



Photos by Lea Suzuki/S.F. Chronicle

In addition to being California's richest suburb, Los Altos was No. 1 for highest home value, an analysis shows.

Los Altos is richest California suburb

Eight Bay Area cities rank in top 10 statewide, analysis shows

By Jessica Roy
STAFF WRITER

It's no secret that the Bay Area is full of wealthy enclaves. But just how wealthy, compared to suburbs across California? And what does it take to buy a typical house in these communities?

To answer these questions, the Chronicle performed a data analysis ranking the 50 richest suburbs in California, and listing the average home value there. Perhaps not surprisingly, the analysis found eight out of California's 10 richest suburbs are in the Bay Area — with Los Altos

Richest continues on A10



Large homes line a private road in the Country Club neighborhood of Los Altos. The suburb's typical home value was over \$4.3 million, according to the analysis.

Counties beg for help as Trump's cuts loom

By Sara DiNatale
STAFF WRITER

Contra Costa County Supervisor John Gioia doesn't see a way around the most vulnerable residents in his community soon facing longer wait times for food assistance and medical care under President Donald Trump's

budget cuts.

The county now spends about \$7 million each year to manage and administer food stamps. Those costs could hit \$40 million by 2027 based on program changes under the One Big Beautiful Bill Act, according to county estimates. Trump signed the bill into law on July 4. The far-

reaching legislation made the largest cuts to basic-needs programs in the country's history in order to fund tax cuts that predominantly benefit wealthy Americans.

Gioia says Contra Costa County won't be able to afford added workloads, nor the anticipated cost shifts that officials also expect to

hit the county health care system, which could result in dwindling access.

"In reality, we would have to use property tax dollars to backfill federal losses, and we don't have any available," Gioia said. "They are already being spent on other programs, from law enforcement to

Counties continues on A10

Public lands hemmed in by private property

Tens of thousands of acres in state inaccessible without permission

By Emma Stiefel
STAFF WRITER

In rural Napa County, about two hours north of San Francisco, a 700-acre plot of hilly scrubland near Atlas Peak is open to the public for hunting, hiking and camping.

But the public has no legal way of getting there — unless they manage to secure permission from one of several private landowners who own an adjacent property.

A Chronicle analysis found that this parcel, owned by the Bureau of Land Management, is one

of the hundreds of "land-locked" pieces of public land across California. These plots are completely surrounded by private property and cut off from roads. They total at least 75,000 acres, nearly three times the size of San Francisco. Most of these plots are found in the state's more rural counties, like Siskiyou and Kern counties, but there are also plots in Santa Clara and San Diego counties.

That total doesn't even include the many public lands connected through corners in a checkerboard

Land continues on A9



Carlos Avila Gonzalez/S.F. Chronicle

Richard Bissett stands on his property, where those trying to get to adjacent public lands are crossing over to target practice, hunt or camp outside Lake Berryessa in Napa County.

Buyer emerges for halted project

Plans for two downtown towers long delayed by financial woes

By Laura Waxmann
STAFF WRITER

When construction on San Francisco's Oceanwide Center started at the end of 2016, the project was supposed to produce two iconic towers with office space, condos and a high-end hotel that would reshape the city's skyline, and boost its relations with China, in just four years.

But the luxury complex at First and Mission never even reached street level before the work was halted because of financial woes. Nearly a decade later, Oceanwide Center remains a virtual hole in the ground across from Salesforce Tower — a "gaping wound in the soul of the Financial District," as one city planner put it — and a lasting symbol of how the pandemic cratered the city's development plans.

Big-name developers for years have circled the mothballed site marked by rusting structural columns, trying to make the numbers work, then backing off. Now, against the odds — high construction costs, market uncertainty, a foreclosure involving a Chinese lender and a batch of lawsuits from the project's 2020 collapse — an unexpected developer is making what appears to be a serious push to bring the scarred lot back to life.

Dan Kingsley, the retired co-founder of Bay Area development firm SKS Partners, has "taken control" of the mothballed construction site at 50

Towers continues on A7

High court allows appearance-based arrests in L.A.

By Sara Libby and Bob Egelko
STAFF WRITERS

The U.S. Supreme Court on Monday granted President Donald Trump's request to halt a court order that had blocked federal immigration officers in Los Angeles from arresting people they suspect of being undocumented immigrants based on their appearance, the language they're speaking and the type of work they're doing.

Opponents have argued that such stops constitute racial profiling, and charged that the federal government appeared to be ignoring the order by continuing to raid car washes and Home Depot parking lots, which are specifically called out in the order.

A similar order from the Eastern District of California, which covers much of the Central Valley as well as the Sacramento area and Solano County, remains in place.

Multiple federal judges had previously found the arrests discriminatory, and the 9th U.S. Circuit Court of Appeals had upheld the injunction. But the Trump administration asked the Supreme Court to allow the arrests and reverse the order, which Solicitor General D. John Sauer argued prevented officials from enforcing immigration law.

Profiling continues on A9