

Pleasanton Weekly

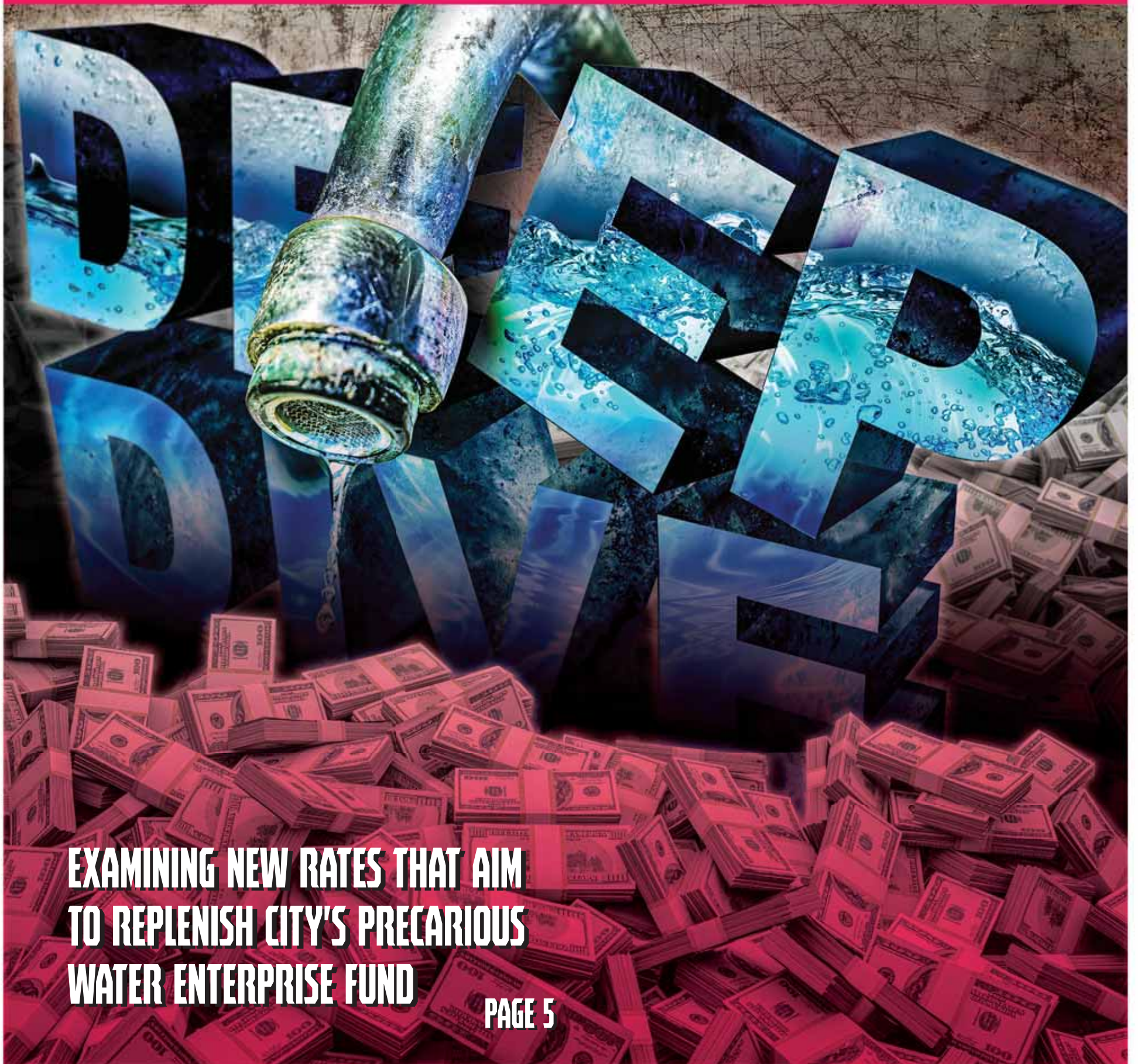
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**EXAMINING NEW RATES THAT AIM
TO REPLENISH CITY'S PRECARIOUS
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WHAT A WEEK



By JEREMY WALSH

A new era for us

The dawn of 2024 on Monday represented the start of an exciting transition for our organization: The Pleasanton Weekly and our sister publications are now a journalism nonprofit operated by the Embarcadero Media Foundation, no longer part of the for-profit business Embarcadero Media Group.

As our CEO Adam Dawes explained so well when we announced the planned conversion in November, the move became necessary for “two main reasons. First, with all of the headwinds that we and other local news publishers across the country are facing, we need to shift our business model to rely more directly on donations from our communities. Second, operating as a nonprofit will enable us to grow and evolve our journalism in exciting ways that can provide greater benefit to the community.”

I’m hopeful our transition to a 501(c)(3) organization will provide the operational stability we desperately need, and more importantly, allow our journalistic endeavors to thrive for years and years to come.

Just how our journalism might change as a nonprofit remains to be seen, but my hunch is not very much in the short-term — as for the long-term, who knows? There are many conversations ongoing internally and externally as we work to carve out our new identity.

For now, I am committed to our Tri-Valley team covering the type of news our readers have appreciated for years: close oversight of local government agencies, engaging community and A&E features, major public safety incidents, criminal and civil court cases, intriguing opinion writing and subjective storytelling, captivating photography and investigative reporting on important issues relevant to our residents.

But coverage priorities could change in the future, and that’s OK. For example, being a nonprofit opens up new avenues for grant funding available for reporting on certain topics. I’m intrigued to see what sort of possibilities are out there.

One area that will look different is our approach to elections.

The IRS has very strict policies — although some not as specific as we’d like — as it pertains to “political engagement” by nonprofits, which the publication of materials related to election candidates falls into. As it was explained to me, basically the IRS does not want any 501(c)(3) organizations participating in activity that supports or opposes candidates.

Let me be clear: That does not mean we won’t report on elections.

Quite the opposite.

We will continue to report news developments relevant to local elections as well as our overarching candidate profiles or voter information guides, which are protected as educational in nature. We will also continue to hold candidate forums when feasible. (Interestingly, campaign advertising is also still allowed, provided everyone is given equal opportunity.)

What it does mean, however, is our editorial board can no longer endorse candidates. The IRS deems this a no-no to retain tax-exempt status, which on its face seems fair to me.

I will acknowledge the obvious, though: We are ceding a piece of our editorial independence to the federal government, but our organizational leaders understand that’s the cost of doing business (so to speak) as a nonprofit.

Now I won’t exactly miss candidate endorsements. While they were important based on our role in the community and some voters found our objective opinions helpful, they were a major undertaking each spring and fall of election years. I would have to serve as lead author for anywhere from a dozen or more endorsements for general elections, on top of an already jam-packed day job.

And there would have been endorsements relevant to the March 5 primary ballot, such as Alameda County District 4 Supervisor, State Legislature and Congress. Oh, and there’s the possibility of recall votes midyear related to Alameda County District Attorney Pamela Price and Sunol School Board Trustees Ryan Jergensen and Linda Hurley — endorsement questions I wouldn’t be itching to touch with a 20-foot flag pole. I’m off the hook, I guess.

We’re also under the impression that the prohibition on candidate endorsements (or non-endorsements) extends to our blogs and letters to the editor, and quite possibly our online story comments too.

It does appear that editorial opinions on ballot measures, as well as any non-election topic, can still be open season legally, but we will need to debate internally about whether we want to prioritize those types of assignments as a nonprofit editorial board.

The straight news reporting, though, we’ll always be there. 2024 is a huge year for elections in the Tri-Valley. I look forward to us being your trusted source for accurate, fair and no-nonsense coverage of every local topic on the ballot this March and November. ■

About the Cover

The Pleasanton Weekly examines the process and outcome of the city’s deliberations last year to increase water rates in Pleasanton, which took effect Jan. 1. Cover design by Doug Young. Vol. XXIV, Number 49

Welcome 2024

Wishing everyone a *happy, healthy and prosperous* New Year!

2024 Real Estate Market Outlook

The FED is expected to cut rates by spring, with many forecasting mortgage rates to drop to the low 5% range, which should encourage more homeowners to sell in 2024 than in 2023. Home sales are estimated to increase by up to 30% this year. I am already experiencing an uptick in calls and have several new listings coming in early 2024, including:

- Updated single-story home in Foothill Knolls
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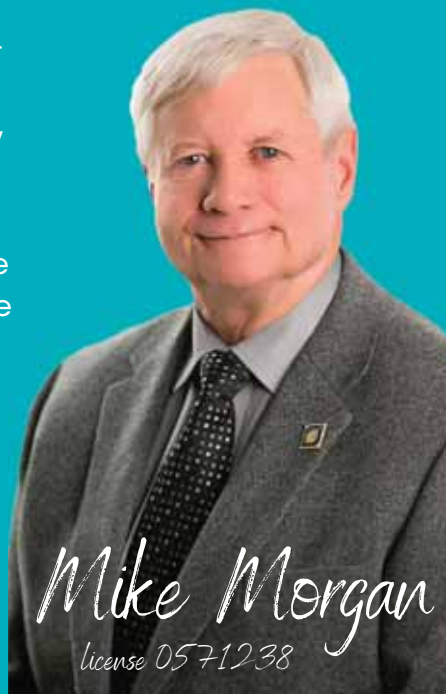
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ASKED AROUND TOWN

Do you have any specific goal(s) that you hope to accomplish in the new year?



Jill Bond
Teacher

My goals are pretty simple, but very important. They are to continue decluttering both my home and my classroom and also to stay up to date with my online calendar. It all boils down to being and remaining well-organized.



Avery Bond
Elementary school student

I want to continue to be the very best student in my class. It's not always easy, but I know I'm capable of accomplishing this goal.



Miles Bond
Elementary school student

In the new year, I really want to improve my drumming skills. I plan to increase my practice time to 20 minutes every single day. I want to learn how to play more music by The White Stripes. I love their music.



Connie and John Quintanal
Retired

One of our major objectives for 2024 is to improve our meal planning. We feel motivated to eat healthier and to improve our overall well-being through eating nutritious meals. We also want to reduce wastefulness and decrease our expenses.



Megan Smith
Lawyer

I've actually been thinking about this for a while. I'd like to be a better friend. I'm going to try harder to get together with people more often. I'm blessed with wonderful friends so this should be a relatively easy goal to accomplish.

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Holiday tree pickup

Pleasanton Garbage Service is offering free holiday tree pickup for residents on their regular service day next week (Jan. 8-12). Place the tree on the curb by 5:30 a.m. that day for the truck exclusively for recycling holiday trees.

"Only clean trees will be taken — no flocking or tinsel. Please cut trees down to 4 feet or less in height and remove bases or stands," city officials said.

Pleasanton residents can also drop off their holiday tree for free at the transfer station at 3110 Busch Road through Jan. 31. To learn more, visit pleasantongarbage.com/holidays.

Youth programs survey

Pleasanton city officials have issued an online survey for parents and guardians of kids and teens of all ages to get input on what sorts of after-school and summer programs to offer youth.

"Please take a few minutes, to complete this short survey so we can provide the programs and services that will best serve our youth!" city officials said. "The information provided will help us to better meet the recreational and enrichment needs of youth in Pleasanton."

Find the survey at www.surveymonkey.com/r/KZ255NR. Parents will be asked to answer the questions thinking about one child at a time, and will be redirected to provide fresh responses for their other children.

PAL meeting

The Pleasanton Art League is holding its first general meeting of 2024 on Monday (Jan. 8) at 7:30 p.m. via Zoom, featuring award-winning Livermore painter Carolyn Lord as the guest speaker.

"Accompanied by images of her own artwork, she will discuss topics such as the definition of success, pathways of art education, art communities and clubs, exhibitions and resume-building activities," PAL officials said.

For more information, visit www.pal-art.com.

Noise by jail

Dublin city officials issued an advisory on Tuesday to residents wondering about a strange noise emanating from Santa Rita Jail on Broder Boulevard and impacting folks in the nearby neighborhood in north-central Dublin.

"The city of Dublin is aware that there is a loud and disruptive noise coming from Santa Rita Jail due to a failing underground transformer. Generators are currently supplying power during the repairs of the transformer," they said. ■

A deep dive into new water rates

Increases seek to replenish Pleasanton's precarious water enterprise fund

By CHRISTIAN TRUJANO

After countless city meetings, public discourse and deliberations this past year, Pleasanton ratepayers will see the first of two rate increases this month in their water bills that the City Council approved back in November.

An average single-family home will experience a 30% increase in their water portion of their utility bill, and the same homes will then see another 12% increase take effect in January 2025. Those who use more water will be seeing more than a 30% increase in 2024 under the variable structure, as will most commercial and multi-family residential customers.

The increase has been something that city officials have said is necessary for the water enterprise fund

for many reasons while noting that ratepayers will still be paying less than other cities. However, many residents have said that by using the city's new "Bi-Monthly Water Bill Calculator," they were able to see their bills go up exponentially.

"I think I need a heart and lung machine because I came up with a 761.28% increase by the third year — and that's using a conservative estimate with me making everybody turn off the shower and trying to keep a few trees alive," Pleasanton resident Kelly Xu told the council during the Nov. 7 meeting. "The 761% was only on the Pleasanton variable charge. That's not even my water usage."

During that meeting, many residents from the upscale Ruby Hill neighborhood also came down to talk about their higher water usage

cost and said that the city should have done more in finding ways to reduce the increase.

"My water bill is very high, even today ... During peak periods, my bill ranges between \$1,400 and \$1,600 for two months," Jessie Chimni, a resident of Ruby Hill, told the council on Nov. 7. "If we just take the three-year calculation that y'all ran, in the previous meeting, it doubles. So that's a 100% increase. If we just focus on the cost that you all control, that Pleasanton controls, it's a 600% increase."

These comments were made regarding the original staff-recommended plan, which would have been an average of 62% in increases over three years, rather than the approved two-year increase the council approved 3-2 that will have average ratepayers see 42% in increases

between 2024 and 2025.

Even though several city officials said that they did not want to be in this position to begin with, they've also said the city needed to do this in order to maintain Pleasanton's water quality and system infrastructure as the city deals with aging facilities and PFAS contamination that have been pervasive in the city's groundwater.

"I was a voice to keep water rates artificially low through the uncertainty of COVID and inflation burdens; it is no longer responsible to do so," Vice Mayor Julie Testa told the Weekly. "We must maintain a fiscally sound water fund to manage the significant challenges we face ahead to ensure a sustainable quality water supply."

See **WATER RATES** on Page 8



One Nation Dream Makers volunteers help distribute free meals to residents at the Ridgeview Commons senior apartment complex on Dec. 20 as part of the organization's free meal service program.

Meal service with heart

Food bank leads program for seniors at Ridgeview Commons

By CHRISTIAN TRUJANO

The smell of warm tortillas and tangy enchilada sauce filled the common area room at the Ridgeview Commons senior apartment complex as residents filled a long line to pick up free meals provided by One Nation Dream Makers.

The free prepared meal service has been feeding about 100 seniors living at the complex every weekday and as of Christmas, the organization had distributed nearly 6,000 meals since One Nation first kicked off the program 11 weeks ago.

"I've stopped a lot of things that I really enjoy ... because it's my purpose to get all of this set up," said Ronnie Forbes, the founder of One

Nation Dream Makers — a food bank based in Livermore. "This is not a Ronnie project. This is a community project that has started way back."

Ridgeview Commons, located right behind Pleasanton Middle School, is a senior living complex for seniors on low income. For about 20 years, the Tri-Valley food insecurity nonprofit Open Heart Kitchen had operated out of the Ridgeview kitchen and provided evening meals to the seniors who lived there.

But when the nonprofit announced that it was planning to move out of the kitchen and provide only lunches at the Pleasanton Senior Center main hall Monday through Friday, Forbes said he got

a text from Ron Page, a resident at the complex.

"He said, 'Ronnie, what are we going to do? The seniors are not going to be able to (or) want to walk over there to get food and then they're not going to have any meals here,'" Forbes said.

