

# Pleasanton Weekly

Real Estate  
Preview 2025

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VOL. XXVI, NUMBER 1 • JANUARY 31, 2025

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# 25 YEARS OF LOCAL NEWS

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# WE'RE PROUD TO BRING OUR READERS SOME OF THE BEST JOURNALISM IN THE STATE.

The annual **California Journalism Awards** competition, which celebrates excellence in reporting, design, photography and multimedia recognized our team with **7 awards** in the following categories:

1st - Coverage of Youth and Education

1st - Feature Story

2nd - In-Depth Reporting

2nd - Columns

3rd - Health Reporting

3rd - Profile Story

5th - Coverage of Local Government



HERE'S WHAT SOME OF THE JUDGES OF THE 2023 CALIFORNIA JOURNALISM AWARDS ARE SAYING ABOUT OUR WORK —

Very thorough and balances policy explanations and the personal experiences of families. The writer does a good job giving context, and the story is structured well with sections that make sense and flow well.

— First Place,  
Coverage of Youth and  
Education

School systems are bleeding teachers; perhaps nowhere more than in high-cost communities where educators can no longer afford to live. This piece looks at the issue from the district and teacher points of view. This was a very solid look at the issue.

— Second Place, In-Depth Reporting

Catalytic converter theft story was nicely reported with lots of details and facts. This story surprised me with how interesting — and timely — it was.

— First Place, Feature Story



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# WHAT A WEEK



By JEREMY WALSH

## The downtown I saw

Main Street is a source of great pride for the Pleasanton community, but the public discourse has seen downtown maligned more so than praised in recent months.

That's the vibe I've gotten anyway, from the retorts during the divisive municipal campaign season last fall to recurring chatter on local social media channels to even last week's conversation in the council chambers.

So I decided to take a good look for myself, making multiple trips down and around Main Street during the past week and talking to sources.

The downtown I saw had plenty of positives, several clear areas in need of improvement, some intriguing unknowns and most importantly for me, selfishly, a lot to report on.

I won't bury what many readers might consider the lede: the long-empty corner unit at 401 Main St. (formerly Café Main) is on its way to becoming Nela's Kitchen, an Afghan fusion restaurant with a full bar.

"The property owner and restaurateur have put significant funds into the improvement of this space and everyone is so excited to see the final result," Pleasanton Downtown Association Interim Executive Director Laura Brooks told me on Tuesday. "They are hoping for a late spring or early summer opening. The owner comes from a family of restaurateurs, and it all sounds absolutely amazing."

There could also be movement on 633 Main St., which has been a bit of an eyesore for the center of downtown since Christesen's Western Wear closed in 2021 (although the facade improvements have been in the works, including the marquee "Pleasanton Variety Store" sign).

"The PDA Board of Directors just reviewed plans for improvements to the Christesen's property. These plans were met with enthusiastic support, and I think the community will be so pleased with what will become of this beloved property," Brooks said, without revealing specifics.

She told me there's new interest in the two-story restaurant at 725 Main St., which has never had an actual tenant since it was constructed at the property that once housed Union Jack Pub.

Brooks said the building is getting new looks from prospective tenants after an ownership change, but I'll believe it gets filled when I see it. Case in point: Mantra India's website still touts a rooftop restaurant and bar "coming soon" to 725 Main.

The 700 block looks like a problem spot when you walk it: in addition to the 725 unit, 711 Main (formerly Candy King), 728 Main (formerly Tri-Valley Upholstery) and 700 Main (which has signs promising Planta Coffee House & Deli is due to open) are all empty.

Brooks pointed out that Brava Garden Eatery at 724 Main recently expanded, and I was happy to see Oyo on the next block took over its neighboring unit (old Clover Creek) to get more room.

Same for Primrose Bakery on the other end at 350 Main St. last fall.

It's great to see when downtown staples stay strong. And Pleasanton has its share, these catching my eye as I strolled Tuesday afternoon: Towne Center Books, Gay Nineties Pizza, The Rose Hotel, The Wine Steward, Color Me Mine, Fleet Feet, Nonni's, Norm's and Noland's.

