earned berths in the CIF State Basketball playoffs.

In the boys' Open Tournament

both Dougherty Valley and De La Salle had earned spots, trying to earn a spot in the state finals.

The Division I brackets saw three EBAL teams get spots. After battling through a tough regular season and a super competitive North Coast Section tournament, Granada, San Ramon Valley and Dublin all have spots in the field. All three will be facing road games if they are to make the NorCal finals.

California is the lone EBAL representative in the Division II tournament.



COURTESY SRVUSD

The Monte Vista girls' basketball team heads to the CIF NorCal tournament fresh off winning the North Coast Section Division I title last weekend.

likely meeting in the second round.

The girls' Division II field sees Monte Vista with a good chance to go far in the tournament.

Finally, Granada will represent the EBAL in the Division III brackets. ■

Public Notices

COAX CONSULTING
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 595520

The following person (persons) is (are) doing business as:

1.) COAX CONSULTING, located at 6806 CORTE NUEVO, PLEASANTON, CA 94566, Alameda County.

This business is conducted by: an Individual.

The name and residence address of the registrant(s) is(are):

STEVEN H. MOGAN

6806 CORTE NUEVO

PLEASANTON, CA 94566

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of Alameda on February 10 2023.

(PLW Feb 24, Mar 3, 10 and 17, 2023)

LEOPARDI WRITING CONFERENCE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 595017

The following person (persons) is (are) doing business as:

1.) Leopardi Writing Conference, located at 443 37th Street Oakland, CA 94609, Alameda County.

This business is conducted by: a Joint Venture

The name and residence address of the registrant(s) is(are):

THOMAS COONEY

443 37th Street

Oakland, CA 94609

FREDERICK LAIN HART

6709 40th Ave

UP, MD 90782

Registrant began transacting business under the fictitious business name(s) listed above on 05/15/2018

This statement was filed with the County Clerk-Recorder of Alameda on January 25 2023.

(PLW Feb 17, 24, Mar 3 and 10, 2023)

CABLETECHS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 594947

The following person (persons) is (are) doing business as:

1.) CableTechs, located at 1437 Kolln St., Pleasanton, CA, 94566, Alameda County.

This business is conducted by: an Individual.

The name and residence address of the registrant(s) is(are):

SCOTT CHESLEY

1437 Kolln St.,

Pleasanton, CA 94566

Registrant began transacting business under the fictitious business name(s) listed above on N/A.

This statement was filed with the County Clerk-Recorder of Alameda on January 24 2023.

(PLW Mar 3, 10, 17 and 24, 2023)

PLEASANTON 100% HAND CAR WASH
PLEASANTON CAR WASH
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 595656

The following person (persons) is (are) doing business as:

1.) PLEASANTON 100% HAND CAR WASH,

2.) PLEASANTON CAR WASH, located at

4005 PIMILCO DRIVE, PLEASANTON CA

94588, ALAMEDA COUNTY.

This business is conducted by: a Corporation.

The name and residence address of the registrant(s) is(are):

PLEASANTON CAR WASH, INC

4005 PIMILCO DRIVE,

PLEASANTON, CA 94588

CALIFORNIA

Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2002

This statement was filed with the County Clerk-Recorder of Alameda on February 17 2023.

(PLW Feb 24, Mar 3, 10 and 17, 2023)

YOANA BEAUTY SALON & BARBER
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 595023

The following person (persons) is (are) doing business as:

1.) YOANA BEAUTY SALON & BARBER, located at 3600 INTERNATIONAL BLVD, OAKLAND, CA, ALAMEDA COUNTY.

This business is conducted by: an Individual.

The name and residence address of the registrant(s) is(are):

YOANA ALEXANDRA ROMERO GUZMAN

466 WARDEN AVE

SAN LEANDRO CA 94577

Registrant began transacting business under the fictitious business name(s) listed above on 02/15/22.