That's when he forwarded that message earlier this year to Pleasanton Mayor Karla Brown and Alameda County Supervisor David Haubert so that they could all find a solution.

And after the years of waiting for Open Heart Kitchen to leave, Forbes got the OK to move in, sign an agreement and, with the help of Haubert's office paying the rent

CHRISTIAN TRUJANO

Dublin's east-west divide on ballot?

DUSD looking at separate bond measures, not districtwide option

By NICOLE GONZALES

Dublin Unified School District board members discussed and voted on possible facilities bond measures for the November 2024 election.

After reviewing staff research and survey results during its Dec. 12 meeting, the board voted in favor of working on two separate bonds addressing needs on the east and west sides of Dublin, respectively, and voted to no longer look into a districtwide bond.

"The district recently worked with a consulting firm to conduct a survey to gauge community interest in a \$180 million bond that would address some of the district's facilities needs not covered by existing funds," district representatives said in the staff report.

"Potential projects included replacing aging portables, addressing enrollment growth at our middle school sites, and repairing and replacing aging HVAC systems," they added.

Trustee Dan Cherrier expressed strong support for having separate

See **FOOD BANK** on Page 7

See **BONDS** on Page 7

Cooking incident leads to serious fire at Civic Square

Second-floor apartment heavily damaged as building residents displaced, one sent to hospital

By CHRISTIAN TRUJANO

A fire caused major damage to a unit at the Civic Square Apartments complex in Pleasanton on Monday evening, leading to other residents who live in the same building to be displaced, according to the Livermore-Pleasanton Fire Department.

“We did have a conversation with the gentleman that was there at the time and the fire was a result of cooking,” LPFD battalion chief Daniel Moyles told the Weekly on Tuesday. “I’ll keep the specifics out, but (he) stated that he was cooking at the time that the fire started.”

One resident was transported to the hospital after sustaining minor injuries, Moyles later stated in a LPFD press release on Tuesday. He said that 10 residents who lived in the same building where the second-floor apartment caught on fire were displaced due to fire and water

damage — checking into a hotel for a couple of days with the help of the American Red Cross.

The LPFD, along with the Alameda County Fire Department and the Pleasanton Police Department, responded to reports of a fire at the apartment complex at 4890 Bernal Ave. at around 6:51 p.m. on New Year’s Day, Moyles said.

Moyles said that as the first units were approaching Civic Square, they noticed that the fire’s smoke column was darker than usual, which indicates that it was structural fire, which led the responding fire captain to declare it as a working fire.

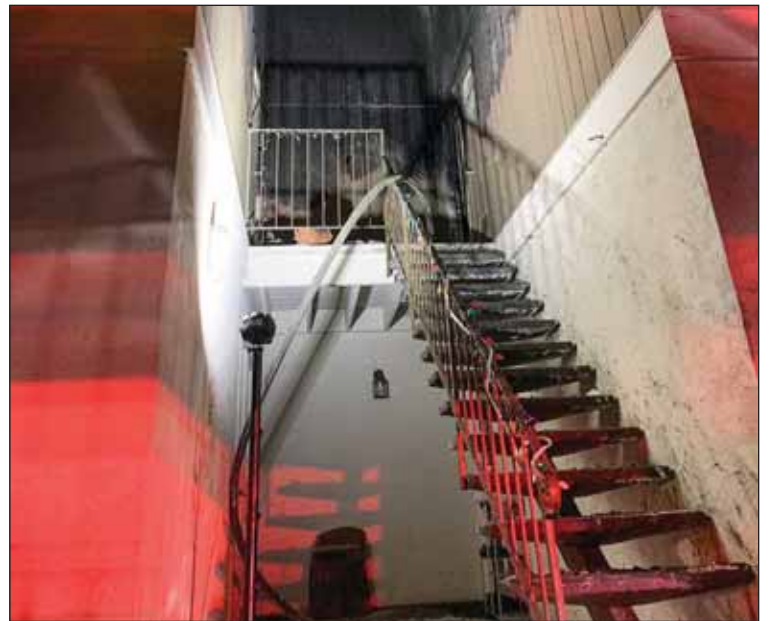
When Moyles arrived, he saw the heavy fire coming from the two-story apartment building, assumed command and declared a second alarm to call more units to the scene. He said he did this because they weren’t sure if the fire was going to spread through the shared attic space in the adjacent apartment,

which could make it an even bigger fire.

But after declaring the second alarm, Moyles said that they began receiving updates that the fire was not extending through the attic and they began canceling the additional resources coming out of Dublin and Livermore. He said in total, eight fire engines and three fire trucks were out there that night and were able to put out the fire in 20 minutes.

Crews then went into what’s known as overhaul mode, which is when firefighters go inside the building and extinguish “potential hot spots”. That means they would move furniture such as couches outside and they would start opening the walls and removing the ceiling sheetrock to make sure there are no more pieces of charred wood and that everything gets hosed down with water to avoid any further fires.

“Once everything’s really opened up, and we put a big hit of water



A view of the stairs leading up to the apartment unit that caught on fire at the Civic Square complex on New Year’s Day.

on it, that’s when the captains come through with their thermal cameras and are looking for hotspots or areas of concern and that’s what we’ll focus on until we don’t have any,” Moyles said.

According to LPFD management analyst Rosa Ramos, apart from the one apartment unit that sustained fire damage, two other units had also sustained water damage.

Moyles also said that the apartment across from the one that was on fire is closed off because that’s where firefighters had to poke holes in the ceiling to make sure the fire didn’t extend through the attic.

Moyles said the department will be conducting a joint investigation with PPD on what exactly caused the fire and when the building is safe to enter. ■

Report co-authored by LLNL scientists paves way for carbon dioxide removal

Plan outlines options for cutting 1 billion metric tons of CO2 per year by 2050

By JUDE STRZEMP

Lawrence Livermore National Laboratory researchers and those from 12 other institutions recently released an analysis of atmospheric carbon dioxide removal (CDR) and storage called “Roads to Removal: Options for Carbon Dioxide Removal in the United States” (R2R).

The report addresses climate change by outlining methods and costs for achieving the goal of a net-zero greenhouse gas (GHG) economy by 2050.

To reach its goal, the U.S. must remove 1 billion metric tons (or

tonnes) of CO2 from the atmosphere per year by 2050, store it and reduce GHG emissions, according to an LLNL news release about the report.

R2R finds this gigaton scale removal and storage possible by increasing the intake of CO2 by forest and agricultural lands, scaling up the conversion of biomass (organic matter) into products and geologically storable CO2 and the direct capture of CO2 from the atmosphere followed by geological storage.

If implemented, these methods can create more than 440,000 long-term jobs by 2050 and

improve air and water quality.

They are estimated to annually cost roughly \$130 billion in 2050, about 0.5% of the nation’s current GDP, but the cost may decrease as technology advances, according to the R2R website. Funding for implementing CO2 removal is likely to come from the government and private investors, according to Jennifer Pett-Ridge, LLNL scientist and the report’s lead author.

In essence, the report’s county-level analysis and results — based on the methods’ feasibility, capacity, costs, energy and equity and environmental justice

considerations — are meant to inform policy-makers, the government and community stakeholders on CO2 removal options for meeting the national goal, according to the news release.

“The report offers unique research for the opportunities and challenges specific to each region in our diverse country, prioritizing local approaches and voices from community groups in natural removal solutions,” wrote Jan Mazurek, senior director of carbon dioxide removal at ClimateWorks Foundation, in a press release document.


The report’s CO2 removal

options can be combined in a variety of ways to remove more than the goal of 1 billion tonnes of CO2 per year by 2050, so there is flexibility in choosing carbon removal options, according to the executive summary.

Cropland-soil management and forest-based solutions are ecological methods that can be implemented immediately. Together, they can remove nearly 100 million tonnes of CO2 per year by 2050.

These ecological methods are reversible, through events like fire and insect outbreaks, but should

See **REPORT** on Page 10



February 24, 2024



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In the technique called biomass carbon removal and storage, biomass (like that produced in agricultural operations) can be transformed to create carbon-storing products like plastic and cement. It can also be processed to produce CO2, which is then captured and stored underground.

BONDS

Continued from Page 5

bonds, saying it would be easier to approve and address specific issues within the district.

“There are especially a lot of needs, we have a middle school that is significantly large. We have some unmet needs at the Emerald High School too. We’re not meeting

those needs,” Cherrier said.

“We should keep the door open to exploring an east side-only bond that only east side residents have to pay into, and money that can only be spent on the east side,” continued Cherrier. “Right now the majority of the needs are on the east side.”

Other board members agreed with this sentiment, expressing that a districtwide bond would likely

not receive voter approval.

“I would not support a full city bond,” Trustee Kristin Speck said. “I feel very confident that a full city bond would fail and would be a waste of our money.”

Superintendent Chris Funk informed the board the deadline for placing a bond on the November ballot would be in August, and that the option to place one on the

spring ballot is no longer available.

The board unanimously approved a motion by Cherrier to continue exploring separate bond measures, for east or west side, to be placed on the November 2024 ballot.

The board then voted 4-1 to no longer look into a districtwide bond. Board President Kristin Pelham was the lone dissenter.

Funk proposed scheduling a full

study session on the potential bond and also defining a line between east and west.

“It just seems to me that it (possible bond options) deserves our full attention, as opposed to trying to cover all that in a normal board meeting,” Funk said.

The board agreed with Funk and planned to address the bond item at a future meeting. ■

FOOD BANK

Continued from Page 5

for the space for a year, took over the kitchen.

“I think the supervisor would say the work that Ronnie does for the community has been a blessing and we’re very happy to not only be a funder, but also be a partner,” Shawn Wilson, chief of staff for Haubert’s office, told the Weekly. “We’re proud of what Ron is doing. We support him wholeheartedly and we’ll continue to find ways to partner with One Nation Dream Makers to make sure people are getting the food that they need.”

Brown, whom Forbes said has supported his vision 150% from the beginning, told the Weekly she appreciated the work he and his team have been doing mainly because she notices the great food being served that is not only nutritious, but tasty as well.

“It’s a wonderful feeling to support a local hero,” Brown said about Forbes.

Dublin Mayor Melissa Hernandez, who also took the time to check out the meal program on Dec. 20 along with Brown, said that it was very heartwarming to see the work One Nation has been doing in person.

“Ronnie has done such an excellent job in excelling what he initially started. So being able to have gotten to this point is pretty amazing,” Hernandez said. “Not only are they getting a good healthy meal, but they’re also getting different authentic meals as well.”

But Forbes said he couldn’t take any of the credit for the food. He said that all goes to Vicky Esquivel, chef and owner of Tasteful Catering and Events, and her husband Abraham, who have previously worked with Forbes with the food distribution work he has done at the Tri-Valley Artisan Commercial

Kitchen in Livermore.

While her catering business works separately from One Nation, Esquivel said the work they are doing at Ridgeview Commons is something that she enjoys doing.

“We’ve always done things with (Ronnie),” Esquivel said. “We worked together a lot with feeding the homeless ... So this is something that is more to my heart, what I like doing.”

Page, who also helps Forbes run a farmers market every other Wednesday morning at Ridgeview similar to the one he ran at the Vineyard Estates complex before moving to Ridgeview, said that the work One Nation and Ridgeview is doing for the seniors was something he felt was severely needed.

“God was the one who sent me here to do what I need to do to help the seniors. There’s a lot of them here that need help,” Page said. “So with the help of Ronnie and all this working together, we try to make it

comfortable for the people so they’ll have somebody that they know that they can trust and knows that they will ... be there.”

Lailonie Yates, the property manager at Ridgeview, told the Weekly that from when she first started working at the complex in August, which was around the same time Forbes got his meal program started, to now she has seen how important the evening meals have been not just in terms of feeding the residents but also in creating a sense of community.

“Just seeing everyone out and mingling and ... most of them don’t come and leave, they’ll come and they’ll hang out down there as if it’s a real diner, like a real restaurant,” Yates said. “It’s uplifting.”

“It makes everyone more family oriented,” she added. “It’s like a big family dinner ... and it makes people move around and makes them just mingle a bit.”

The free meal service, which offers

food to Ridgeview residents Monday through Friday from 4-5 p.m., is only the first step in Forbes’ many goals for his organization’s future. He said that he wants to move more food throughout the county to people who are in need and eventually wants to be the main food distribution hub for the county’s Supervisorial District 1.

He said that while the organization is in the process of writing grant applications for the city’s of Pleasanton, Livermore and Dublin, he said that it’s going to take funding and the support of the Tri-Valley communities to keep going.

“I was a homeless hungry veteran before, so now God has given me the opportunity to be able to reach out and help and I just want to be able to do more, but it takes money,” Forbes said. “We believe that District 1 and the city of Pleasanton and (other partners) will be able to step up to do some things to help God’s dream, not my dream.” ■

Stanford Medical Humanities Summer Programs



JUNE 17 - 28, 2024
Stanford Medicine
Art and Anatomy
Summer Program

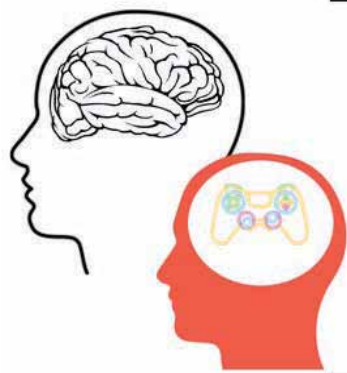
The Art & Anatomy Program is a 2-week, in-person immersion in visual storytelling for high school students.

Application Deadline: March 18, 2024

The program will include a speaker series from leading anatomists, physicians, and creatives whose work blend art and medicine. This will be followed by a week of drawing mentorship to develop a resolved final illustration. Students will present their final projects to a panel of artists, museum curators, and physicians.



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Stanford Medicine
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WATER RATES

Continued from Page 5

“Pleasanton has benefited from artificially low water rates for a long time, but it has led to a need for correction, causing this uncomfortable adjustment,” Testa added.

Over a decade of no increases

Councilmember Jack Balch, one of the dissenting voices on the dais, told the Weekly that while he appreciates the city’s renewed focus on the challenges at hand and at identifying solutions to move Pleasanton forward, there isn’t a simple answer for how the city’s water fund got to this point.

“I believe that there are numerous variables that have gotten us to where we are at, and I don’t believe that there is a simple answer,” Balch said.

Throughout the council meetings where the water rates were discussed in 2023, one major fact kept popping up: Pleasanton’s water rate structure has not increased since 2011, outside of inflationary increases in certain years based on the consumer price index. This has been what has hurt the city’s water enterprise fund the most, city leaders said.

“Given the years without a rate increase for the Pleasanton portion of the bill, and the undeniable effects of inflation, an adjustment in the water rates was necessary,” Balch said.

Testa also said that Pleasanton has had low water rates because for decades, the city has had 20% of its water come from the city-owned groundwater wells to supplement potable water supplied by Zone 7 Water Agency.

“That has been lost with the discovery of PFAS now needing to purchase all water from Zone 7,” Testa said. “It will require a significant investment in infrastructure to regain access to our well water to eventually regain control of a portion of Pleasanton water.”

The city was in the process of looking at raising the rates back in 2019, but the water rate study that would have led to the increases was paused due to the pandemic.

“The rate study was a recalibration of how water and sewer rates were collected for all customers within the city,” Pleasanton communications manager Heather Tiernan told the Weekly. “All rates were impacted and the rate revenues will be used to fund near-term projects, allow for several maintenance and repair projects, and replenish the water enterprise reserve fund.”

The fund, according to the city, helps the city manage a variety of water supply and quality issues. According to the “Pleasanton Water Rates Frequently Asked Questions” page on the city’s website, the main purpose of the immediate rate increases is to “fund near-term

projects that will allow for the delivery of additional water from Zone 7 to reduce reliance on Pleasanton’s groundwater wells while a longer-term solution to PFAS is developed and implemented.”

“The water enterprise fund reserve levels are currently below the council approved target of 35% and funds are being transferred out of the water enterprise capital fund and into the operating budget to pay for general operations and maintenance,” Tiernan said. “Additionally, the fiscal year 2023-24 water enterprise budget assumed a significant rate increase for the year to keep it solvent.”