I still think the Zachary's Chicago Pizza building is the most visually appealing reimagining of a downtown property in recent memory. Of course the adjacent unit where Bank of America closed last year is still empty, as is the old First Republic Bank spot on the 200 block — those former bank buildings can be tricky to fill.

The second-story vacancies also stand out. As much as the restaurants and retail are the heartbeat of downtown, the professional offices and personal services are the lifeblood — owners, employees and clients of businesses like real estate, salons, repairs, dentists and lawyers.

Downtown residents are vital too, although it was hard for me to get a feel on the occupancy rates on the apartments and other rentals — multiple houses on First Street were listed for sale however.

It was fun peeking over the fence to check out the renovations underway at Lions Wayside Park. We'll continue to track progress on that.

Same with the PDA's struggles to finally find a true permanent successor to Brooks; the board is set for interviews next month for its fourth executive director since Brooks first stepped down and moved out of state in 2019.

These observations are barely the tip of the iceberg when it comes to capturing the story of downtown right now. It's something we've been aching to dive into for a while now ... and not just for Pleasanton.

So despite the risk of trapping ourselves or overpromising, I'm going to reveal that our editorial team is planning a series of cover stories on Tri-Valley downtowns as a major project for 2025. Hope we'll see you walking around soon. ■

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### City of Pleasanton

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Join the Conversation!

Join the discussion as the City develops its next two-year budget

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Activities for children will be available during the Town Hall



### About the Cover

A selection of previous covers reflects on the Pleasanton Weekly over the years as the newspaper celebrates its 25th anniversary in 2025.

Cover design by Paul Llewellyn.

Vol. XXVI, Number 1

## What type of news do you follow when you read the Pleasanton Weekly each week?



**Joan Davis** *Engineer*

I'm always interested in what's on other people's minds, so I usually read the Opinion section. I also always read everything in the Community Pulse section. Finally, I like to read the Home Sales, just for the sake of sharing the information with friends who live in areas of the country where you can buy a really nice house, on a large piece of property, for less than \$1 million. They are shocked to learn about the Pleasanton home prices.



**David Antonoff** *Musician*

I always read the entire paper, from cover to cover. Even the advertisements, of which there are many. I love consuming every bit of local news and knowing what is going on here in town, and more generally, in the Bay Area. I read every version of The Weekly, however it is sent; the physical paper, the website, the emails, too.



**Silvia Negrete**

*Professional cook/business owner*

I always read about the police activity, as well as all of the events going on around town, and whatever is going on in terms of local news. I also like to read the Streetwise column because I like the questions. They get me thinking.



**Miles Dury**

*Retired*

I read about all of the local sports, as well as local government and politics. And I always look forward to reading the "What A Week" column, too. I imagine it must be difficult to come up with new topics all the time, but the author, whose name escapes me, makes it seem so easy.



**Elena Steinberg**

*Retired*

Oh, I always turn right to Page 4, first thing, to see if I know anyone who appears in the Streetwise column. Even if I don't, which is much of the time, I still enjoy reading everyone's answers to the weekly question, and then thinking about how I would have answered it myself.

—Compiled by Nancy and Jeff Lewis

**Have a Streetwise question?** Email [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com)

The Pleasanton Weekly is published every Friday by Embarcadero Media Foundation, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407.

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*It's our 25th Anniversary!*

# Pleasanton Weekly

Our first edition of the Weekly was published on January 28, 2000.  
We are launching a year-long celebration and fundraising campaign to ensure our sustainability for the next 25 years! Stay tuned for more.

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## DIGEST

### Tesla, Sugar Ray on bill

The “Signs” point to a memorable “Love Song” and a chance to “Fly” back to better days for those looking for an evening “Escape” with musical nostalgia at the Alameda County Fair this summer.

Fair officials last week revealed the latest two acts added to the Big O Tires Summer Concert series lineup: Northern California hard rock band Tesla on July 2 and Southern California pop-rock group Sugar Ray on June 20.

The 2025 Alameda County Fair is set to run from June 13 to July 6 (with closure days Mondays and Tuesdays), with concerts every night in the amphitheater except for the Fourth of July when the fairgrounds will close early. Tickets for some concerts are on sale now online.