This statement was filed with the County Clerk-Recorder of Alameda on January 26, 2023.

(PLW Feb 10, 17, 24 and Mar 3, 2023)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA

Case No.: 23CV027658

TO ALL INTERESTED PERSONS:

Petitioner: Almas Kenges and Yanina Kenges filed a petition with this court for a decree changing names as follows:

ZAKARIAH KENGES to ZAKARIA KENGES

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: 03/21/2023, 9:30 AM, Dept 14 of the Superior Court of California, County of Alameda located at 1221 Oak Street, 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: 02/10/2023

Charles A. Smiley
JUDGE OF THE SUPERIOR COURT
(PLW Feb 17, 24, Mar 3 and 10, 2023)

Place a legal notice at
PleasantonWeekly.com/legal_notices/

Employment

Site Reliability Engineer

Workday, Inc. has an opening for Site Reliability Engineer in Pleasanton, CA. Job

duties include: Deploy and administer 24x7 Oracle and PostgreSQL Database on Cloud infrastructure, with a focus on the performance, high availability and scale. Salary: \$118,200 - \$177,200, 40 hours a week. Interested candidates send resume to: J. Thurston at Workday, Inc., 6110 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job 20637.1182



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If you wish to learn more about the advertising options, please call 650.223.6597 or email digitalads@pawebly.com.

Entertainment

UNTIL FURTHER NOTICE AT FIREHOUSE Northern California alt pop punk band, Until Further Notice, dishes out originals and covers influenced by 2000s and 1990s grunge and classic rock vibes. 8 p.m., March 3. Tickets \$20. Visit firehousearts.org.

BENICIA CHAMBER PLAYERS IN PLEASANTON The Benicia Chamber Players perform Francaix, Schoenfield and Faure in Pleasanton. 7:30 p.m., March 3. Tickets \$10-\$20. Trinity Lutheran Church. Visit beniachamberplayers.com.

PUCCINI'S TOSCA Livermore Valley Opera Presents Puccini's Tosca, a tour-de-force tale that barely spans 24 hours, replete with love, jealousy, betrayal, torture and murder. March 4-5; 11-12. Tickets \$20-\$98. Visit livermorearts.org.

SOLOMON ALBER TRIO My Stunning Romance will be an evening full of the most exquisite jazz music composed by George Gershwin, Jerome Kern, Vincent Youmans and more. 8 p.m., March 4. Tickets \$20. Visit firehousearts.org.

LAURYN MARIE AT THE FIREHOUSE Winner of the American Songwriter 2021 Song Contest, Lauryn Marie is a singer-songwriter from Pleasanton. Her thoughtful lyrics and evocative melodies create sincere and relatable songs. 8 p.m., March 10. Tickets \$20. Visit firehousearts.org.

NATIONAL DANCE COMPETITION Showstopper, America's first, longest-running, and most prestigious dance competition, is hosting a National Dance Competition where studios in the area come to compete at the Alameda County Fairgrounds. March 10-12. Visit alamedacountyfair.com.

SUNOL REPERTORY THEATER Sunol Repertory Theater presents Caught in the Villain's Gaze, written and directed by Tom Harland. March 10-11; 17-18; 24-25. Tickets \$20. Visit sunol.net/srt.

A BROADWAY CELEBRATION Deborah Del Mastro brings a collection of favorite Broadway melodies and memories to this special concert, along with some unexpected surprises. 8 p.m., March 11. Tickets \$15-\$25. Visit firehousearts.org.

GEORGE BOWEN MASTER GUITAR SUMMIT A benefit concert for the ALS CURE Project featuring master guitarists Arlen Roth, Bill Kirchen, Jim Soldi and Redd Volkaert in honor of the Tri-Valley's own George Bowen who handcrafts guitars in the Tri-Valley. 7:30 p.m., March 15. Tickets \$75-\$120. Visit livermorearts.org.