Originally, the council was poised to approve the three-year rate increase on Sept. 19 because staff said that was the best way to address the roughly \$29 million deficit that the city was projecting for the enterprise fund.

But after resident and community pushback, the council reduced it down to a two-year rate plan.

And with the PFAS issue the city is working on addressing by possibly digging two new groundwater wells, having to pay for 100% of the city’s water from Zone 7 and the millions of dollars in infrastructure repair and maintenance that the city has to take care of for its aging system, officials say having money in the enterprise fund as soon as possible is crucial.

“The primary purpose of the immediate rate adjustment is to fund a project to increase capacity from Zone 7 Water Agency to reduce the reliance on Pleasanton’s groundwater wells as our longer-term solution is developed,” according to the city’s website. “Revenue from rate adjustments will then be used to ensure we are prepared in case of an emergency or another drought, conduct vital maintenance, and begin work on our longer-term supply alternatives.”

Breakdown of the bill

There are six different surcharges in addition to ratepayers’ water meter and water usage, which all affect their total water bill.

But the main things you have to look out for when determining your rate increases are how much water you are using per billing cycle (every two months) and how much your “Pleasanton Water Fixed Charge” will be on your bill.

According to the city’s FAQ page, the fixed charge is based on the size of your water meter. It covers the operating expense of pumping and distributing water to your residence.

The variable charge, which is where the most notable change is, according to Tiernan, are measured in CcF and are calculated using a tiered rates system designed to promote water conservation. That charge is used to fund water facility repair and maintenance, infrastructure needs and helps ensure proper funding levels in the water



FILE PHOTO BY CHUCK DECKERT

The cost of water service has gone up in Pleasanton, with the first of two years’ worth of rate increases taking effect on Monday.

enterprise fund.

A CcF represents one hundred cubic feet of water and is the most common unit used by water utilities. One CcF is equal to 748 gallons.

“The most significant change was that single-family residential customers did not pay the Pleasanton Water Variable Charge for the first 20 units of water used, which will no longer be the case, as all customers will pay for all water used,” Tiernan said.

According to Tiernan, the city has always used the same tiered rate structure.

Tiernan and city staff continue to say that the average single family house that uses 20 Ccf every two months — which is considered in the medium-low use category — will see their overall water bill go up by 30% during the first year.

“55% of Pleasanton’s (single-family homes) use an average of 20 units of water per billing cycle,” Testa said. “After an informal inquiry of neighboring agencies, even at considerably higher tiers, Pleasanton will continue to have lower water rates than our neighbors.”

But that doesn’t mean everyone falls comfortably into that average.

According to an email that Tamara Baptista, the city’s assistant director of public works, sent to a resident a few months ago, 16% of single-family residents fall into the highest water use tier, which Tiernan said is over 60 CcF per billing cycle.

The city has maintained the position that these roughly 3,200 homeowners are going to have to find ways to conserve their water use and thus reduce their water bills.

“While I understand the frustration of high-water users, our responsibility is to maintain sustainability and affordability at a non-discretionary use level,” Testa said. “Non-discretionary use is ... primarily indoor use, kitchen, laundry, showers and flush toilets; most

discretionary water use is outside our home.”

However, a petition that was created back in August showed just how much some of the folks who fall under the higher use tiers would be affected with some residents claiming their bills would increase by hundreds of dollars.

Several speakers at the Nov. 7 meeting also pointed out that they thought the 30% increase claim was misleading considering that the city was only inputting data from homes using low amounts of water.

“I look at the presentation and I found out that the presentation using 20 CcF is on the low end,” Pleasanton resident William Lam said. “I plug in my number into the calculator, it is not a 30% increase. The variable charge comes out to be a 469% increase.”

Others also said that the increases should have been more universal rather than having those who use more pay more while those who use less don’t really have to worry.

“I don’t understand the higher prices for the higher tiers,” resident Denise Colvin said. “I don’t know if it’s a way to punish the people who use a lot of (water). I don’t understand the 60 to the 90 Ccf, that doesn’t make any sense that it’s higher.”

Balch added that many ratepayers have been working on reducing their water consumption during the past few drought years through various different methods, which have set a high standard for conservation, making any significant additional reductions more challenging.

However, Tiernan said simply, customers who use more water are going to see their bill go up more and that the claims that were made in the petition that water bills would be going up by 200% to 600% were not completely accurate.

“The claims made in the petition were based on specific portions of the water bill when the proposed increases were for three years at

different amounts than what were approved by council,” Tiernan said. “The city is committed to providing safe, reliable drinking water to the community and the water portion of the utility bill should be considered as a whole to understand the changes being made to ensure this is possible.”

As for commercial businesses and multi-family ratepayers, who will be paying more than single-family homes, Tiernan said their water usage average varies greatly, making it harder to determine how much each will be paying moving forward.

“With businesses that range from small units with no outdoor water usage to multi-acre campuses with landscaping, and multi-family units with very few units and some with hundreds, an average number of water units for either group doesn’t paint an accurate picture of the amount of water used by any one property,” she said.

Reflections from council, residents

While the intensity of the rate increases has usually been the center of contention between residents and the city, many residents indicated they do understand why the city needs to take action.

“I recognize the need for increasing the water rates, I don’t think that was a question,” longtime resident Jocelyn Combs told the Weekly.

Combs said she hopes the rate increases go smoothly — but she also said she hopes the city is prepared to do better on updating and informing residents throughout the process as opposed to how the city was putting out information the months before the increases were approved.

She said she had been seeing problems with how the city was informing residents with lengthy brochures that were hard to understand and said that the city needed to do better in looking at the rate increases through the eyes of the ratepayers so that staff could explain in layman’s terms what the increases were for and how they would benefit the residents.

Combs also said that while she did acknowledge the city for adding the rate calculator tool to its website for residents to use, she didn’t think that would have happened without pressure from the residents — and even then, the city could’ve done more by informing more people about the calculator so that more could actually use it.

“What I would have done, if I could have, is send a postcard to everybody in Pleasanton with that information,” Combs said. “Make that information available to everybody, not just to the people who would look for it and already had questions about it.”

Combs said that moving forward

See **WATER RATES** on Page 9

READ IT ONLINE!

Although the Pleasanton Weekly did not run a print edition last Friday, there was no holiday break for our reporters. Here is a sampling from top stories last week; read them all in full at PleasantonWeekly.com today!

More Sunol drama

Contention continued among the Sunol school board as the trustees' annual reorganization meeting saw Ryan Jergensen reappointed as board president rather than the leadership role being transitioned as has been custom for the district.

Supporters of the United For Sunol Glen pro-recall campaign — who are aiming to get signatures to place a recall for Jergensen and Trustee Linda Hurley on the ballot this year — were not happy with the decision to pass over Trustee Peter “Ted” Romo for president. The recall campaign said the decision to keep Jergensen as president was another example of poor leadership, but the recently launched anti-recall campaign One Sunol strongly disagrees.

Budget updates

The Pleasanton City Council reviewed and approved two separate resolutions at its last meeting of 2023 to accept the latest update reports for the city's four-year capital improvement program and the city's two-year general fund operating budget.

The two budget-related items, which were high-level overviews of the unaudited results for the 2022-23 fiscal year, included several key highlights including funds to be carried over to the next budget period in the CIP, adjustments to the city's various operating funds and the two newly established reserve funds — the strategic plan implementation reserve and the emergency reserve.

Chowchilla motive

Most people who have ventured into Shoreline Park probably have seen the historic, two-story, white wooden Rengstorff House: the oldest home in Mountain View and a striking example of Victorian Italianate architecture that stands out in stark contrast to the surrounding baylands.

More than a decade before the farmhouse was transformed into the city's landmark history museum representing the area's early agricultural days, it became part of the motive behind what has been considered the largest mass kidnapping case in American history — the Chowchilla case, which culminated in a quarry in Livermore in 1976.

Water system plan

The Pleasanton City Council received an update on the development of a Water System Management Plan on Dec. 19, which outlined several short, middle and long term goals that staff said will ensure the city's water system is modernized and functional. ■

3VCF awards over \$200,000 to local nonprofits

Regional leaders come together for first State of Giving Gathering

BY NICOLE GONZALES

The spirit of hope and collaboration was felt throughout the region as the Three Valleys Community Foundation recently awarded more than \$218,000 in funds to 19 local nonprofit organizations.

Local leaders, elected officials and advocates gathered at the Mertes Center for the Arts at Las Positas College on Nov. 28 to participate in the foundation's first State of Giving Gathering, where the funds were distributed.

The event was planned to coincide with Giving Tuesday, known widely as a day to give back or focus on charitable acts.

“We hope our first grants in this area will provide valuable assistance. We were also delighted to bring our region together for a night celebrating the power of philanthropy with other grant awards dedicated to helping our community,” said 3VCF CEO and president Kelly Bowers in a statement. “Together, let's build our foundation



Leaders with the Three Valleys Community Foundation pose at the State of Giving Gathering.

and our community, one person, one donor, one cause and one contribution at a time.”

The State of Giving Gathering was co-hosted by Bowers, 3VCF board chair John Sensiba, and board member Kenneth Cooper. Alex Briscoe, principal of California Children's

Trust and a behavioral health advocate, was a featured speaker.

“Let's create a ripple effect of generosity that will transform our community. And in this time and season

of giving thanks, let's thank, honor and support our nonprofits for their hard work and heart work in raising

See **GRANTS** on Page 11

WATER RATES

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it is really important for the city to be transparent in what the rate-payers need to know about the increases and for staff and officials to communicate that information in a digestible way for the average resident to understand.

“There is space on the utility bill for updates and information,” Combs said. “Hopefully they will use that space for a link to all the rate increase information explained simply in one location.”

But while Combs said she wasn't as worried about the rate increase numbers themselves as much as she was about the government transparency on why the increases were so high, many other residents still wanted lower increases.

“I've been hearing from many ratepayers on the water rate topic, nearly all express concern about the impact of the increase to them, their bill, their pocketbooks,” Balch said. “While many understand the need for an increase, they are troubled with the magnitude of the increase all at once.”

Several residents have even offered different solutions before the council made its decision in November.

Colvin said the city should have used money that it put toward the Century House rebuild and Ken Mercer Sports Park skatepark project to help with the water fund problem — even though the city has repeatedly said that wouldn't be the best budgeting solution — while Chimni said the city should have looked at making the increase the same across all ratepayers.

Balch had even gone as far to propose a different rate increase proposal that would have raised the rates by 15% over the next two years — that plan was shut down by the council majority.

“From the July meeting, and throughout the water rate increase conversation, I felt it vital to challenge ourselves on the assumptions used in the rate analysis and to understand how adjusting those variables would influence the increase we would ultimately ask of our ratepayers,” Balch said.

“Furthermore, communicating how this increase does not include the funding for the proposed two new wells (PFAS mitigation options) nor the recently presented longer-term CIP needs of the water system is important,” he added. “I do believe a portion of this helped adjust the staff recommendations evaluated by the council. Lastly, through this discussion about water, I do believe it has contributed to a broader conversation on our fiscal priorities as a city.”

But Testa reiterated that, according to Pleasanton's 2023 community survey, the majority of residents said upgrading and repairing water supply to ensure clean drinking water was extremely important to them, and that these water rate increases will only help address those issues at a fair price.

“I don't look forward to our bills with the rate increase; I am sure we will hear frustration from residents,” Testa said. “I believe that explaining that we will not be overpaying but are still paying rates lower than most other municipalities in our region helps with understanding that we are paying a fair price.” ■

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Testa named Pleasanton vice mayor for 2024

Councilmember's second time in No. 2 chair

BY CHRISTIAN TRUJANO

The Pleasanton City Council has formally appointed Julie Testa to serve as the city's vice mayor for 2024.

Testa, who is in her second term on the council, has taken over the rotating leadership position from Councilmember Jack Balch, who served as the vice mayor last year.

"I'm very much looking forward

to it," Testa told the Weekly after her appointment at the Dec. 19 council meeting. "It's a privilege that I'm very proud to do."

According to the city staff



Julie Testa

report, every year in December the mayor reviews and revises assignments to various City Council subcommittees as well as local and regional boards and commissions in accordance with the council's rules of procedure.

Then, during each December, the council appoints people to those positions for the upcoming calendar year with the approval

of the rest of the council. That's also when a council member is selected to serve as the vice mayor.

Testa, who was first elected to the council in 2018, was recently reelected for another four years on the council in November 2022 as the District 3 representative.

This marks the second time that Testa has been appointed to serve as vice mayor, as she was

first appointed to the position three years ago in 2021 during the COVID pandemic. She said that because they were in lockdown at the time, serving as vice mayor back then wasn't as much fun as she anticipates it will be this year.

Testa said that Mayor Karla Brown will actually be away at Washington D.C. to participate in the annual Mayors' Conference, which means she will be presiding over the council and taking the helm during the upcoming Jan. 16 meeting. ■

City's Facebook page hacked

Spokesperson says years worth of posts were deleted

BY CHRISTIAN TRUJANO

The city of Pleasanton's Facebook page was compromised last week, according to a city spokesperson, who said that

while nothing was posted by the unauthorized individuals who got into the page, years of posts were deleted.

The last post now up on the site is from back in 2018.

City communications manager Heather Tiernan told the Weekly that the city does not have much additional information at this time, the city is working to resolve the issue

and secure the page and wanted to make sure people are cautious of any unusual posts that might come from the Facebook page.

"At this point we just want to make sure that our followers are aware and know not to respond to any messages that may come from our page," Tiernan said.

According to a press release from

Tiernan on Dec. 28, all of the other city social pages were unaffected.

"We appreciate your patience as we work to restore the integrity of our social media presence," Tiernan said in the press release. "In the meantime, stay connected with official updates through our website and other verified communication channels." ■

Tri-Valley pavement quality maintains 'good' or better status

Dublin roads continue to rank highest in region despite dip

BY JEANITA LYMAN

Pavement quality ratings in the Tri-Valley remained largely the same over past years, according to an annual regional report on the topic, with Dublin continuing to rank the highest in the region despite seeing a dip in its score for the second year in a row.

The Metropolitan Transportation Commission (MTC) released its annual ranking of pavement conditions across the Bay Area on Nov. 15, which shows roads in San Ramon and Pleasanton maintaining

their same score over the past three years, with scores for Dublin and Livermore roads falling slightly compared to the previous year. Danville's score remained the same following a one-point decrease between 2020 and 2021.

All five incorporated communities continued to rank as "good" or better according to the MTC report's metrics, which rank communities' pavement quality on a scale of one to 100 points and classifies scores of 80 or higher as "very good" and scores of 70 to 79 as "good."

The most recent report released

this year ranks pavement quality as of 2022.

Dublin maintained its "very good" status despite dropping by two points from 82 to 80 between 2021 and 2022 following another two-point drop the year before.

The most recent score of 80 continues to place Dublin ahead of other Tri-Valley Communities. Danville ranked at 79 for the second year in a row after dropping below the "very good" threshold from 80 points in 2020. Livermore saw a one-point drop from 79 to 78 over the past year, coming in with the same score

as San Ramon and Pleasanton, who have maintained scores of 78 over the past three years.

Unincorporated Contra Costa County had an overall score of 70, marking a slight dip from 71 in 2021, with unincorporated Alameda County maintaining its score of 72 between 2021 and 2022.

The average score across the Bay Area in 2022 was behind the Tri-Valley communities, which came out 67 for the seventh year in a row, falling into the "fair" category according to MTC metrics.

"The new pavement data

continues to be a mixed bag," said MTC Chair Alfredo Pedroza. "The lack of progress toward our goal of bringing all the Bay Area's streets and roads into a state of good repair is frustrating. At the same time, we're encouraged that our counties and cities have been able to prevent large-scale deterioration."

Dublin was among just five communities in the "very good" category in the latest report, coming in behind Orinda at 84 points, Cupertino and Palo Alto at 83 points, and tying with Brentwood and Solano County at 80 points. ■

REPORT

Continued from Page 6

be maximized because they are low cost; rapidly scalable; and offer co-benefits to biodiversity, water conservation and environmental quality.