### ‘Age of Opportunity’

Local youth mental health support nonprofit Alan Hu Foundation is hosting a webinar with Laurence Steinberg, Ph.D., next Tuesday (Feb. 4) from 6:30-7:30 p.m. on the theme “Age of Opportunity: Lessons from the New Science of Adolescence.”

Organizers said Steinberg’s lecture “will discuss the teenage brain’s potential for change, the elongation of adolescence as a developmental stage, and the implications of each for how we parent, educate, and understand young people.” Register at alan-hu-foundation.org.

Additionally, the foundation is set to be the beneficiary of a concert on Saturday (Feb. 1) starring award-winning Pleasanton teen pianist Celicia Thendean at St. Augustine Catholic Church at 3999 Bernal Ave. For tickets, go to catholicsofpleasanton.org.

### FPPC heat map

California’s Fair Political Practices Commission this week released its 2024 “Enforcement Heat Map” that details data on all 1,054 cases it successfully prosecuted during the last calendar year — to the tune of \$802,238 in administrative fines statewide, its highest total since 2017.

At a glance, none of the cases resolved in 2024 for Alameda County (five violations; \$4,848 in fines) appear to have direct ties to the Tri-Valley.

The list includes a campaign non-filer violation from August 2024 for Supporters of Recall Pamela Price and Stacy Owens (\$3,700) and a \$200 fine for then-Alameda County Planning Commissioner Lawrence Ratto for a statement of economic interest non-filer violation in January 2023.

See the 2024 interactive map, plus other past years, at [fppc.ca.gov/transparency/heat-map1](http://fppc.ca.gov/transparency/heat-map1). ■

## CARF cancels plans for all races in 2025, including Pleasanton

As organizer backs out, Alameda County Fair faces summer showcase without live horse racing

**BY JEREMY WALSH**  
The California Authority of Racing Fairs announced Tuesday it would not pursue any horse racing meets during 2025, canceling its familiar county fair circuit in destinations like Pleasanton.

The news sent a major jolt — and what could be a fatal one — through the already reeling Northern California race industry, which saw the closure of Golden Gate Fields in Albany last year and lackluster results for its inaugural Golden State Racing fall series at

the Alameda County Fairgrounds that hoped to reinvigorate interest in the Bay Area.

Still many expected the county fair meets to go on as typically scheduled during the summer of 2025, even after CARF last month called off plans to organize a GSR winter meet in Pleasanton. That all changed when the press release dropped early Tuesday afternoon.

“After making the difficult decision not to submit future race meet applications, (CARF) announces that it has directed staff to reorganize operations to focus on

addressing current obligations and future efforts to support California Fairgrounds and their Satellite Network. This difficult decision was based upon an assessment of financial challenges incurred in the GSR race meet as well as current obstacles facing the horse racing industry,” CARF officials stated.

“While this marks a difficult and challenging moment for the Northern California live racing community, CARF will continue to support its satellite wagering members and explore all possible avenues to support the California

Horse Racing industry,” they added. “CARF remains dedicated to serving all of our member fairs and their communities.”

Alameda County Fair representatives have not issued any public statement in reaction to the news from the Sacramento-based racing authority and had not responded to a request for comment from the Weekly as of early Wednesday morning.

Live horse racing has been a centerpiece of the summer fair in

See **HORSE RACES** on Page 10



SAMEER COPPER / COURTESY LVA

Among the performances scheduled during February is “Syncopated Ladies: Live!” a tap dance show at the Bankhead Theater on Feb. 14.

## Black History Month in the Tri-Valley

Performances, art exhibits and trivia night among community events

**BY JUDE STRZEMP**  
As February approaches, the spotlight will soon shine on Black History Month as many celebratory events are scheduled throughout the Tri-Valley.

Given the visual art displays, performances, trivia night and more on tap, the wide expanse of activities honoring Black History Month — or coinciding with the heritage month — offers something for everyone.

**Performances**  
Traci Bartlow, dance educator and performance artist, is set to host “A Celebration of African American Social Dances” at 2 p.m. on Feb. 8 at the Civic Center Library Storytime Room in Livermore. During this event, Bartlow will teach attendees about different eras of African American music and dance. All ages are welcome to attend and dance along.