BANKHEAD PRESENTS RON ARTIS II A Soul artist and multi-instrumentalist from Hawaii, performing all original music and keeping it positive, Ron's songs and lyrics are laced with intention, deep

conviction, story, and a heart that has truly been there. 7:30 p.m., March 16. tickets \$20-\$45. Visit livermorearts.org.

BRIAN COPELAND: GRANDMA AND ME Through laughter and tears, Copeland compares and contrasts the trials of single parenting as he tries to answer the question, "What does it truly mean to be a father?" 8 p.m., March 18. Tickets \$15-\$30. Visit firehousearts.org.

CALICELTIC AT THE FIREHOUSE With their lively blend of original and traditional Irish songs, CaliCeltic guarantees you'll be at the best St. Patrick's Day show you've ever seen. 8 p.m., March 18. Tickets \$15-\$25. Visit firehousearts.org.

DEL VALLE FINE ARTS PRESENTS MUSICA PACIFICA This Bay Area treasure is one of America's premier baroque ensembles featured on NPR with eight CD s. 7:30 p.m., March 18. Tickets \$35-\$55. Visit livermorearts.org.

VALLEY CONCERT CHORALE Valley Concert Chorale Celebrates its 60th Season with Choral Currents: Celebrating American Composers. 7:30 p.m., March 18, Asbury United Methodist Church, Livermore; 4 p.m., March 19, Trinity Lutheran Church, Pleasanton. Visit valleyconcertchorale.org.

BANKHEAD PRESENTS SOMOS AMIGOS Friendship is at the heart of this joyful collaboration between Mexican songstress Sonia De Los Santos and the Americana folk duo, The Okee Dokee Brothers. 3 p.m., March 19. Tickets \$20-\$40. Visit livermorearts.org.

THE FABULOUS THUNDERBIRDS For over 30 years, The Fabulous Thunderbirds have been the quintessential American band with a distinctive and powerful sound, influenced by a diversity of musical styles. 8 p.m., March 19. Tickets \$20-\$75. Visit livermorearts.org.

Outdoors

LIVERMORE VALLEY HALF MARATHON The 9th annual Livermore Valley Half Marathon is March 5 with registration ending March 4. Experience hyper-local feels in downtown Livermore with award-winning local breweries, gold medal wineries and top local favorites on the main music stage. Tickets \$159. Visit livermorevalleyhalf.com.

2023 SHAMROCK 5K FUN RUN & WALK Join the fun and festivities of the St. Patrick's Day Celebration by participating in the Shamrock 5k Fun Run and Walk for runners and walkers of all abilities. 8:30 a.m., March 19. Visit dublin.ca.gov/867/Shamrock-5K-Fun-Run-Walk.

Exhibits

MUSEUM ON MAIN EXHIBIT Imagination Expressed, the current exhibit at Museum on Main, is a collaboration with the Pleasanton Art League with a variety of media

from Tri-Valley artists. Now through March 25.

BAY AREA FIGURATIVE EXHIBIT Emerging from Abstraction is an exhibition that highlights the significance of the Bay Area Figurative Movement showcasing a number of contemporary artists working in this unique style. Now through April 23. Bankhead Theater.

CALIFORNIA WATERCOLOR ASSOCIATION EXHIBIT Among the finest shows of watercolor in the country, the California Watercolor Association's National Exhibition displays the best from 84 premier painters. Now through Mar. 17. Firehouse Arts Center.

Veterans

PLEASANTON MILITARY FAMILIES PACKOUT March Easter/Spring Packout. Prepack (sorting donations), 3:30-6:00 p.m., March 17. Care package event, 8:45 a.m., March 18. Veterans Memorial Building, 301 Main St. pleasantonmilitaryfamilies.org.

Expos

STAMP AND SCRAPBOOK EXPO Stamp and Scrapbook Expo events cater to paper crafters of all types and experience levels. Swap ideas with like-minded crafters and learn new techniques by taking a workshop. March 3-4. Visit alamedacountyfair.com.