In practice, crop-land soil management can mean planting cover crops to promote photosynthesis and the transfer of CO₂ into soil and to stave off erosion, which releases carbon from the soil, according to Pett-Ridge. Perennial plants can also be planted along field borders to increase CO₂ capture and reduce the soil erosion by wind.

As for forest-based solutions, the west — chosen as a case study region — would benefit from fire-resilience forest management to reduce the risk of wildfire, thus avoiding the release of up to 16 million tonnes of CO₂ between 2025 and 2050 according to the R2R website.

To reach net-zero, it will be necessary to invest in biomass

for carbon removal and storage (BiCRS) and direct air capture with geological storage (DACs) technologies, according to the news release.

BiCRS converts biomass to longer-lasting stores of carbon, like plastic and cement, according to the R2R website. It also captures CO₂ produced from biomass processing and injects the CO₂ below ground. BiCRS has the potential to remove over 800 million tonnes of CO₂ per year from the atmosphere for less than \$100 per tonne.

DACS works just as its name suggests. CO₂ is captured from the air and placed below ground in geological storage. DACs has the potential to remove almost 14 billion tonnes of CO₂ from the atmosphere per year for less than \$250 per tonne.

Optimal BiCRS and DACs locations are both limited by geological storage and renewable energy availability, since the methods both require CO₂ storage and energy input, according to the

executive summary.

But in terms of storage locations, more than 50% of land in the U.S. is suitable for underground CO₂ storage. Of that, 22% is well-suited for over 1 million tonnes of CO₂ per year for up to 20 years. This kind of storage is highly durable compared to storage in forests and soils.

Potential locations for biomass conversion are well distributed across the country, while potential locations for DACs facilities are more limited, according to the website. DACs facilities could occupy places such as segments of Montana, Wyoming, Texas, Colorado and California.

Removing and storing CO₂ from the atmosphere through cropland-soil management, forest-based solutions, BiCRS and DACs can play a part in nationwide environmental justice.

"An equitable approach to CDR is the only path for climate action that benefits both people and the planet while reducing our net carbon emissions to zero, and we

applaud the focus on equity in this analysis," wrote Mazurek.

As a part of justice, job creation at places like DACs facilities would boost a workforce struggling from decarbonization, according to the executive summary.

"In another 20, 30 years, if we meet our goals to stop using fossil fuels, those (extractive energy industry) jobs won't exist," Pett-Ridge said. "But those individuals have a lot of skills to return CO₂ into geological storage, to be involved in these fairly complex plants where we're taking biomass and converting it into fuel and then trucking it or piping it some distance."

Implementation would also "improve air and water quality and reduce the severity of some damaging impacts of greenhouse gases on our climate," according to the report's news release. These are especially important effects to communities that are inequitably burdened by pollution.

"This portfolio approach to CDR is a refreshing contrast to

strategies that pit projects and technologies against one another," wrote Kathy Fallon, director of land and climate at the Clean Air Task Force, in a press release. "Now it's up to all of us to take this important resource and create the governance and investment structures needed to rapidly scale regional carbon removal portfolios and define what CDR can be used for to ensure that it complements emissions reductions."

R2R was commissioned by the U.S. Department of Energy's Office of Energy Efficiency and Renewable Energy, Bioenergy Technologies, Advanced Research Projects Agency-Energy, the Office of Fossil Energy and Carbon Management and ClimateWorks Foundation.

In 2024, authors of the report will host free symposiums across the U.S. to explain the report's discoveries with community members and leaders.

More information about R2R can be found at <https://roads2removal.org>. ■

Firefighters knock down garage fire

LPPFD stops flames from spreading inside house on Junipero Street

By JEREMY WALSH

Firefighters quickly controlled a fire that burned a garage and a car in the driveway but was stopped before it spread to the interior of the house on Sunday afternoon in Pleasanton, according to the Livermore-Pleasanton Fire Department.

The situation unfolded around 1:15 p.m. New Year's Eve when crews from LPPFD and Alameda

County Fire Department were called out to a reported structure fire in the neighborhood on the 400 block of Junipero Street, several blocks off Sunol Boulevard.

Arriving firefighters observed heavy flames in a garage attached to a single-story house that had also spread to a vehicle that was parked just outside in the driveway, according to LPPFD. "Crews quickly extinguished the fire in the garage

and vehicle which prevented the fire from extending to the interior of the home," officials said.

Firefighters extinguished the fire within about 20 minutes and stayed at the scene for several hours looking for hidden pockets of flames, according to LPPFD.

Four people inside the house evacuated without injury, according to LPPFD. The cause of the fire remains under investigation. ■



LPPFD

Crews battled a garage fire that extended to a car in the driveway but was prevented from spreading to the interior of the house Dec. 31.

Air district fines Pleasanton facility \$228,000

Citing violations at Vulcan Materials plant in 2021

By JOSHUA PICAZO / BCN

The Bay Area Air Quality Management District recently announced that it had fined an Alabama-based corporation operating in Pleasanton \$228,000 for several air quality violations.

The violations occurred in 2021 at the Vulcan Materials Co. manufacturing plant, the air district announced on Dec. 21.

The company produces, supplies, and distributes materials such as gravel, sand, crushed stone, and concrete among other materials.

"The financial penalty for these violations sends a clear message to Vulcan Materials Co. that they must carefully monitor their emissions and comply with air quality regulations," said Philip Fine, executive officer of the air district.

He added that ensuring clean air for local communities is "non-negotiable."

The penalty resolves two violations that were issued to the construction material producer, the air district said.

The first was for public nuisance due to burning asphalt or

tar odors from the facility, while the second was for odors that occurred over four days in June and July of 2021.

The air district said it received 128 complaints from the public and added that they also issued a notice of violation due to a failed source test and exceeding the nitrogen oxide limits for 35 days.

The air district announced that the violations they found have all since been corrected.

A call to Vulcan Materials Co. headquarters seeking comment was not immediately returned. ■

GRANTS

Continued from Page 9

the quality of life for all in the beautiful Three Valleys region we call home," Bowers added.

According to 3VCF, funding for the grants came from the Power of Collaboration Corporate Challenge campaign.

Launched in 2022, the campaign was designed to raise \$500,000 to go toward the top needs of local and regional communities. These causes included health care access, mental health and homelessness, as cited from a 2021 Community Benefit Report from Stanford Health Care Tri-Valley.

The organization received funds from Amazon, PG&E, John Muir Health, Stanford Health Care Tri-Valley, Danville Area Chamber of Commerce and others.

Many of 3VCF's awards focused on mental health and wellness. The foundation distributed 13 of its community impact grants specifically to organizations focused on those causes.

"We are honored to work collaboratively with so many local corporations and individual donors to award funds to worthy nonprofits working at the intersection of mental health and Wellness," Bowers said. "This is such a critical issue for our society."

These awards ranged from

\$5,000 to \$22,000 and were given to Alan Hu Foundation, Discovery Counseling Center of the San Ramon Valley, Family Violence Law Center, Goodness Village, Harmony & Healing, Livermore Fusion Soccer Club, Love Never Fails, Pleasanton Partnerships in Education, Project Sankofa, Sunflower Hill, Teen Esteem+, Tri-Valley Haven and Z-Cares Foundation.

Livermore Mayor John Marchand, Pleasanton Mayor Karla Brown, Dublin Mayor Melissa Hernandez and Alameda County District 1 Supervisor David Haubert were present at the event to help distribute the grants.

Other awards given out at the State of Giving Gathering highlighted community engagement, health, education and restoration.

Sarah Yoell, PG&E director of government affairs and community relations, presented four "PG&E Better Together Giving Program" awards totaling \$41,000. These were in support of community vitality, health equity and access, said 3VCF.

Recipients included Asian Health Services, (\$7,000), Axis Community Health (\$20,000), Clinica de la Raza (\$7,000) and Native American Health Center (\$7,000).

The award-winning Amador Valley High School Journalism program

received \$7,500 from the foundation's "Stories from Pleasanton's Past: Powering the Future" fund meant to cultivate and support local storytellers and journalists. These grant funds were generated by donated proceeds from the sales of the book, "Cruising Down Memory Lane, Stories of Pleasanton in the 1950's"

A \$25,000 Sunol Relief & Recovery Fund grant was presented to a contingent of community groups from Sunol that included Sunol K-8 School, Sunol Glen Community Club, Sunol Business Guild, and Sunol Citizens Advisory Council. The funding aims to support long-term natural disaster repairs and other restoration efforts in the wake of the devastating floods that hit the community hard last winter.

"We have an opportunity to change the paradigm," said Susan Houghton, 3VCF co-founder and board secretary during the event. "We encourage grantmakers, corporations and local foundations to 'give where you live.'"

"In 2022, more than \$22 million was awarded by grantmakers headquartered in the Three Valleys region. But only \$11 million was awarded to local nonprofits," said Houghton. "We want that number to rise and 3VCF will focus on encouraging local companies and grantmakers to support our region in 2024." ■



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Holiday Fund

Each year, the Pleasanton Weekly Holiday Fund raises money to support programs and services that care for local families and children in our community.

The Holiday Fund partners with the Embarcadero Media Foundation, which handles all finances, so every dollar of your tax-deductible donation goes directly to local nonprofits with no administrative expenses.

The following agencies will benefit from the Holiday Fund:

Axis Community Health is the Tri-Valley's sole provider of medical and mental health services for individuals and families who have a low income or who are uninsured. It serves more than 14,000 members of our community.

CityServe of the Tri-Valley supports the community by caring for people in crisis, coordinating resources between the faith-based community, nonprofits, schools, businesses, and government agencies and connecting volunteers in the community to nonprofits.

Culinary Angels is a volunteer-driven organization that provides organic, nutrient-rich meals and nutrition education to cancer patients and their caregivers in the Tri-Valley.

Goodness Village is a proactive housing program with a tiny-home community in Livermore, along with 24-hour, wraparound supportive services to those who have been unsheltered for a significant amount of time.

Hope Hospice provides ethical hospice care, transition services for those not eligible for hospice, bereavement support for adults and children and end-of-life education to Tri-Valley families, regardless of insurance or income status.

Open Heart Kitchen is the largest hot meal program of its kind in the Tri-Valley feeding the hungry every weekday at multiple locations.

Pleasanton Partnerships in Education (PPIE) has provided critical supplemental funding to benefit all 14,500 students at all 15 Pleasanton public schools for more than 30 years with the mission to enhance learning experiences for students.

Sunflower Hill provides places and spaces where adults with intellectual and developmental disabilities (I/DD) live, learn, work, and thrive in the greater community. The group develops residential communities and programming for individuals with I/DD.

Tri-Valley REACH provides safe, quality and affordable living environments where adults with intellectual and developmental disabilities (I/DD) may live independently.

Valley Humane Society rescues and rehabilitates companion animals, champions responsible caretaking, shares pets' soothing affections with people in need of comfort, and supports and preserves existing pet-guardian relationships.

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New restaurant embodies the essence of India

Taj Mahal brings culture, history and fine-dining to Livermore

By NICOLE GONZALES

Livermore residents now won't have to go far to experience authentic and immersive Desi culture, traditions and dining. A new restaurant in Republic Square offers visitors an intimate environment with many classic dishes that draw inspiration from all regions of India.

Owners Vikas and Priya Bajaj officially opened the doors of the Taj Mahal in October. The couple said they have seen great success at the restaurant in the months since and continue to pursue their longtime goal.

"We wanted to bring the experience of real authentic fine dining Indian Cuisine to the area. This is a place where our patrons can experience traditional Indian culture through food but also through the entire atmosphere of the restaurant," Vikas Bajaj said about the restaurant he and his wife now run at 4705 Livermore Outlets Drive.

"It was always our dream to open something like this, and now it's been a dream to operate it," Bajaj added.

Owners first shared rendered plans of the space online in April 2023 and frequently gave construction updates.

The establishment's brand comes from the famous Indian monument of the same name, the Taj Mahal, which opened in Uttar Pradesh in 1648.

Bajaj explained they chose the name to represent the authentic culture they hope guests will feel while at the Taj Mahal in Livermore.

"Our namesake — the Taj Mahal — was meant to draw attention to the original well-known monument. We want to transport our visitors to India and offer them a dining experience unlike any other," said Bajaj. "Here we give them a piece of India through our food and culture."

Periodically, guests can enjoy live entertainment shows that owners call "Taj musical night". Artists such as Sid Philar perform during dinnertime.

Notable menu items include tomato dhaniya soup, taj butter chicken and mango lassi. An assortment of cocktails, desserts and starters is also available. The restaurant offers inclusive vegan, vegetarian and gluten-free options.

In addition to the regular dining options, the Taj Mahal offers large group and event reservations.

Bajaj described their dishes as "vibrant, delectable and rich".

"We mix traditional and modern renditions of familiar dishes," he said. "We want our visitors to feel at home and comfortable in the environment, but also like they've



TAJ MAHAL

Patrons of Taj Mahal enjoy their meal in the new restaurant in Republic Square.

experienced the rich culture of India while dining here. Every entree is made with a careful selection of spices and ingredients that engage the patrons senses and take them on a journey of delightful Indian flavors."

At the grand-opening event held in October, partners, supporters and family gathered to support the Bajajs.

Michael Van Every, president of Republic Urban Properties, developer of Republic Square at Livermore of which Taj Mahal is a tenant, shared remarks on the new restaurant.

"We are thrilled to welcome Taj Mahal to Republic Square at Livermore," Van Every said. "Taj Mahal is not just a restaurant, it's a testament to the rich culinary artistry of Indian cuisine taken to the next level through a fine dining

experience and a testament to our dedication of creating a diverse tenant mix that will ultimately create an impact in community development in Livermore."

"We believe they'll become a beloved spot and we're excited to show our support," added Van Every.

Bajaj said he hopes the Taj Mahal can continue offering guests a fine-dining experience with authentic Indian cuisine.

"We hope this is a space where patrons can truly experience India and true fine-dining, not just through the food but through every element of the restaurant. From the decor inspired by Indian palaces to the traditional melodies playing in the background, we want our guests to feel the essence of India," Bajaj said.

"We are filled with gratitude to be able to see our dream through," he added. ■



The big five: Kathleen and Jon Kalb went to South Africa in the summer. The trip included time in Cape Town, the beautiful coastal town of Knysna and ended with a visit to Kapama private game reserve, where they saw many animals including "the big five".

To submit your "Take Us Along" entry, email your photograph to editor@pleasantonweekly.com. Be sure to identify who is in the photo (names listed from left to right), the location, the date and any relevant details about where you took your Weekly.

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'A Million Miles Away' follows former LLNL engineer's journey to space

Amazon film depicts Jose Hernandez's path
from migrant farmworker to astronaut

BY CIERRA BAILEY

The inspirational story of former astronaut and Lawrence Livermore National Laboratory engineer Jose Hernandez is captivating millions in the form of a feature film streaming on Amazon Prime Video.

The movie, which is based on Hernandez's 2012 autobiography titled "Reaching for the Stars: The Inspiring Story of a Migrant Farmworker Turned Astronaut", follows his trajectory from a young boy picking produce in the Central Valley fields with his family to becoming a NASA astronaut who traveled to space.

The film was first released on Sept. 15, coinciding with the start of Hispanic Heritage Month and just over 11 years to the day of the release of his autobiography, which was published on Sept. 4, 2012. It stars actor Michael Peña playing the role of Hernandez.

Hernandez told the Weekly in an interview that in the years since completing his mission in space, he has done a number of speaking engagements, sharing his unique story. As more people learned of him, a buzz ensued and he started getting approached by different filmmakers interested in making a movie about his life. He turned down several offers over the years until Select Films reached out.

Select Films founder and CEO Mark Ciardi — who is also a former Major League Baseball pitcher — had a track record of producing successful motivational films such as

"The Rookie," "Mcfarland, USA" and "Million Dollar Arm."