The following week on Valentine’s Day, the female tap

dance band, Syncopated Ladies, is set to perform a full-length concert called “Syncopated Ladies: Live!” at 8 p.m. at the Bankhead Theater.

Created by Emmy award nominated tap dancer and choreographer, Chloe Arnold, the group has amassed over 100 million views on their viral videos, worked with Beyoncé, won the first dance crew battle on the popular TV show “So You Think

See **BLACK HISTORY** on Page 6

## Judge Dickson named new DA

Supervisors decide in 3rd round of voting at tense meeting

**BY KILEY RUSSELL / BAY CITY NEWS SERVICE**

The Alameda County Board of Supervisors selected Superior Court Judge Ursula Jones Dickson as the county’s new district attorney at the end of a nearly four-hour special meeting Tuesday.

Supervisors hope Dickson can be sworn in by Feb. 4, depending on her schedule, to take over for Royle Roberts, who was the right-hand man to former district attorney Pamela Price, who was ousted in a recall election last November.

“The D.A. has a specific job to do,” Dickson said prior to the vote. “That job at the beginning and at the end, the alpha and omega, is to do what’s right for the community, protect the public, public safety and lift up the victims.”

While Price’s short, roughly two-year tenure has often been criticized for being embroiled in infighting and the demands of a bitter recall election, Dickson said she intends to avoid similar pitfalls.

Dickson, who spent several years as an Alameda County deputy district attorney before being appointed to the Superior Court, said she will “make sure we tamp down all of this political rhetoric about this

See **DICKSON** on Page 9

# Emergency preparedness in light of SoCal fires

City staff, council discuss how they're making sure Pleasanton is ready for potential catastrophes

BY CHRISTIAN TRUJANO

The Pleasanton City Council received several updates regarding the city's emergency preparedness last week in response to the recent wildfires that have been ravaging Southern California.

Mayor Jack Balch said he had requested staff to provide the information in light of the fires in order to make sure Pleasanton — and its residents — are ready for any worst-case scenario.

"I'm very pleased to see this follow-up and the efforts and resources the city has invested in making Pleasanton even more readily safe and responsive to emergencies in our neighborhood," Vice Mayor Jeff Nibert said during the Jan. 21 meeting.

Several fires have been tearing through several parts of the greater Los Angeles area since the beginning of the month. According to Cal Fire, two of the fires that have been making national headlines — the Palisades Fire and the Eaton Fire — alone have burned over 37,000 acres of land since Jan. 7.

A newer fire, the Hughes Fire, which started more recently on Jan. 22 has since burned over 10,000 acres, according to Cal Fire.

Balch said he spoke with City Manager Gerry Beaudin after seeing the devastation in Southern California, which is what led to staff bringing forward the high-level overview of the city's emergency preparedness plans.

Listed as one of the top priorities in the city's five-year One Pleasanton Strategic Plan, emergency preparedness involves making sure the city is properly positioned in the event of an emergency.

The presentation served as an overview of what the city has been doing over the last several years with regards to emergency preparedness — and according to emergency services manager Leo Lopez, the city has been busy.

Lopez said last year, all city staff received training related to emergency and disaster preparedness and the city has updated emergency action plans for all of its buildings and facilities.

He also said they have updated

guidelines for cooling and warming facilities as well as guidelines for power outages.

In the coming year, Lopez said the city will continue to develop and implement a crisis communication plan which has already been drafted so that, in the event of an emergency, residents can receive up-to-date notifications and information — Balch said this was especially important after seeing a lack of information flow in certain areas in Southern California.

Lopez also talked about how the city is working on an update to the Emergency Operations Plan, which will include all critical annexes and guidelines for city staff during emergency response, and that staff will present this update to the council in spring.

One regional update that Lopez also covered in his presentation was regarding the creation of a Tri-Valley consortium led by the city of Livermore, which will allow all the surrounding agencies in the Tri-Valley to come together and share resources during times of emergencies. The regional consortium

hasn't been formalized but staff said they have been meeting with the different cities to move forward with this effort.

Livermore-Pleasanton Fire Department Interim Chief Joe Testa also provided an update on what the fire department has been doing to prepare for emergency situations, which he said have been happening more and more over the past few years.