INTERNATIONAL WEDDING FESTIVAL AT THE FAIRGROUNDS This one-stop shop features an array of top professionals, fun ideas, products and services all in one place. Make memories that last long beyond the big day as you check items off the list with ease. 11 a.m.- 3 p.m., March 19. Visit alamedacountyfair.com.

Talks

ZOOM WITH BESTSELLING AUTHOR Live Zoom talk and Q&A session with Kate Moore, bestselling author of The Radium Girls: The Dark Story of America's Shining Women, Livermore Reads' featured book. No registration required. 1 p.m., March 5. Visit us02web.zoom.us/j/89914899390.

INTERFAITH INTERCONNECT RELIGION CHAT "How does your religion adapt itself to reflect changing times?" is the topic of the March Interfaith Interconnect Religion Chat. 5-6 p.m., March 8. Via Zoom, us02web.zoom.us/j/81770052038.

NAVIGATING THE HEALTHCARE ENVIRONMENT This Hope Hospice webinar will include tips for communicating effectively with healthcare professionals, handling hospitalizations and understanding the discharge process and follow-up care. 10-11:30 a.m., March 9. Visit hopehospice.com.

ARMCHAIR TRAVELERS FRANCE Richard Finn presents a slideshow entitled, France: From Paris to the

PET OF THE WEEK



TVAR

Meet Tarkin

Tarkin is an affectionate, lovable and handsome boy! He has a beautiful coat and he's a nice, medium size at 40 pounds. He loves to run, enjoys his walks on leash, loves to play fetch and would make an excellent hiking buddy. Tarkin knows how to sit and stay. His new family will receive three private training sessions with his special handler. His new family should have experience with active dogs and a fenced yard where he will be the only pet. A home without small children is recommended. Tarkin is available for adoption through Tri-Valley Animal Rescue. Visit tvar.org.

Mediterranean, recounting his family and friends' trip to Paris, where they boarded the high-speed train to Lyon and sailed on a river ship to Nice. 1:30 p.m., March 9. Civic Center Library.

AMADOR VALLEY QUILTERS Scrappy Applique is the topic of the next Amador Valley Quilters meeting. Learn the technique in a fun, engaging environment where everyone will learn the skills to confidently turn any template into an original design. 1:30 p.m., March 11. Visit amadorvalleyquilters.org.

TRI-VALLEY WRITERS Jim Azevedo presents "Indie Publishing: What's the Big Deal?" at the Tri-Valley Writers March meeting. He will explain how the union of D2D and Smashwords created a self-publishing juggernaut overnight. 2 p.m., March 18. Las Positas College, Room 2470. RSVP by March 16 to treasurer@trivalleywriters.org. Visit trivalleywriters.org.

HACIENDA PARK TOASTMASTERS Zoom meetings on the 1st, 3rd and 5th Thursday of every month from 12p.m.-1 p.m. Visit haciendapark.toastmastersclubs.org.

Galas

PLEASANTON NORTH ROTARY CHARITY GALA A night of dinner, drinks, dancing, auctions and raffles benefiting local nonprofits and youth organizations. 5:30 p.m., March 11. Tickets \$150. The Club at Castlewood. Visit pnrotaryfoundation.org/astarrynight.

SHAMROCK GALA AT THE DUBLIN SENIOR CENTER Kick off St. Patrick's weekend with an evening of music, dancing, good food and great company while enjoying catering from local businesses and desserts from Dublin High School culinary arts students. 6-10 p.m., March 17. Tickets \$50. Visit dublinhistoricalsociety.org.

Festivals

TASTE TRI-VALLEY RESTAURANT WEEK Taste Tri-Valley Restaurant Week highlights the diverse culinary scene of the region over

the span of 10 delicious days in the form of special foodie events, unique menu offerings and exclusive deals to top restaurants, wineries and breweries in the Tri-Valley. Through March 5. Visit sittrivalley.com/events.