"All these films they'd done were all motivational, and when I talked to them, I said 'this is where my story belongs,'" Hernandez said.

Hernandez said that after the script was written and it came time to pitch the film, they'd shopped it around to six different studios, of which four said yes. "This was unprecedented; usually you're lucky if you get one that says yes," Hernandez said.

While they had initially chosen Netflix as the platform for the film, production was stalled due to the coronavirus pandemic. After some contractual issues arose, they ultimately decided to bring the project to Amazon.

Hernandez said the process of bringing the film to life took about four years but since its release, it has been well-received both nationally and internationally.

"In Amazon's own words, it far exceeded their expectations in every category," Hernandez said.

He noted that it was especially significant that the movie did well because it was released during the SAG-AFTRA strike at which time the actors in the film could not help promote it.

"That left me and the director (Alejandra Marquez) as the main promoters and we were criss-crossing the country and going to Mexico promoting the heck out of the film," Hernandez said.

The movie's success is no surprise. Hernandez's story is one of resilience and perseverance as he applied to

the NASA Space Shuttle program 11 times over the course of a dozen years before finally being accepted in 2004 on the 12th try.

"It's very, very important when you pick your goal or objective, that you are enjoying the journey toward that goal because if you're not enjoying the journey, chances are you picked the wrong goal or objective for yourself," Hernandez said, adding that although his ultimate goal was to become an astronaut, he enjoyed everything he did along the way to become a better candidate for the program including becoming a pilot, a master scuba diver and working at LLNL.

"A Million Miles Away" shows that Hernandez was a standout student early on, excelling in math and carrying a deep curiosity about the moon and the stars while growing up in Stockton.

It also highlights the five-ingredient recipe for success his father instilled in him at a young age: decide what you want to be, realize how far you need to go, draw yourself a roadmap, get a good education and always do more than what people expect.

The film depicts how Hernandez himself became a family man, marrying his wife Adela who also grew up a migrant farm worker and raising five children together all while still pursuing his dream of going to space.

Though Hernandez wanted to become an astronaut from the age of 10, his entry into science was through engineering. Long before traversing through space, Hernandez worked for 15 years as an engineer at LLNL.

During his time at the lab, Hernandez played a key role in several significant projects including working on an X-ray laser that



COURTESY JOSE HERNANDEZ

Jose Hernandez before taking off on a two-week mission to space in 2009.

would be deployed to space — part of the "Star Wars" Strategic Defense Initiative program — and tackling a project to build the first digital mammography system for early detection of breast cancer.

He also traveled to Russia as part of the highly enriched uranium purchase agreement and began learning to speak Russian, a skill he knew could help him achieve his dream at the time as future NASA missions would require Russian collaboration.

While one might think his determination to get to NASA would interfere with his work at the lab, it actually did the opposite. The studying and various training he did to improve his chances of qualifying for the space program also helped him excel in his career at LLNL.

"Everything I was doing to make myself better as a candidate to be considered an astronaut was also making myself a better scientist engineer," Hernandez said. "While I would be extremely, highly disappointed if I had never, ever, ever got selected as an astronaut, I was OK with that because I was enjoying what I was doing."

After initially being accepted into the program, about five years later on Aug. 28, 2009 Hernandez set out on a two-week mission aboard the Space Shuttle Discovery to bring supplies to the International Space Station.

While in space, Hernandez held the role of flight engineer, which

is third in line to pilot the shuttle. He assisted on spacewalks and ISS repairs, operating the shuttle's robotic arm, installing equipment and experiment modules, and helping dock and undock the shuttle from the space station.

Although Hernandez is no longer with NASA, he has remained very busy with a number of projects and endeavors over the years including running for congress in 2012, motivational speaking, leading his own consulting firm called Tierra Luna Engineering, serving on the Quest Science Center board of directors and even making wine with his father at their Lodi-based vineyard under his own label, Tierra Luna Cellars.

The names of his varietals, Nova Stella (sauvignon blanc), Stella Z (red zinfandel) and Cuatro Stellas (red blend) are inspired by Hernandez's view of the constellations from space. He said opening a tasting room is a future goal, but his wines are currently only available to purchase online.

One of the eye-opening takeaways Hernandez also said he came away with after going to space was recognizing how thin the Earth's atmosphere is and how important it is to care and protect the environment to preserve it. While he said he doesn't consider himself an environmentalist, necessarily, he does feel it is his responsibility to share what he saw and its impact on him.

"That's what I try to warn people about is, hey, we have to be good stewards of our environment if we're to leave our planet in as good or better condition than when we arrived for our great-grandkids to enjoy," he said.

In addition to all of his professional accomplishments, Hernandez is one of five astronauts with ties to Livermore that are featured on the "Dream Big" mural located downtown that was completed in the summer of 2022.

The film "A Million Miles Away" is available to stream with a subscription to Amazon Prime Video. ■



COURTESY JOSE HERNANDEZ

Above: A young Jose Hernandez (right) with family working in the fields in the Central Valley. Right: Jose Hernandez (left) as an adult and his father at their Lodi-based vineyard.



Twist and Shout! Beatles fans in Tri-Valley rejoice

Events at Bankhead Theater this month highlight work of iconic rock band

BY NICOLE GONZALES

During their active recording and touring period, The Beatles managed to produce over 12 albums, secure worldwide fame and establish an enduring legacy as one of the most influential music groups of all time.

Two shows highlighting the work of the iconic foursome will take place at the Bankhead Theater in downtown Livermore this month.

Tribute band BritBeat takes to the stage this Saturday (Jan. 6) at 8 p.m. as the first Bankhead performance of the year, transporting the audience on a trip back in time to hear Beatles classics like “She Loves you”, “Lucy in the Sky with Diamonds” and “Twist and Shout” brought to life once again.



COURTESY LVA

Scott Freiman will host “Deconstructing The Beatles’ White Album” on Jan. 25.

The Bankhead calls the show the ultimate night out, with “magnificent attention to detail, exquisite musicianship, powerful vocals, and a spectacular, stunning, and immersive multimedia backdrop.”

During the performance, BritBeat undergoes six outfit changes to stay true to the Beatles’ different eras throughout their career, including the early Cavern Club era, the Rubber Soul era, through to the Sgt. Pepper and Abbey Road eras as well.

“You will experience an engaging and electrifying trip through the iconic music catalog of the band of the century, The Beatles,” Bankhead reps added.

Then later in the month, composer and music producer Scott Freiman will host “Deconstructing The Beatles’ White Album” on Jan. 25 at 7:30 p.m., as part of the Rae Dorough Speaker Series at the Bankhead.

“Deconstructing The Beatles’ White Album” gives audience members an educational and informative look into the recording and songwriting of the band’s 10th album. The 1968 self-titled release “The Beatles” — commonly known as the White Album — is a 30-song record featuring such works as “Blackbird” and “While My Guitar Gently Weeps”.

According to Freiman’s work, the period was a significant time in Beatles history. During this time the four members went through drastic



COURTESY BRITBEAT

The Beatles tribute band BritBeat will take the stage on Jan. 6 at 8 p.m. as the first Bankhead Theater performance of the year.

changes professionally, personally and musically: the death of their beloved manager, creating their record label Apple Corps and traveling to India for in-depth meditation studies.

In his lecture, Freiman covers these events and discusses recording techniques used by the band, as well as their lasting impact on music.

“He moves past the personalities of the four Beatles to uncover the reasons why their music continues to be loved by millions,” Bankhead reps

said. “Scott’s multimedia presentations transport his audiences into Abbey Road Studio with anecdotes about The Beatles’ recording sessions, allowing fans to experience the evolution of The Beatles’ groundbreaking albums and songs.”

“His lectures have entertained audiences of musicians and non-musicians alike, from pre-teenagers to octogenarians. Once you have attended one of Freiman’s presentations, you’ll never listen to The Beatles or any

other music the same way again,” they added.

Freiman has given lectures on The Beatles and their music across the nation. In 2012, he taught a course titled “The Beatles in the studio” at Yale University, his alma mater. The 2013 book “All the Songs: The Story Behind Every Beatles Release” by Freiman also goes into detail about their intricate and complex career.

For more information about both events, go to livermorearts.org. ■

‘Birds Bonanza’ kicks off preschool reading series

Museum offers monthly program for young kids

BY JEREMY WALSH

Pleasanton’s Museum on Main has unveiled the themes for its monthly M.o.M.’s Reading Time series, which features story time and crafting for preschool-age children in the hopes of nurturing a love of literacy and creativity.

The 2024 program, which takes place from 10-11 a.m. on the second Wednesday of each month, will begin with “Birds Bonanza” next week at the museum in downtown Pleasanton.

“We aim for the reading time and craft-making to be a semi-structured, low-pressure learning experience for preschoolers,” said Rachel Brickell, the museum’s director of education and program coordinator. “Mostly, we want preschoolers and their families to feel comfortable in the museum and have fun learning in our space.”

Now in its 15th year, M.o.M.’s Reading Time is geared toward kids 2 to 5 years old to inspire reading and fine motor skills. It also helps introduce youngsters and their

families to the museum, its many activities and its changing exhibits, according to Brickell.

The program has free admission with no reservations required — although donations are accepted. This year’s community sponsor is The Rotary Club of Pleasanton Foundation.

The 2024 schedule is as follows:

Jan. 10: Birds Bonanza

Feb. 14: Valentine’s Day

March 13: Tricky Leprechauns

April 10: Art is for Everyone

May 8: Visiting the Doctor

June 12: Terrific Trains

July 10: Let’s Go Camping

Aug. 14: Robot Adventure

Sept. 11: Thank you Firefighters

Oct. 9: Ghouls & Ghosts

Nov. 13: Giving Thanks

Dec. 11: Brr, the Arctic

The museum is located at 603 Main St. Learn more at www.museumonmain.org or by calling 925-462-2766. ■



MUSEUM ON MAIN

Local firefighters read to preschoolers at a past M.o.M.’s Reading Time.



COURTESY FIREHOUSE ARTS

Happy New Year with Lauryn Marie

Burgeoning singer-songwriter Lauryn Marie, a Pleasanton native studying at Belmont University in Nashville, is performing at her hometown Firehouse Arts Center this weekend to usher in 2024. “With her thoughtful lyrics and evocative melodies, Lauryn Marie combines folk, indie-rock and bedroom pop to create sincere and relatable songs,” Firehouse reps said. Set for 8-10 p.m. this Saturday (Jan. 6), “Happy New Year with Lauryn Marie” will be the first in a series of performances at the venue this winter featuring an alternate viewing experience with its traditional seating converted into cafe-style seating. For tickets and more information, visit firehousearts.org.

POLICE BULLETIN

Former Pleasanton couple found dead in apparent murder-suicide outside San Diego

An estranged couple who used to live with their family in Pleasanton and were reported missing before Christmas by their children in San Diego have been declared dead in what investigators initially determine to be a murder-suicide.

The bodies of Melissa Domingo Soto and Johnny Soto were found on

Dec. 26 inside a vehicle in the parking lot of a casino about an hour east of San Diego, authorities confirmed later in the week.

San Diego police Lt. Steve Shebloski said the 52-year-old man appears to have died from a self-inflicted gunshot wound while the 45-year-old woman died from strangulation, "a homicide with her husband as the lone suspect in what appears to be a tragic case of domestic violence."

Melissa Soto and Johnny Soto, who separated in July, were originally reported missing under suspicious circumstances from the San Ysidro neighborhood since the night

of Dec. 20, their three children told NBC 7 San Diego in an interview around Christmas in a push to raise awareness and locate their parents. News coverage of their mysterious disappearance and the jarring conclusion a week later has resulted in headlines in national and international publications.

The family previously resided in Pleasanton before relocating to Southern California about five years ago, with their children attending local schools at the time including the eldest graduating from Foothill High School.

Shebloski said the San Diego Police Department's Southern Division had been investigating the case for nearly a week after family members reported Melissa Soto and Johnny Soto as missing. They were described as a married couple living separately in San Ysidro, the southernmost district of San Diego near the U.S.-Mexico border.

"The exact nature of what occurred and why they were missing is still under investigation," Shebloski said in a press release. "There was likely a domestic violence incident prior to them being reported missing."

Then at approximately 12:25 p.m. Dec. 26, U.S. Customs and Border Patrol agents located a vehicle associated with the Soto case in the parking lot of the Golden Acorn Casino & Travel Center along Interstate 8 in Campo, about 65 miles east of

San Ysidro. A man and a woman — later identified as Johnny Soto and Melissa Soto — were deceased inside the vehicle, according to Shebloski.

San Diego PD confirmed the discovery on Dec. 27 and then publicly identified Melissa Soto and Johnny Soto, as well as her cause of death, during the next morning. The case remains under investigation, and anyone with information can call the department's homicide unit at 619-531-2293.

—Jeremy Walsh

In other news

- California Highway Patrol officers continue their investigation into a devastating wreck that killed three family members and injured five others on Interstate 680 in the Tri-Valley two weeks ago.

The Alameda County Coroner's Bureau confirmed the three women who died were 62-year-old Josefa Chagolla, 26-year-old Evangelina Valenzuela-Chagolla and 21-year-old Johnessa Espinoza — all of Sacramento.

Family members said on social media that Josefa "Joanne" Chagolla was the grandmother of Espinoza and "Evee" Valenzuela-Chagolla, who was the mother of four young children.

They were among eight people, reportedly all extended family members, traveling inside a 2004 Honda Pilot that crashed amid rainy

conditions on southbound I-680 between Sunol and Pleasanton just after 2:30 p.m. Dec. 18.

The driver, who has not been identified publicly, told investigators that the SUV experienced a tire blowout, which led to it veering to the left, riding up the jersey wall and then traveling out-of-control to the right across all of the lanes before clipping the sloped curb edge of the freeway, going airborne, broadsiding a tree and coming to rest down an embankment, according to the CHP.

Valenzuela-Chagolla and Espinoza died at the scene, while Chagolla succumbed to her injuries later that afternoon at Eden Medical Center in Castro Valley, according to the coroner's bureau.

The CHP reported that the two women who died at the crash site had not been wearing seatbelts, nor was another woman who survived the wreck with major injuries.

The driver and another adult passenger sustained minor injuries, as did two babies who were in the SUV during the crash, according to the CHP.

CHP-Dublin Officer Tyler Hahn told the Weekly on Monday that the crash remains under investigation and the results of mechanical analysis — to confirm the reported tire blowout — were among the key aspects still pending. Investigators said at the time that drugs or alcohol were not considered factors. ■

—Jeremy Walsh

Donald Redgwick

April 25, 1933 – November 8, 2023

Donald (Don) Redgwick passed away on Nov. 8, 2023 in Pleasanton, Calif. at the age of 90. Don was born in Oakland, Calif. to Hubert and Ellen Redgwick. He was raised in Oakland & Hayward, and graduated from Hayward High School in Jan. 1951.



Don attended San Jose State College, Napa College, and Cal Poly San Luis Obispo before entering the Navy in 1955. After completing his service, Don earned his bachelor's degree at the University of Northern Colorado where he met his wife Beverly.

Upon graduation, Don and Bev moved to the East Bay where Don went to work in the family construction business. They lived in San Leandro and Fremont, then settled in Pleasanton where they raised their family.

Don worked at Redgwick Construction Company from 1958 until he retired and sold the business in 2005. He began as an estimator and became President when his father, Burt Redgwick retired in 1969. In addition to running the construction company, Don was also active in several trade organizations including EGCA (Engineering & Grading Contractors Association), AGC (Association of General Contractors), and AECE (Association of Engineering Construction Employers), was a trustee for the Construction Teamsters Health and Welfare Fund, served on the Operating Engineers Business Development Trust, and served on the California Alliance for Jobs to support construction growth and creation of union jobs.

Don was a lifelong sports enthusiast. He played football and basketball in high school and college. He also coached and refereed youth soccer in Pleasanton. He liked to participate in drop in volleyball and recreational basketball and took up snow skiing as an adult. Don was a fan of Raiders football, Warriors basketball and A's baseball.