"It has been our experience that the frequency and intensity of incidents in our area is increasing," Testa said. "It's not just something that's happening in the Sierras or Los Angeles."

Testa said the fire department just completed its first community risk assessment report, which is something that fire departments usually conduct every five to 10 years. He said the report includes many things such as deployment of services versus risk in the community.

He said the report outlines how the department is anticipating receiving 38% more calls for service in 10 years compared to now and that response times are increasing

while the size of the department continues to remain unchanged.

Testa said the assessment report has a lot of recommendations that require significant funding and that due to the city's budget challenges, the department will instead use the report as a tool to develop LPPD's next five-year strategic plan.

He then finally went over how LPPD uses mutual aid systems — which is why he said the department currently has 11 of its firefighters in the LA area — throughout the region and the state so that they can receive the help they need in case of an emergency.

One important topic brought up during the meeting was in regards to the city's water system being able to handle catastrophic fires as seen in Southern California.

Public works director Siew-Chin Yeong specifically talked about things like fire flow, which is the amount of water available from the city's water distribution system to fight fires in a specific area.

"The fire flow is designed to

See **FIRES** on Page 10

## BLACK HISTORY

Continued from Page 5

You Can Dance" and performed at the US Open.

According to the Livermore Valley Arts website, their performance combines inspiring stories with intricate footwork, feminine power and energy.

For event tickets or more information, visit [livermorearts.org](http://livermorearts.org).

Later that weekend, the Granada High School Hip Hop Band is scheduled for an energetic performance at the Civic Center Library Storytime Room, set to begin at 3 p.m. on Feb. 16.

Just days after, Faith Alpher — multi-talented comedian, author, speaker and radio host — is scheduled to perform a sold-out show called "Faith Unfiltered: Comedy Without Apologies" at the Charming Fig in Livermore on Feb. 21.

For more information about Alpher or other upcoming shows, visit her website at [therealfaithalpher.com](http://therealfaithalpher.com).

SPARC Theater is partnering with Tri-Valley for Black Lives — a community coalition that promotes social justice through community engagement and education — to host a play reading of "Shakespeare in Harlem" by Langston Hughes on Feb. 22 at 7 p.m.

"It's not quite the full-blown theater production and it's so much more than mere storytelling. It's a unique hybrid where poignant prose meets passionate

performance, all lightly staged to spark your imagination and kindle your spirit," SPARC organizers wrote of the show's format. The reading is free and suitable for ages 12 and older. More information is available at [sparctheater.org](http://sparctheater.org).

The next day, Black poets Devorah Major and James Cagney will share their work as part of the "Verse on the Vine" series at Civic Center Library Storytime Room. The event will be hosted by Livermore poet laureate Peggy Schimmelman followed by a Q&A. Scheduled at 3 p.m. on Feb. 23, the reading is intended for adults and teens, organizers said.

### Visual art

An ongoing solo exhibition of contemporary African American artist Fan Lee Warren's "The Legacy" at the Harrington Gallery within the Firehouse Arts Center in Pleasanton is set to continue until March 1.

Presented on Jan. 11, the exhibit features 12 pieces with themes of past and present, the patterns of life, community and personal introspection, according to the Firehouse website. Entry to the exhibit is free.

A reception for Warren and the exhibit is set for 1-3 p.m. on Feb. 15 at the Firehouse lobby.

Also all month long, the Livermore Public Library is set to host "Art of the African Diaspora — Black History Month 2025 Art Exhibit" at the Civic Center Art Gallery. Included in the exhibit are works by talented Bay Area

artists like Araceli Holmes, Arthur Norcome, JAMM The Artist, Kelvin Curry, Khristel Johnson, Pamela Harris, Saida Adias, Sloane Gross, TheArthur Wright and Yolanda Patton.

As a satellite exhibit of the Richmond Art Center, "Art of the African Diaspora" supports Bay Area artists of African descent through representation, professional development and building a creative community, library representatives said in an announcement. The 2025 exhibit marks the fourth consecutive year the Livermore library has hosted the satellite exhibit during Black History Month.

A reception honoring the artists is scheduled at noon on Feb. 22 at the Civic Center Library Community Rooms A and B. All ages are welcome to meet the artists, learn about their work and snack on appetizers provided by the Pleasanton Catering Company.