LIVERMORE VALLEY HOSTS BARREL TASTING WEEKEND 15 local wineries open their doors to attendees to sample wines that are still in development right out of the barrel. 4:30 p.m., March 18-19. \$15-\$25. Visit wine.org.

ST. PATRICK'S DAY BREW CRAWL Downtown Pleasanton will turn green for the 10th annual St. Patrick's Day Brew Crawl where downtown merchants and breweries come together for a fun and memorable night of beer tasting. 5-8 p.m., March 18. Tickets \$50. Visit pleasantondowntown.net.

Teens

TEEN JOB AND CAREER FAIR Attendees meet with employers, apply for jobs, participate in mock interviews, attend a resume workshop and learn how to sell their skills. Participants should bring a copy of their resume and dress in professional attire. 12-3 p.m., March 4. Pleasanton Senior Center. Contact recreation@cityofpleasantonca.gov.

Scholarship

LAS POSITAS SCHOLARSHIP PROGRAM The program provides students with full tuition for up to two years, an annual stipend of up to \$1000 for books and school supplies, complimentary parking permits each term and personal use of a new laptop computer. Program application deadline is March 24. Visit laspositascollege.edu.

ROTARY CLUB OF PLEASANTON SCHOLARSHIPS The Rotary Club of Pleasanton invites high school seniors attending any high school in Pleasanton to apply for its \$40,000 worth of scholarships for students in financial need in 2023. Guidelines and applications are available online at pleasantonrotary.org. Apply by March 31.

Longtime Realtor Medeiros becomes Bay East president

Real estate association appoints 2023 leadership team

By JEREMY WALSH

Real estate professional and industry contributor Steve Medeiros, of Realty Experts in Fremont, was recently sworn in as this year's president of the Bay East Association of Realtors.

Medeiros, who also sits on the Board of Directors of the California Association of Realtors, ascended to the top leadership position locally during Bay East's installation gala earlier this winter.

"Medeiros' focus for 2023 will be promoting the Bay East core values: communication, integrity, vision, innovation and leadership, and helping Bay East members succeed. He has more than 20 years of experience in the real estate profession and served on the Bay East Executive, Local Government Relations, and Political Activities committees," Bay East officials said in a recent press release.

The annual inauguration event, held on Jan. 14, also saw the local trade association install the members of its Board of Directors for the year.

With its headquarters on Koll Center Parkway in Pleasanton, Bay East boasts more than 6,000 members among residential and commercial real estate professionals in the region. The association focuses on

"access to the multiple Listing Service, professional development training, advocacy to protect private property rights and promote home ownership, and a variety of networking opportunities and events, according to its mission statement.

The 2023 Bay East leadership team includes:

Officers

- President Steve Medeiros, Realty Experts, Fremont.
- President-Elect Barbara Clemons, Coldwell Banker Realty, Pleasanton.
- Treasurer Tracey Esling, World View Real Estate, Livermore.
- Past President Sheila Cunha, Legacy Real Estate and Associates, Pleasanton.
- CEO Tricia Thomas.

Other board members

- Janella Anguiano, Century 21 Real Estate Alliance, Castro Valley.
- Kevin McCallum, Legacy Real Estate and Associates, Livermore.
- Joe Annunziato III, Annunziato and Associates, San Leandro.
- Angela McIntyre, Compass, Oakland.
- June Burckhardt, Legacy Real Estate and Associates, Fremont.



QUINN VO/BAY EAST

The top officers of the 2023 Bay East Association of Realtors Board of Directors are (from left) CEO Tricia Thomas, treasurer Tracey Esling, President Steve Medeiros, president-elect Barbara Clemons and past president Sheila Cunha.