Don also enjoyed spending time with his family and was a devoted fan at his grandkids' soccer, basketball, baseball, football, tennis, and lacrosse games, as well as dance recitals, musical plays, and graduation ceremonies.

In retirement, Don and his wife Bev moved to the Monterey Peninsula where they enjoyed the beaches and the communities of Pacific Grove and Carmel. They traveled often and frequented local festivals and celebrations. Don was also active in the community where he spent a lot of time attending City council meetings, worked to address local issues, and served a term on the Monterey Grand Jury.

Don was a kind person who was always willing to help others, whether family, friend, neighbor, coworker or business associate.

Don was predeceased by his wife Beverly. He is survived by his sister, Elaine Chipman of Lemoore, California, his three children, Karen Shankman (Mike), of Danville, Rebecca Pounds (Greg) of San Jose, Robert Redgwick of Pleasanton, and his four grandchildren, Angela Shankman, Kendra Pounds, Brandon Pounds, and Courtney Shankman.

PAID OBITUARY

POLICE REPORT

The Pleasanton Police Department made the following information available.

Dec. 29

Warrant arrest

■ 9:28 a.m. on the 5800 block of Owens Drive

Fraud

■ 12:45 p.m. on the 3200 block of Clifford Circle

Burglary

■ 12:52 p.m. on the 4700 block of Willow Road

Dec. 28

DUI

■ 2:17 a.m. on the 4200 block of First Street

Theft

■ 8:11 a.m., 400 block of Boulder Court; auto theft

■ 8:37 a.m., 5100 block of Hopyard Road; theft from auto

Fraud

■ 12:19 p.m. on the 700 block of Main Street

Warrant arrest

■ 8:24 p.m. on the 6000 block of Johnson Drive

Dec. 27

Domestic battery

■ 7:24 a.m. on Hopyard Road

Vandalism

■ 10:10 a.m. on the 5600 block of Black Avenue

■ 1:13 p.m. on the 4100 block of Vineyard Avenue

Theft

■ 3:25 p.m. on the 1400 block of Stoneridge Mall Road

Dec. 26

Theft

■ 3:24 p.m. on the 1500 block of Stoneridge Mall Road

■ 6:47 p.m. on the 1300 block of Stoneridge Mall Road

Dec. 25

Vehicle tampering

■ 12:38 a.m. on the 6400 block of Stoneridge Mall Road

Dec. 24

Domestic battery

■ 12:20 a.m. on Pleasanton Avenue

■ 3:44 a.m. on West Las Positas Boulevard

■ 1:22 p.m. on Stanley Boulevard

■ 4:30 p.m. on Chabot Drive

Drug violation

■ 12:06 p.m. on the 6000 block of Johnson Drive

Dec. 23

Theft

■ 8:07 a.m., 4800 block of Woodthrush Road; auto theft

■ 10:21 a.m., 1100 block of Sleepy Head Lane; theft from auto

■ 11:30 a.m. at Mairmont Drive and Kolln Street

■ 7:34 p.m. on Chabot Drive

Burglary

■ 8:30 a.m. on the 4600 block of San Juan Way

Vandalism

■ 10:35 a.m. on the 3400 block of Vermont Place

Assault/battery

■ 9:30 p.m. on the 1400 block of Stoneridge Mall Road

Dec. 22

Vandalism

■ 1:11 a.m. on the 5700 block of Owens Drive

Robbery

■ 1:35 p.m. on the 3700 block of Hopyard Road

Assault/battery

■ 4:56 p.m. on the 3100 block of Bernal Avenue

■ 11:16 p.m. on the 300 block of St. Marys Street

Theft

■ 7:35 p.m. on the 000 block of Stoneridge Mall Road

Dec. 21

Bicycle theft

■ 2:32 p.m. on the 5700 block of Gibraltar Drive

Fraud

■ 2:52 p.m. on the 2900 block of Garden Creek

Burglary

■ 5:59 p.m. on the 5600 block of San Jose Drive

■ 8:26 p.m. on the 4400 block of Sutter Gate

Dec. 20

Alcohol violation

■ 12:18 a.m. on the 700 block of Summit Creek

Theft

■ 7:54 a.m. on the 1600 block of East Gate Way

Fraud

■ 12:32 p.m. on the 1100 block of Quarry Lane

Assault/battery

■ 2:04 p.m. on the 700 block of Sunny Brook Way

Criminal threats

■ 9:54 p.m. on the 7400 block of Aspen Court

Dec. 19

Shoplifting

■ 12:34 p.m. on the 2200 block of Stoneridge Mall Road

Assault/battery

■ 3:48 p.m. on the 5000 block of Case Avenue

Missing persons report

■ 7:19 p.m. at Foothill Road and Laurel Creek Way

Dec. 18

Warrant arrest

■ 12:26 a.m. on the 2000 block of Santa Rita Road



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Opinion

LETTERS

Things to do in Livermore

With 2024 upon us, here are some activities to get to know Livermore and all who live and work here better.

1. Nature: Walk, hike or boat in the parks and open space surrounding Livermore. Sycamore Grove, Del Valle, Brushy Peak, Morgan Territory and Springtown Open Space are there for all of us to enjoy.

2. Science: Play with how the world works at one of QUEST's science at Stockmen's Park, visit the LLNE's visitor center or try with the floating ball at Livermorium Plaza.

3. Live performances: From Shakespeare in the Vineyards to the variety of Bankhead shows to live music at Vineyards and throughout Livermore, live performances connect people to each other and to the experience in ways that build our common humanity.

4. Good food: Livermore's downtown has food, drink, and atmosphere — we know it, so do others. In 2024, look to the places outside of downtown — the restaurants up Vasco or off Bluebell, those by the airport, or in the newish space by Concannon and Holmes.

5. Religion or none: Livermore is home to people with many beliefs: avowed atheists, Christians of all kinds (Orthodox, Protestant, Catholic), Hindus and Sikhs, Jews and Muslims. There are values we share and worldviews that vary. Make this the year to listen and understand another religious or nonreligious perspective.

This year has every promise of being another rough ride. And yet whoever we are, whatever our circumstances, it will be a better year if

we approach it with gratitude, with curiosity, and with compassion for ourselves and others. May this year be one of wellbeing and peace for all.

—Trish Munro

Make A Difference Festival

The Make A Difference Festival features volunteerism and emergency preparedness on Saturday, Jan. 13, 2024 at the Pleasanton Senior Center from 10 a.m. to 2 p.m. Free admission.

Volunteer opportunities: Over 40 nonprofits in the Tri-Valley area will be there to explain their volunteer opportunities. If you would like to give back to your community, this is where to learn how to do it.

Emergency preparedness: Be prepared by learning how to get ready for earthquakes, water and food shortages, preserve important documents, 72-hour kits, family history and others. The Pleasanton fire and police departments will be there to show fire and home safety. There will be a fire truck and police dog demos (weather permitting).

Service opportunities at the festival: High school students can earn up to four hours of service time with these activities — 1. Tying fleece blankets for the homeless; 2. Making greeting cards for our local military for Pleasanton Military Families; and 3. Sorting crayons for The Crayon Initiative for children in hospitals.

—Ken Mano

Thank you, Weekly

Thank you so much for promoting Alan Hu Foundation's Mental Health Lecture Series. Together we are building a community safety net. I look forward to another great year of promoting mental health with you

in 2024. Have a wonderful holiday season!

—Xiaofang Chen,
co-founder and president

Great concert

Pink Martini was one of the best shows we've seen at the Bankhead — and the audience response agreed! The 12 members filled the stage and the room with their energetic mix of genres. They started with some of their hits but then mixed in a diverse set of holiday tunes that crossed countries, religions and languages — very well done.

Pink Martini features a great set of vocalists — each a unique talent. Award-winning lead China Forbes has a powerful voice and sings in multiple languages. The three backup singers also had very impressive resumes and voices, and each got a chance to show what they could do.

The Pink Martini musicians are multi-talented — often moving around the stage to play different instruments (or sing!). Founder Thomas Lauderdale on piano has a very spirited style and also did a hilarious "striptease" to show off band merchandise.

After a week of performances at the SFJAZZ center, Livermore was fortunate to book the band. I heard people saying that they had seen them multiple times. The show was sold out...

Thanks so much for the tickets! The seats were great, and it was a perfect evening.

—Rick Schneider

Editor's note: Schneider and his wife are Support Local Journalism members who attended the concert with tickets given away by the Weekly as part of our sponsorship relationship with Livermore Valley Arts.

New Year's hope for America

My New Year's hope for America is for the Biden administration to lead the free world against the terrorist regimes in Iran, Lebanon and Yemen and put an end to these terrorist regimes once and for all. They provide no value add to the free world and it is time from them to be eliminated.

For the Biden administration to secure the southern border and stop illegal aliens and criminals from entering the United States. For the Biden administration and big tech social media companies to stop their election interference and allow the American voters to decide who the next president and other elected officials should be.

And finally, for the Biden administration to stop the weaponization of the DOJ against their political opponents. If all of this happens, we will indeed have a very Happy New Year.

—David Ott

How to prevent another Jan. 6

This month marks three years since the Jan. 6 insurrection — a

direct attack on our democracy, our freedom to vote and a preview of how far Trump is willing to go to cling to power. Jan. 6 was the violent and deadly culmination of a months-long criminal conspiracy after the 2020 election, when Trump attempted to stop the peaceful transfer of power for the first time in American history.

But even as he faces multiple indictments for this criminal conspiracy he led, Trump is still running for president in 2024.

If elected to a second term, Trump pledges to weaponize the Department of Justice to seek revenge against his political opponents, to pardon himself and his allies for crimes they commit, and to deploy the military against demonstrators exercising their First Amendment rights — all while purging the federal government of anyone who doesn't agree with him.

After seeing how far Trump was willing to go on Jan. 6, we should take these campaign promises seriously. Trump and his allies pose an urgent threat to our democracy, our fundamental freedoms, and the rule of law. It's up to all of us to ensure they do not return to power.

—Ernie Walters

Maintain Livermore's UGB

The Livermore City Council is proposing to break the urban growth boundary (UGB) in order to accommodate industrial development east of Greenville Road. At a recent public meeting to discuss its General Plan update, a very biased presentation was made to support industrialization east of Greenville Road in land now reserved for agriculture and open space.

It was simply a sales presentation. No mention was made of the need, the amount of land or buildings available inside the Urban Growth Boundary, nor of the benefits of leaving the boundary at Greenville Road.

Prior to the establishment of UGB by initiative in 2002, Alameda County persistently advocated expansion of urban growth outside city limits, most notably in North Livermore. The county's Flood Control and Water Conservation District, Zone 7, was seen as the agency to supply water through its contract to import water from the California Water Project.

Former Pleasanton mayor Bob Pearson and I were elected to the Board of Directors of Zone 7 in opposition to supplying water to development outside city limits. We were successful in our opposition, but it was always nip-and-tuck.

The majority of residents in the Livermore Valley gave a sigh of relief when the UGB was established. When the development company Pardee tried to break the UGB to establish a "new town" in north of Livermore in 2005, voters overwhelmingly voted down the proposal. I suspect public opinion remains unchanged in the years since.

I believe the people of Livermore enjoy being surrounded by vineyards and open space, rather than being in a city indistinguishable from its neighbors, as are the cities closer to San Francisco Bay.

—Richard Ryon

Humanitarian crisis in Israel and Gaza

I am writing on behalf of the Social Justice Committee of the Unitarian Universalist Church in Livermore (UUCiL). We support the following response to the urgent humanitarian crisis in Israel and Gaza, and to prevent further catastrophic loss of life:

1. Ceasefire, de-escalation and restraint by all sides.

2. All parties abide by the laws of war, including the Geneva Conventions and customary international law.

3. Prioritizing steps to secure the immediate release of hostages and ensure international protection for civilians.

—Maureen Hamm

Pleasanton Weekly

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THE CITY OF PLEASANTON

HIGHLIGHTS

Youth Commission Meeting

Wednesday, January 10, 2024, at 7:00 p.m.
The meeting will be held at the Remillard Conference Room, Public Works Center – 3333 Busch Road

- Consider and Review Fiscal Year 2023/24 Community Grant Midterm Reports
- Discuss Evaluation Process and Meeting Format for the Fiscal Year 2024/25 Community Grant Program – Youth Category

Parks and Recreation Commission Meeting

Thursday, January 11, 2024, at 7:00 p.m.
The meeting will be held at the Remillard Conference Room, Public Works Center – 3333 Busch Road

- Review and Comment on the Sports Co-Sponsorship Athletic Field Allocation Handbook
- Review and Discuss Parks Maintenance Division Report July 2023 through December 2023
- Landscape Architecture Projects Status Report for July 2023 - December 2023

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PLEASANTON PREPS

BY DENNIS MILLER

Foothill girls' basketball shines in recent tournaments

Also: Highlights from both boys' teams on the court

The incredible start to the season for the Foothill girls' basketball kept rolling as the Falcons took the Cowboy Winter Classic title and then closed out 2023 with a third-place finish in the Newark Memorial Tournament.

In the third-place game in Newark, Foothill beat Aragon 48-37 behind 25 points from Beti Terpstra, who earned the MVP award for the game. Riley Young added 20 for the Falcons.

In the first game Foothill beat Newark 70-23 to advance to the semifinals. A tough 48-37 loss to Arroyo Grande in the semis sent the Falcons to the third-place game.

In the Cowboys Round-Up, Foothill beat Hayward 66-26, Campolindo 49-32 and McKinleyville 57-41 in the finals to win the title.

In the finals, Terpstra had 18, with Young adding 14 and Sophie Nguyen scoring 10.

In the huge semifinal win over Campo, Young had 23 and Terpstra added 11.

The tournaments ran the Foothill record to 13-2, the Falcons' best season in some time as the last four years combined Foothill won just 22 games. Last year the Falcons were 9-15 — the best of the four years.

Amador boys' soccer

The Amador Valley varsity team won its non-league finale in convincing fashion beating El Primero High from San Jose by a 9-1 final.

Three players scored a pair of goals with Henry Beatty, Riley Borges and Jonas Lyons each knocking in two. Colin Braga, Max Couper and Isaac Hilton each had a goal.

Player of the Game went to Lyons, just a sophomore, who was making his debut for the varsity after returning from an injury.

Amador's junior varsity squad got a pair of wins during the holiday break.

On Dec. 18, the Dons beat Bethel of Vallejo 4-1. Reyansh Samanta got a pair of goals, with Ryan Smiley and Frankie McBain scoring one each. Mateo Eichler provided two assists.



SARA TERPSTRA

Foothill girls' basketball celebrates after winning the title of the Cowboy Winter Classic.

On Dec. 23, the Dons beat Dublin 1-0 on a Smiley goal off an assist from Clayton Kahl. Santi Rodriguez-Torres controlled the match from midfield, and Anon Prathidi produced another shutout with six.

Also, on the 23rd, the Amador Valley freshmen beat Dublin 4-0.

Andrew Ku scored twice, Diogo Tempero and Cole Kikuchi each contributed a goal. Matthew Sun recorded an assist and helped create several opportunities.

The Dons freshman team wrapped up preseason play 4-0, with the opposing teams unable to score a single goal.

Foothill boys' basketball

The Falcons' great start continued with the team winning the Tim Cole Memorial Tournament.

In the finals, Foothill beat Mt. Eden 44-35 behind 13 points each from Siddharth Swarup and Gurshan Sall. Nathan Bodensteiner added 10 points.

Swarup was named MVP for the tournament with Sall and Bodensteiner earning All-Tournament selections.

The Falcons advanced to the finals with a 70-40 win over San Lorenzo. Saahas Khrisnamsetty had 20 points, including five 3-pointers,

to lead the scoring. Swarup added 18 and Sall 10.

In the first game of the tournament, Foothill beat American 45-43. Swarup had 15 points and Vedant Mehta added 11 points.

Amador boys' basketball

The Dons, a top-5 team in the Tri-Valley Preps Playbook EBAL Basketball rankings, kept their early season run intact winning the title of the Lamond Murray Invitational in Fremont.