In addition to art exhibits in Pleasanton and Livermore, the Blackhawk Museum in Danville hosts the ongoing "Art of Africa" exhibit. Displayed items include intricate wood sculptures, instruments, and ceremonial masks created by indigenous peoples in sub-Saharan Africa, according to the museum website. For more information, visit [blackhawkmuseum.org](http://blackhawkmuseum.org).

### Interactive

Also scheduled for the entire month of February is the Springtown Library Scavenger

Hunt, where weekly questions lead participants to treasured books by Black authors and fascinating facts about Black Americans, according to organizers. Participants will be entered into a drawing for a prize at the end of the month.

Black History Month Trivia Night, hosted by Tri-Valley for Black Lives and the Livermore library, is set for Feb. 13 at 6 p.m. Attendees may learn about the contributions of African Americans to the country, library representatives said. Winners will also receive prizes from local Black artists and businesses.

"The contributions of Black folks on American culture are often overlooked or downplayed and some people's understanding of Black History is limited to slavery and the Civil Rights Movement so with this event, we really just strive to amplify and honor the talent, influence and impact that Black people have had on this country in a fun way," said Emily Wilson of Tri-Valley for Black Lives.

The following week, visitors to the Rincon Branch Library can participate in creating a mosaic-style art piece inspired by African American artist Alma Thomas during "Craft - Art Tributes to Alma Thomas." All ages are welcome to the event set for 3:30 p.m. on Feb. 21.

To wrap up the month, Tri-Valley for Black Lives is hosting a restorative yoga class at Dragonfly Yoga + Wellness studio in Livermore at 5 p.m. on Feb. 28.

"We wanted to do something focused on wellness and healing which we haven't done before," Wilson told the Weekly.

The donation-based class also serves as a fundraiser for this year's Juneteenth festival hosted annually by the community group and Livermore Valley Arts.

Sign-ups for the yoga class are available online at the studio's website [dragonflyyogawellness.com](http://dragonflyyogawellness.com).

### Presentations

Author Tina Jones Williams will host an online webinar to discuss the legacy of Alpha Kappa Alpha Sorority, Inc., the first historically African American sorority, on Feb. 20 at 7 p.m. International membership of the sorority totals over 380,000 college-educated women, each committed to a lifetime of service to all humankind. This webinar, supported by the Livermore Public Library, is intended for adults.

All Black History Month events offered through the Livermore Public Library are free and open to the public.

"Livermore Public Library is committed to honoring Black History Month," library representatives wrote in an announcement. Through the library's programs, one can celebrate the history and cultural impact of Black Americans through accessible and diverse events and resources, they added.

For more information about all Livermore library events, visit [library.livermoreca.gov](http://library.livermoreca.gov). ■

# 'You're lucky you're hot': New lawsuit details allegations against former Tri-Valley teacher, cheer coach

SRVUSD put under microscope — lost records, 'sham' investigation, classmates doing more than admin to confront abuse

By JEANITA LYMAN

New details have emerged in the sex abuse allegations against a former San Ramon Valley teacher and coach, with the girls involved filing a civil lawsuit in recent months as the trial date in the related criminal case approaches.

Attorneys for the four anonymous minors alleging sexual abuse and harassment at the hands of former biology teacher and cheer coach Nicholas Moseby filed a complaint for civil damages on Nov. 12 that also names multiple former school administrators, the school district and a San Ramon-based cheerleading academy — including the bombshell assertion that some of the girls' classmates did more than adults at the school to confront the abusive behavior.

The plaintiffs allege they endured a wide range of harassment and assault at the hands of Moseby during his employment as a teacher with ties to three different San Ramon Valley Unified School District campuses in 2021 and 2022, which ended with his arrest on criminal sex abuse charges in September 2022, as well as during his tenure coaching for NorCal Elite.

Moseby has pleaded not guilty to the charges against him. More than two years later — with Moseby out on bail since December 2022 — the criminal trial is approaching next month after being postponed a total of five times to date.

SRVUSD officials and NorCal Elite, in separate filings by their attorneys in the civil case, have denied allegations of wrongdoing against them.