- Sharon Mancillas, KW Advisors, Alameda.
- Don Faught, Compass, Pleasanton.
- Tammy Barstow, Legacy Real Estate and Associates, Livermore.
- DeeDee French, Diamond Properties, Livermore.
- Frank Quismorio, Realty Experts, Fremont.
- Sandi Gomes, Pride Properties, Livermore.
- Paul Wong, Coldwell Banker Realty, Oakland.
- Alison Hull, Realty Experts, Fremont.
- Garrick Yan, EXP Realty of California, San Ramon.
- Diane Johansen, RE/MAX Accord, Castro Valley.
- Affiliate director: Tim Denbo, VirtualTourCafe LLC, Pleasanton.
- Parliamentarian: Nancie Allen, Compass, Fremont. ■

OPEN HOMES THIS WEEKEND

LIVERMORE

3958 Yale Way **\$910,000**
Sat/Sun 1:00-4:00 3BD/2BA
Compass 925-519-9080

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

SALES AT A GLANCE

Pleasanton (Jan. 23-27)

Total sales reported: 5
Lowest sale reported: \$270,500
Highest sale reported: \$1,460,000
Average sales reported: \$831,700

Livermore (Jan. 23-27)

Total sales reported: 9
Lowest sale reported: \$740,000
Highest sale reported: \$2,100,000
Average sales reported: \$1,188,555

Dublin (Jan. 23-27)

Total sales reported: 5
Lowest sale reported: \$688,000
Highest sale reported: \$1,320,000
Average sales reported: \$1,039,200

San Ramon (Jan. 23-27)

Total sales reported: 5
Lowest sale reported: \$435,000
Highest sale reported: \$1,575,000
Average sales reported: \$1,010,000

Source: California REsource

HOME SALES

This week's data represents homes sold during Jan. 23-27 for Pleasanton and Livermore.

Pleasanton

- 7819 Cypress Creek Court** L. Guo to X. Wang for \$270,500
- 4649 Denker Drive** Opendoor Property Trust I to L. & W. Chang for \$1,170,000
- 8101 Moller Ranch Drive** Johnson Family Trust to Y. & Y. Zhang for \$1,460,000
- 3392 Rosada Court** M. Haynes to H. & Z. Yang for \$810,000
- 2279 Segundo Court #4** K. Mckee to Y. & P. Zhou for \$448,000

Livermore

- 2676 3rd Street #1703** L. Cervantes to J. Donnellan for \$740,000

- 975 Bluebell Drive** D. Elmatari to H. & B. Romasky for \$815,000
- 1553 Buttercup Court** Damonte Family Trust to McCullough Trust for \$800,000
- 2055 Calabria Court** Collity Family Trust to G. & R. Wijayaratne for \$2,100,000
- 4948 Mines Road** Hansen Living Trust to D. & T. Powell for \$1,550,000
- 665 Sandalwood Drive #2** Y. Jin to E. & S. Kalmadi for \$1,065,000
- 4763 Scenic Avenue** Martinelli Living Trust to J. & T. Dang for \$1,153,000

Editor's note: The full list of Home Sales reported in Pleasanton, Livermore, Dublin, Sunol and San Ramon during this period can be found with the online version of this story at PleasantonWeekly.com.

Source: California REsource

Finley Road Homesites



Create The Future ...
Develop Your Dreams

85+ Acres At \$3,500,000
167 Acres At \$4,500,000

Find your refuge from urban sprawl on Finley Road in San Ramon. Peaceful, Private, Perfect. Minutes away from both Hwy 580 and Hwy 680 and an easy hour to Silicon Valley.