Amador beat Carlmont 59-51 in the finals. Jaylen Smith had 26 points and Kason Kruger added 22 to pace the Dons.

In the semifinals, the Dons overcame Pittsburg by a 59-56 thriller to advance to the championship game. Cade Kruger scored 21, with Smith adding 17. Kason Kruger tallied 16 points.

In the first game of the tournament the Dons beat Churchill County 71-25. Smith, just a freshman, was picked as the MVP of the tournament. With the tournament win, the Dons ran their record to 13-2 on the season. ■

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



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Employment

Workday, Inc. is accepting resumes for the following positions at various levels in Pleasanton, CA:

Product Manager (20637.2082): Designs, develops and manages activities or a significant product or product category. Salary: \$157,600 - \$236,400 per year, 40 hours per week. *Employer will accept a three (3) or four (4) year bachelor's degree.

Sr. Product Manager (20637.1848): Involved in all aspects of the product life cycle. Salary: \$170,955 - \$236,400 per year, 40 hours per week. *Telecommute Permitted. *Travel Required 10%

Sr Manager, Information Systems Software Application Development (20637.2134): Lead full lifecycle application development on the Adobe Experience Manager Platform, performance optimization, critical incident resolution and environment & release management functions. Salary: \$215,197 - \$273,600 per year, 40 hours per week.

Sr Site Reliability Engineer (20637.915): Operate company's complex high traffic, business critical internet site communications and/or network-based (cloud) product systems. Salary: \$144,000.00 - \$216,000.00 per year, 40 hours per week.

Workday pay ranges vary based on work location and recruiters can share more during the hiring process. As a part of the total compensation package, this role may be eligible for the Workday Bonus Plan or a role-specific commission/bonus, as well as annual refresh stock grants. Each candidate's compensation offer will be based on multiple factors including, but not limited to, geography, experience, skills, future potential and internal pay parity. For more information regarding Workday's comprehensive benefits, please go to workday.com/en-us/company/careers/life-at-workday.html

Interested applicants submit resumes by mail to: J. Thurston at Workday, Inc., Attn: Human Resources/Immigration, 6110 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job title and job code.

Safeway Inc. hiring Sr. Software Engineer/Loyalty & Digital M(Support multi-tenant ecommerce platform) in Pleasanton, CA. May telecommute. Reports to Pleasanton. Must have legal right to work in US. EOE. Subj. to bckgrnd check. \$172,349-204,506.50/yr. Email resume TA.Applications@albertsons.com. Attn: M. Ferreira. Ref # 1023AS

Safeway Inc. hiring Senior DevOps Manager/Engineering Operations in Pleasanton, CA. May telecommute reports to Pleasanton. Must have legal right to work in US. EOE. Subj. to bckgrnd check. \$193,127-229,923.40/yr. Email resume TA.Applications@albertsons.com. Attn: M. Ferreira. Ref # 1109RM

Workday, Inc. is accepting resumes for the following positions at various levels in Pleasanton, CA:

Quality Assurance/Automation Engineer in Test (QAAE-005-J01-13): Designs, builds, and utilizes test automation frameworks to optimize Workdays approach to software quality. Salary: \$168,418 - \$188,800 per year, 40 hour per week.

Workday pay ranges vary based on work location and recruiters can share more during the hiring process. As a part of the total compensation package, this role may be eligible for the Workday Bonus Plan or a role-specific commission/bonus, as well as annual refresh stock grants. Each candidate's compensation offer will be based on multiple factors including, but not limited to, geography, experience, skills, future potential and internal pay parity. For more information regarding Workday's comprehensive benefits, please go to workday.com/en-us/company/careers/life-at-workday.html

Interested applicants submit resumes by mail to: J. Thurston at Workday, Inc., Attn: Human Resources/Immigration, 6110 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job title and job code.

Help Wanted

Caregiver

Pleasanton family seeking a long-term caregiver to support and care for an elderly family member. Duties include helping with routine care, including hygiene, dressing, laundry, food prep, daily exercise, and other related activities. Must have a patient and caring personality and previous and successful experience working with the elderly or comparable duties. Must have a valid California Driver's License. 40-hours per week, \$25-\$30 hourly. Portuguese or Spanish fluency preferred. For interest call 925-437-4002.

To advertise here please visit PleasantonWeekly.com/employment_ads/.

Public Notices

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 23CV056680

TO ALL INTERESTED PERSONS:

Petitioner: Stephanie Ann Nail Kwak filed a petition with this court for a decree changing names as follows: STEPHANIE (First) ANN (Middle) NAIL (Last) KWAK (Last) to STEPHANIE (First) ANN (Middle) NAIL (Middle) KWAK (Last) 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: 02/13/2024, 9:30 a.m., 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: 12/22/2023

Charles A. Smiley

JUDGE OF THE SUPERIOR COURT

(PLW Jan 5, 12, 19 and 26, 2024)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 23CV045503

TO ALL INTERESTED PERSONS:

Petitioner: Amanda Lee Silver filed a petition with this court for a decree changing names as follows:

AMANDA LEE SILVER to AHN LEE

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: 01/16/2024, 9:30am, Dept 14 of the Superior Court of California, County of Alameda located at 1225 Fallon St, Oakland, CA 94612.

A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

PLEASANTON WEEKLY

Date: 11/22/2023

Jenna Whitman

JUDGE OF THE SUPERIOR COURT

(PLW Jan 5, 12, 19 and 26, 2024)

NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEPHEN VINCENT SOVIERO, STEPHEN V. SOVIERO, STEPHEN SOVIERO, STEVE SOVIERO Case No.: 23PR043171

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of STEPHEN VINCENT SOVIERO, STEPHEN V. SOVIERO, STEPHEN SOVIERO, STEVE SOVIERO.

A Petition for Probate has been filed by: WEI SOVIERO in the Superior Court of California, County of Alameda.

The Petition for Probate requests that: WEI SOVIERO be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very

important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on January 19 2024 at 10:15 AM in Dept. 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner in Pro Per:

Wei Soviero

3471 Dennis Dr.

Pleasanton, CA 94588

510-427-8152

(PLW Dec 15, 22, 2023 and Jan 5, 2024)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

GARY JAMES KESTER

Case No.: RP23147042

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GARY JAMES KESTER.

A Petition for Probate has been filed by:

KENNETH KESTER in the Superior Court of California, County of Alameda.

The Petition for Probate requests that:

KENNETH KESTER be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very

important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on January 19 2024 at 9:45 A.M. in DEPT. 202 of the Superior Court of California, County of Alameda, located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court.

If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner:

MATTHEW D. SCOTT, ESQ

LAW OFFICE OF MATTHEW D. SCOTT

1013 GALLERIA BLVD., SUITE 290

ROSEVILLE, CA 95678

916-953-5517

(PLW Jan 5, 12 and 19, 2024)

SUMMONS Case No. CV-22-002295

(CITACION JUDICIAL)

NOTICE TO DEFENDANT (A VISO AL DEMANDADO): Ryan Espina, Safeway Sucs, LLC; Genard Garcia; Bryce Disbrow; and Does 1 through 100, Inclusive,

YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE): Dylan Taylor Roehm

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond Within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 mas de valor recibida mediante un acuerdo o una

concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es):

CITY TOWERS COURTHOUSE (CIVIL)

801 10th St,

Modesto, CA 95354

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is

(El nombre, la dirección y el numero de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Anthony J. Perez, Esq., Avrek Law Firm

2350 SE Bristol St, Newport Beach, CA 92660

DATE (Fecha): 05/26/2022, 1:28 PM

Clerk, by Juliette Bingham, Deputy

(Secretario) (Adjunto)

(PLW Jan 5, 12, 19 and 26, 2024)

NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO):

DANIEL DELAN WILKINSON; SHANE

WIHLIDAL; AND DOES 1 TO 20

YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTÁ DEMANDANDO EL DEMANDANTE):

YIZHOU LI

CAZ NUMBER: 22CV013152

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warn-ing from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services pro-gram. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios

legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhe-lpca-lifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corteantes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y dirección de la corte es):

Superior Court of California, County of Alameda, 2233 Shoreline Drive, Alameda, CA 94501

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an at-orney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Yizhou Li, in pro-per

588 El Camino Real, Apt. 327

Santa Clara, CA 95050

DATE: (Fecha) 06/22/2022

Clerk, by/s/ Chad Finkel, Executive Officer/Clerk of the Court, Deputy X. Bowie

(Secretario) (Adjunto)

(PLW Jan 5, 12, 19 and 26, 2024)

GRAND BAKERY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 603067

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

1.) Grand Bakery, located at 269 Wayne

Avenue, Oakland, CA 94606, Alameda.

This business is conducted by: a Limited

Liability Company.

The name and residence address of the

registrant(s) is(are):

SUGAR CEREAL LABS LLC

269 Wayne Avenue

Oakland, CA 94606

Delaware

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 December

28 2023.

(PLW Jan 5, 12, 19 and 26, 2024)

BELL SPORTS MEDICINE INSTITUTE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 602818

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

1.) BELL SPORTS MEDICINE INSTITUTE,

located at 5924 STONERIDGE DRIVE SUITE

202 PLEASANTON CA 94588, ALAMEDA

COUNTY.

This business is conducted by: a Corporation.

The name and residence address of the

registrant(s) is(are):

DAVID M BELL MD INC

7943 PARAGON CIRCLE PLEASANTON CA

94588

CALIFORNIA

Registrant began transacting business under

the fictitious business name(s) listed above

on 01/01/2006

This statement was filed with the County

Clerk-Recorder of Alameda on December

14 2023.

(PLW Dec 22, 2023, Jan 5, 12 and 19, 2024)

CLOCKWISE ESCAPE ROOM

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 603011

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

1.) Clockwise Escape Room, located at 4713

First St., ste #100, Pleasanton, CA, 94566,

Alameda county.

This business is conducted by: a Limited

Liability Company.

The name and residence address of the

registrant(s) is(are):

LOCKBOX ESCAPES LLC

522 7th Street, Oakland, CA, 94607

California

Registrant began transacting business under

the fictitious business name(s) listed above

on 12/01/2023

This statement was filed with the County

Clerk-Recorder of Alameda on December

26 2023.

(PLW Jan 5, 12, 19 and 26, 2024)

Continued on next page

Public Notices

Continued from previous page

ELAICHI CO.
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 602679

The following person (persons) is (are) doing business as:
1.) Elaichi Co., located at 2161 Allston Way Suite C Berkeley CA 94704, Alameda.
Mailing Address: 677 Crystal Court, Pleasanton, CA 94566
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
ELAICHI CO. LLC
677 Crystal Court
Pleasanton CA 94566
California
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 December 11 2023.
(PLW Dec 22, 2023, Jan 5, 12 and 19, 2024)

GRICQUEST
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 602614

The following person (persons) is (are) doing business as:
1.) GRICQUEST, located at 3430 Andrews Dr APT 204 Pleasanton CA 94588, Alameda.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
KALYANI SIVAGURUNATHAN
3430 Andrews Dr Apt 204
Pleasanton, CA 94588
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 December 08 2023.
(PLW Dec 22, 2023, Jan 5, 12 and 19, 2024)

BROOKE CONTRACT DESIGN
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 601700

The following person (persons) is (are) doing business as:
1.) Brooke Contract Design, located at 7468 Oxford Circle, Dublin, CA 94568, Alameda.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
SANDRA BROOKE
7468 Oxford Circle
Dublin, CA 94568
Registrant began transacting business under the fictitious business name(s) listed above on 10/02/2023
This statement was filed with the County Clerk-Recorder of Alameda on October 27 2023.
(PLW Dec 8, 15, 22, 2023 and Jan 5, 2024)

HOW TO BUILD A HOME
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 601677

The following person (persons) is (are) doing business as:
1.) How to Build a Home, located at 3819 Coolidge Ave. Oakland, CA 94602, Alameda County.
This business is conducted by: a Married Couple.
The name and residence address of the registrant(s) is(are):
ANGELA FRYER
3819 Coolidge Ave.
Oakland, CA 94602
JOHN FRYER
3819 Coolidge Ave
Oakland, CA 94602
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 October 27 2023.
(PLW Dec 8, 15, 22, 2023 and Jan 5, 2024)

E-Z TOWING
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 601613

The following person (persons) is (are) doing business as:
1.) E-Z Towing, located at 2891 Diavila CT, Pleasanton CA 94588, Alameda.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
GEORGE BADER
2891 Diavila CT
Pleasanton, CA 94588
Registrant began transacting business under the fictitious business name(s) listed above on 03/01/2015
This statement was filed with the County Clerk-Recorder of Alameda on October 25 2023.
(PLW Dec 8, 15, 22, 2023 and Jan 5, 2024)

SOHUM DENTAL OF PLEASANTON
FICTITIOUS BUSINESS NAME STATEMENT
File No.: #602054

The following person (persons) is (are) doing business as:
1.) Sohum Dental Of Pleasanton, located at 5460 Sunol Blvd, Suite 5, Pleasanton, CA 94566, Alameda.
This business is conducted by: a Corporation.
The name and residence address of the registrant(s) is(are):
MADHAVI DURVASULA, DDS. INC.
5460 Sunol Blvd, Suite 5
Pleasanton, CA 94566
California
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 November 13 2023.
(PLW Dec 8, 15, 22, 2023 and Jan 5, 2024)

WORDAUTOMATION
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 602674

The following person (persons) is (are) doing business as:
1.) WordAutomation, located at 5691 San Luis Ct. Pleasanton, CA 94566, Alameda County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
GLYNNIS ELLIOTT
5691 San Luis Ct
Pleasanton, CA 94566
Registrant began transacting business under the fictitious business name(s) listed above on 12/04/2023
This statement was filed with the County Clerk-Recorder of Alameda on December 11 2023.
(PLW Jan 5, 12, 19 and 26, 2024)

THE EMPANADA STAND
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 602395

The following person (persons) is (are) doing business as:
1.) The Empanada Stand, located at 61 RICKENBACKER CIRCLE, Livermore, CA 94551, Alameda County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
MARK SCHWERIN
1085 Murrieta Blvd
Livermore, CA 94550
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 December 01 2023.
(PLW Dec 8, 15, 22, 2023 and Jan 5, 2024)

The Pleasanton Weekly is adjudicated to publish in Alameda County.

The deadline is Sunday at 11:59 pm. Visit PleasantonWeekly.com/legal_notices/
For assistance email LegalNotices@PleasantonWeekly.com.

Entertainment

BRITBEAT: A TRIBUTE TO THE BEATLES Step back in time and relive the iconic music of The Beatles with BritBeat, the ultimate tribute band. BritBeat takes you on a journey through the Beatles greatest hits. 8 p.m., Jan. 6. Tickets \$45-\$75. Visit livermorearts.org.

AMERICANO SOCIAL CLUB: FAMILY RUCKUS Americano Social Club is a community of great musicians, artists, dancers and more that love to be together and share art, beauty and humor with local vocalist Emily Zisman joining them to present a rollicking variety show. 8 p.m., Jan. 13. Tickets \$20-\$35. Visit firehousearts.org.

LEGALLY BLONDE: THE MUSICAL Experience the ultimate blend of pink power, brains and fabulousness in Legally Blonde: The Musical. Join Elle Woods on her unforgettable journey from sorority sweetheart to Harvard Law's most dazzling star. Jan. 13-28. Tickets \$45. Visit livermorearts.org.

Museums & Exhibits

LANDSCAPES FROM WILLIAM KEITH TO TODAY This art exhibit showcases the beauty of California's landscapes over the past 150 years, featuring works from William Keith to contemporary artists. Through Jan. 7. The UNCLE Credit Union Art Gallery at the Bankhead Theater.

Talks

MEET AUTHOR ARUSHI AVACHAT Join this free event where Author Arushi Avachat will discuss her book Arya Khanna's Bollywood Moment at Towne Center Books in Pleasanton. 11 a.m., Jan. 7.