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OAK HILL, PLEASANTON



7774 OAK CREEK COURT, PLEASANTON

4 BD + DETACHED OFFICE/STUDIO | 2 BA
2,004 SQ. FT. LIVING SPACE

This newly remodeled, understated luxury, LA-style single story home features a light and airy open concept floor plan with more upgrades than you can imagine. The interior boasts custom accent walls, a vaulted living room ceiling, 12" wide plank white oak engineered hardwood floors throughout and an impressive show stopping chef's kitchen. An oversized custom island features 2" thick white Vadara quartz slab countertops, SS Thermador gas stove and hood, SS built in Thermador refrigerator, custom herringbone Italian marble backsplash, custom cabinetry with Restoration Hardware knobs/handles, 120+ bottle wine fridge, and SS farm sink. The primary Hampton style en-suite is a work of art with accent wall, walk in closet w/ barn door and an absolutely dreamy ultra-chic bathroom. Each secondary room provides ample space and closet organizers. This energy efficient home includes a whole house Kinetico water filtration system, newer HVAC and EV charging outlet. It sits on a drought tolerant, professionally landscaped, low maintenance lot in an amazing neighborhood with mature trees, green belt, community pool and close to all three levels of school.

LIST PRICE \$1,799,888

SOUTH LIVERMORE



1141 RIESLING CIRCLE, LIVERMORE

3 BD + OFFICE AREA | 2.5 BA | 2,617 SQ. FT. LIVING SPACE

Don't miss this remodeled & impeccably maintained solar powered home in a sought-after South Livermore location! Rarely are homes available in this beautifully manicured neighborhood. This spacious east facing property offers an abundance of natural light and privacy. Unwind in the professionally landscaped backyard oasis with newer PebbleTec pool, raised spa & waterfall, outdoor kitchen & pergola. The gourmet kitchen has been tastefully remodeled and offers modern white cabinetry, granite countertops, tile backsplash, SS appliances, gas stove & pantry. The open formal living room and dining area are perfect for entertaining. The stunning wrought iron staircase leads up to a generous office space in the landing, a large master suite with a remodeled spa-like bath, two guest bedrooms and an additional remodeled full bath. Hardwood floors, newer light fixtures, newer floor coverings, 3-car garage, owned solar, newer interior paint and so much more!! A short walk from the vibrant downtown area and many of the well-known wineries. This home has it all and is sure to amaze!

LIST PRICE \$1,509,000

DOWNTOWN PLEASANTON



1027 ROSE AVENUE, PLEASANTON / PARCEL

24,678 SQ. FT. LOT

Great opportunity to easily create two premium buildable lots on Downtown Area Parcel! Previously fully approved minor two lot subdivision in 2016 has expired but should make the reapplication path less cumbersome. Parcel division was approved for two lots facing Creek Trail Drive (1308 & 1320 Creek Trail Drive). Walk to downtown from these premium 12,000 plus lots located adjacent to \$2,000,000- \$3,000,000 homes. The originating property address is 1027 Rose Lane and the actual 24,678 square foot parcel number is APN# 94-128-45.

*Subdivision not guaranteed and new owner will need to re-apply with Pleasanton Planning.

SOLD PRICE: \$1,500,000

MULTIPLE OFFERS RECEIVED

VENEMA HOMES

EXPERIENCE  EXCELLENCE



3 Days On Market, LOOK AT OUR SUCCESS...
 32 Qualified Buyers Signed In! 19 Buyers Agents Toured!
1904 Zenato Place, Ruby Hill
 5 Bedrooms | 5,385 Square Feet | .55 Acre Lot | Listed at \$4,795,000



LOOK at our SUCCESS
 12 offers in hand
 Pending in 6 days | \$165K+ over list price

5804 San Carlos Way, Pleasanton



COMING SOON

5847 San Juan Way, Pleasanton



COMING SOON

10767 Inspiration Way, Dublin



VENEMA HOMES TEAM
 KELLERWILLIAMS
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 INTERNATIONAL



SOLD

6433 Owl Way, Livermore
 Alexis Venema | (925) 963-5446



SOLD

387 Lone Oak Court, Pleasanton
 Lisa Desmond | (925) 352-5065



SOLD

7959 Foothill Knolls Drive, Pleasanton