AUTHOR TALK WITH NOAH WHITEMAN Noah Whiteman will discuss his book, Most Delicious Poison: The Story of Nature's Toxins from Spices to Vices, in the Community Room of the Livermore Civic Center Library. Registration is not required for this free event. 2 p.m., Jan. 7. 1188 S. Livermore Ave.

RANGER PROGRAM ON BOBCATS Join LARPD to learn all about bobcats, small yet valiant bay lynx in the park. Pet a real bobcat fur, learn how they differ from other wildcats and figure out how to spot their footprint tracks in the dirt. 2 p.m., Jan. 7. Sycamore Grove Park. Visit larpd.org.

LIVERMORE-AMADOR GENEALOGICAL SOCIETY In this zoom presentation Melinda Kashuba presents Using Maps in Genealogical Research, Part 1: How Maps Are Essential to Successful Genealogical Research. 7-9 p.m., Jan. 8. Visit l-ags.org.

PLEASANTON ART LEAGUE GENERAL MEETING Award-winning artist Carolyn Lord will give a zoom presentation on art as a skill and as a career. Accompanied by images of her own artwork, she will discuss topics such as the definition of success, pathways of art education, art communities and clubs,

PETS OF THE WEEK

Bond. James (and) Bond.

Meet James and Bond, a charming feline duo at East Bay SPCA in Dublin. James, refined and loyal, with a distinctive white mark on his nose and golden ears, becomes an affectionate companion with treats and patience. Bond, a calculated investigator, observes with curiosity, enjoying being petted and stroked. A double delight, they seek a loving home together. Meet James and Bond today — their adoption fees are waived! Visit eastbayspca.org.



EAST BAY SPCA

exhibitions and resume-building activities. 7:30 p.m., Jan. 8. Visit pal-art.com.

INTERFAITH INTERCONNECT RELIGION CHAT Nearly all religions have a version of thou shalt not kill. How does your religion/congregation deal with the reality of war? Speakers: Rev. Sangye Hawke, Unitarian Universalist Church, Livermore and Rev. Andy Lobban, St. Bartholomew Episcopal Church, Livermore. More information at facebook.com/InterfaithInterconnect. 5-6 p.m., Jan. 10.

LIVERMORE-AMADOR VALLEY GARDEN CLUB The January speaker is Christy Ross, a successful entrepreneur, Harvard Business School graduate and the founder and CEO of Planted Places. 6-8 p.m., Jan. 11. Crosswinds Church, 1660 Freisman Road, Livermore. Visit lavgc.org.

WEBINAR: DEMENTIA STAGES, TEEPA SNOW'S GEMS MODEL In this free webinar, Hope Hospice dementia specialists will provide an overview of this helpful model which uses a variety of colorful gemstones as a metaphor for different stages of dementia. Participants will learn how each gem stage has both strengths and limitations and how to adjust care tactics to meet changing needs. 10-11 a.m., Jan. 11. Visit hopehospice.com.

ARMCHAIR TRAVELERS: WESTERN AUSTRALIA TO SOUTHERN ASIA Frank Rainer will present a slideshow entitled A Kaleidoscope of Fabled Lands: From Western Australia to Southern Asia. 1:30 p.m., Jan. 11. Storytime Room of the Civic Center Library, 1188 S. Livermore Ave.

AMADOR VALLEY QUILTERS Speaker Anelie Belden is a nationally known author and sewing instructor and has taken the traditional Dresden quilt design and created new updated Dresden Designs which are featured in her book "Thoroughly Modern Dresden". 1:30-3:30 p.m., Jan. 13. Pleasanton Middle School, 5001 Case Ave. Visit amadorvalleyquilters.org.

HACIENDA PARK TOASTMASTERS Hacienda Park Toastmasters Club meets in-person and virtually via Zoom. Overcome fear of speaking in a friendly, supportive atmosphere. Visit haciendapark.toastmastersclubs.org.

Farmers' Markets

PLEASANTON FARMERS' MARKET The Pleasanton Farmers' Market is Saturday year round, 9 a.m. to 1 p.m. W. Angela St.

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

Scholarship

ALAN HU FOUNDATION SCHOLARSHIP Scholarships for up to \$1,000.00 will be awarded to high school seniors from Dublin, Livermore and Pleasanton unified school districts whose college majors and career aspirations support mental health. The deadline is March 10. For more information, visit alanhufoundation.org/scholarship.

Seniors

SENIOR LUNCHEAS AT THE SENIOR CENTER Senior Lunches (60+) are served in the Main Hall 11:45 a.m. to 12:45 p.m. Mondays to Fridays. Call Open Heart Kitchen at 925-500-8241 for more information.

PLEASANTON RIDES Pleasanton Rides is a door-to-door, shared-ride transportation service for Pleasanton Seniors. Mondays to Fridays, 8 a.m. to 5 p.m. Call 925-398-1045.

NO CHARGE ESTATE PLANNING AT THE SENIOR CENTER The second Thursday of the month. 20 minute appointments starting at 10 a.m. A consultation or review only of Estate Planning, including advice on trusts, wills, power of attorney and health care directives. No on the spot document preparation. To register, call 925-931-5365.

WOODSHOP AT THE PLEASANTON SENIOR CENTER Use their tools and equipment to complete a project while an experienced woodshop monitor is there to help and guide. Must bring your own wood and pass a safety test before using equipment. 9 a.m.-12 p.m., Monday, Wednesday, Friday. \$5.75R/\$6.75NR.

Real Estate

Six new housing laws that you should know about

Topics include accessory dwelling units, flipped houses, fire hazards, tenants' rights

Whether you're a home buyer, seller, landlord or tenant, there are several new laws set to go into effect in California in 2024 that will impact housing.

Here are six laws you should know about:

The sale of accessory dwelling units

Accessory dwelling units, also known as ADUs, have often been rented out by homeowners in California. Assembly Bill 1033 will now allow ADUs to be sold, which could in effect create two- or three-unit condominiums on a given lot.

Effective in 2024, property owners in participating cities that decide to opt-in to the new program will be able to sell their ADUs separately from the main residence.

This also would mean covenants, conditions & restrictions (CC&Rs), the set of rules governing the use of a certain piece of real estate in a homeowners association, would need to be created for these condominiums.



EMBARCADERO MEDIA FILE PHOTO BY VERONICA WEBER

In 2024, property owners in participating California cities will be able to sell their granny units separately from the main residence under Assembly Bill 1033.

Disclosures for flipped houses

In an effort to mitigate the risks of shoddy renovations to buyers of flipped houses — those that are purchased, rehabbed and sold for a profit — Assembly Bill 968 expands existing sales disclosure laws.

Anyone who purchases a home and flips it within an 18-month

period must disclose all repairs and renovations made to the property during that time. The name of each contractor who performed work and whether a permit was obtained for each renovation also must be disclosed.

New fire hazard disclosures

Existing law requires a seller to

disclose natural hazards, including whether a property is in a high or very high fire hazard severity zone, to a prospective buyer through the natural hazard disclosure statement.

Assembly Bill 1280 expands this criteria and establishes subcategories, including as to whether the property is located within a high fire hazard severity zone in a state responsibility area, very high fire hazard severity zone in a state responsibility area, or very high fire hazard severity zone in a local responsibility area.

If the property is located in any of these zones, the defensible space and (for properties built before 2010) fire hardening disclosures would then be required.

Tenants' rights

Three new laws aimed at protecting tenants are set to go into effect at the start of the year.

Assembly Bill 12 limits the amount landlords can require in security deposits to just one month's rent in addition to the first month's

rent. California landlords also cannot discriminate on the basis of an applicant's source of income, which means they must consider Section 8 applicants.

Assembly Bill 1418 prohibits cities and counties from enacting "crime-free" housing programs and nuisance ordinances that require landlords to evict or refuse to rent to those with prior criminal convictions.

Assembly Bill 1620 allows local jurisdictions to require landlords whose units don't have elevators to allow physically disabled tenants to move into similar units on a ground floor and keep the same rent rate and lease terms. ■

— *Silicon Valley Association of Realtors (SILVAR) is a professional trade organization representing 5,000 Realtors and affiliate members engaged in the real estate business on the Peninsula and in the South Bay. SILVAR promotes the highest ethical standards of real estate practice, serves as an advocate for homeownership and homeowners, and represents the interests of property owners in Silicon Valley.*

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Presenting 6474 Paseo Santa Maria, Pleasanton

FEATURES

- Vaulted ceilings and a grand staircase full of natural light
- Bedroom and full bath on main level plus fifth bonus room upstairs
- Kitchen with three smart ovens and granite counter-tops
- Oversized yard with patio areas for barbecuing, relaxing, and entertaining
- Pool with a wonderful side yard perfect for play

OPEN HOUSE JANUARY 5TH & 6TH FROM 1-4PM

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www.connectcahomes.com/properties



KATIE MOE
Founder | Realtor
925-216-9083
DRE #01507863

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OPEN SAT AND SUN FROM 12-3



253 TOMAS WAY PLEASANTON

Single Family Home Located in the Highly Desirable South Side of Pleasanton!
3 Bedroom, 2 Bath, with Approx 1653 Square Feet. Excellent Location! Built in 1985 & Situated on a Premium & Private Pie Shaped Lot! Many Upgrades Throughout Include: Remodeled Kitchen, Updated Bathroom, Brand New Flooring & Freshly Painted Downstairs. Bedroom Upstairs Includes a Large Walkin Closet & Attached Bathroom. Within Walking Distance to Highly Rated Pleasanton Schools (K-12), Charming Downtown, Oak Hills Shopping Center & Popular Mission Hills Park!
This is the Home You've Been Waiting For! Offered at: \$1,347,500

PRICED FOR AN IMMEDIATE SALE!

Call Brian Wright at 925-580-4524 for more information.

Happy New Year!!!!



BRIAN ALLEN WRIGHT

925-580-4524

DRE #00887067

LOCAL REALTOR SINCE 1985 | LOCAL RESIDENT SINCE 1963

Call Brian Wright For a Complimentary
Market Evaluation of Your Home.

VENEMA HOMES

EXPERIENCE EXCELLENCE

Closing 2023 With Amazement & Gratitude!



SOLD
\$4,500,000

4203 W. Ruby Hill Drive
Represented Buyer & Seller



SOLD
\$4,500,000

632 Varese Court
Represented Buyer & Seller



SOLD
\$3,400,000

42 Golf Road
Represented Seller



SOLD
\$1,830,000

1533 Loganberry Way
Represented Seller



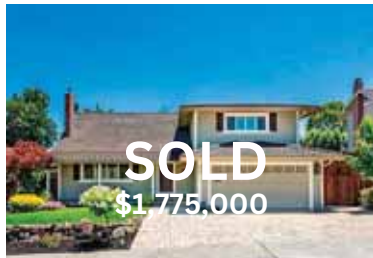
SOLD
\$1,475,000

3743 Kamp Drive
Represented Seller



SOLD
\$1,610,000

38437 Jacaranda Drive
Represented Seller



SOLD
\$1,775,000

7634 Fair Oaks
Represented Buyer



SOLD
\$3,700,000

1976 Via Di Salerno
Represented Buyer & Seller



SOLD
\$3,300,000

2347 Silver Oaks Lane
Represented Buyer



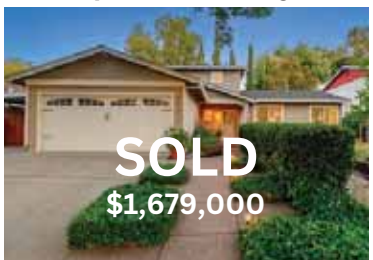
SOLD
\$1,600,000

2610 Gapwall Court
Represented Buyer



SOLD
\$4,660,000

3261 Novara Way
Represented Buyer & Seller



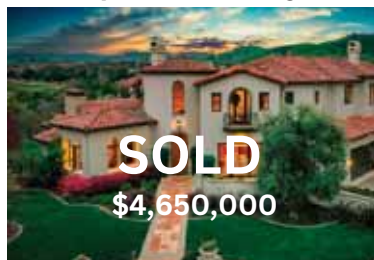
SOLD
\$1,679,000

5514 Black Ave
Represented Buyer



SOLD
\$1,331,000

3119 Half Dome Drive
Represented Buyer



SOLD
\$4,650,000

1904 Zenato Place
Represented Seller



SOLD
\$1,900,000

6577 Stanton Court
Represented Seller



SOLD
\$1,955,000

696 Merlot Court
Represented Seller



SOLD
\$1,385,000

6343 Inglewood Drive
Represented Seller



SOLD
\$2,135,000

1072 Lancer Drive
Represented Buyer & Seller



SOLD
\$3,250,000

78 Meadowwalk Place
Represented Buyer



SOLD
\$1,930,000

3282 Melanie Circle
Represented Buyer



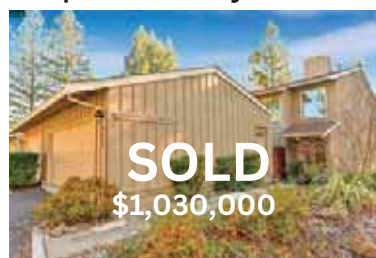
SOLD
\$2,200,000

10767 Inspiration Circle
Represented Seller



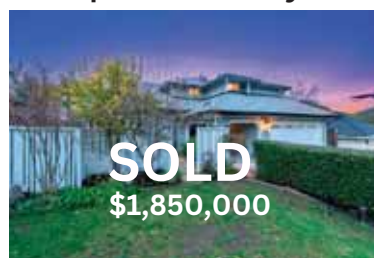
SOLD
\$1,650,000

130 Prato Way
Represented Buyer



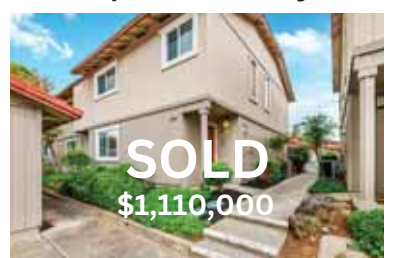
SOLD
\$1,030,000

433 Sycamore Hill
Represented Buyer



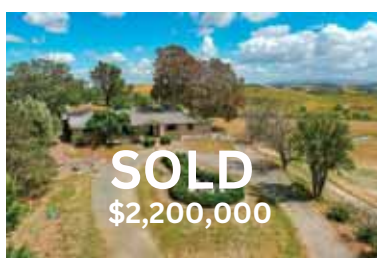
SOLD
\$1,850,000

5847 San Juan Way
Represented Buyer & Seller



SOLD
\$1,110,000

549 Tawny Drive
Represented Seller



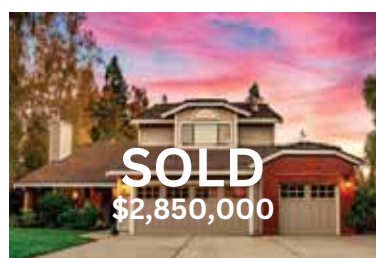
SOLD
\$2,200,000

5920 Old School Road
Represented Seller



SOLD
\$1,250,000

6433 Owl Way
Represented Buyer



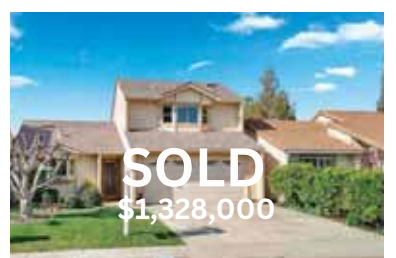
SOLD
\$2,850,000

7959 Foothill Drive
Represented Seller



SOLD
\$1,665,000

5804 San Carlos Way
Represented Seller



SOLD
\$1,328,000

309 Lone Oak Way
Represented Buyer

Welcome Home 2024! Sneak Peek Next Week... 3 New Fabulous Properties Coming Soon!

VenemaHomes.com | Liz@VenemaHomes.com | 925.413.6544 | 660 Main Street, Pleasanton | DRE# 01922957

2024 HAPPY NEW YEAR



*Best Wishes for a
Happy & Healthy New Year*



925.519.9080

Moxley Real Estate | moxleyrealestate.com

900 Main St. | Pleasanton | DRE#00790463

SCAN ME



COMPASS