In addition to providing more details into the allegations against Moseby, the new lawsuit includes specific claims of negligence on the part of the school district, former school administrators and NorCal Elite, as well as intentional infliction of emotional distress and sexual abuse of a minor by Moseby.

According to attorney for the plaintiffs, Moseby's first two alleged victims during his time at San Ramon Valley High School in the 2021-22 school year made countless reports and complaints about his behavior to school and district officials, who failed to properly investigate the allegations and would go on to instead move him to a new post at Diablo Valley Middle School, where he would encounter the youngest of the four plaintiffs.

Jane Doe 1 and Jane Doe 2 made their first written complaints about Moseby on Oct. 21, 2021 alleging that he had touched the latter in a sexual manner and made "sexually charged" comments to both in his biology class at San Ramon Valley

High School, such as whispering "you're lucky you're hot" to them, according to the lawsuit.

The two girls were reportedly then told by SRVHS office staff that they would receive a phone call from then-assistant principal Nicole Chaplan. They returned to the office asking to speak with then-principal Whitney Cottrell the following day after not receiving that phone call and filed new complaints after being told that their complaints from the previous day had been lost, according to the lawsuit.

After receiving no response, Jane Doe 2 sent an email to Cottrell on Oct. 28, 2021 asking if she had seen the girls' complaints and when they could discuss them, receiving no response once again, her attorneys wrote. On Oct. 29, 2021, her parent emailed Cottrell demanding a call back with details about the investigation into the girls' complaints. Assistant principal Ann-Marie Walters said that the school had received the complaints and would be investigating them.

On Nov. 10, 2021, Walters responded to the parent to say that the complaints had been investigated and concluded that no inappropriate comments had been made, with Moseby "horrified to hear what was reported", according to the lawsuit.

Jane Doe 2 would go on to file another complaint the following month over Moseby allegedly "sexually massaging her shoulders in class" — an incident that was reportedly photographed by other students who were "appalled by it" according to attorneys. While meeting with the principal to discuss the complaint in January 2022, "Chaplan did not believe Jane Doe 2 and dismissed her," according to attorneys, who added that the girl's parents did not receive any communication about the meeting and that the district had said that the report was lost.

Both girls would go on to file another series of written complaints on March 14 and March 18 of that year after Moseby allegedly told Jane Doe 2, "You need to find a better friend than (Jane Doe 1) because you are so much prettier than her," and told Jane Doe 1, "Your hair is nice but not your face."

During a third meeting between Chaplan and Jane Doe 2, the lawsuit alleges the principal said, "This is why he (Moseby) won't be getting a cheer job at SRVHS," despite Moseby then helping to coach the cheer and stunt program at Monte Vista High School.

Nonetheless, both girls continued to remain in Moseby's class and endure sexual harassment in the

months that followed, according to their attorneys, with Jane Doe 1 only being removed from the class after her father went to Chaplan's office in person and demanded it on March 25, 2022.

"Chaplan was dismissive, defensive and wanted nothing to do with him, however Jane Doe 1 was finally removed from Moseby's class," the girls' attorneys from Walnut Creek firm O'Connor, Runckel & O'Malley said in the complaint.

"Jane Doe 1 and Jane Doe 2 reported to the SRVHS administration throughout the 2021.2022 school year that Moseby repeatedly made sexually charged comments about them during class and unlawfully touched Jane Doe 2 and the administration of SRVHS did nothing," they continued.

According to the complaint, the lack of action by the school's administration was in contrast to the girls' classmates, with word of Moseby's alleged misconduct spreading throughout the student body, who learned that he allegedly sent inappropriate pictures to underage girls via Snapchat, also using the platform to post pictures of students and cheerleaders "squatting and stretching".

A group of boys reportedly obtained the "thirst snap" that Moseby had allegedly been sending to their underage female peers, then taped an edited print-out of the image with the word "pedophile" on his office door.

Nonetheless, according to the girls' attorneys, Moseby continued to be supported by SRVHS administrators, with Cottrell calling him one of the school's "beloved teachers" in an email to the school community on May 26, 2022 and "that he was the victim because he received texts calling him a racial slur".

"Cottrell never mentioned Moseby's sexual abuses over the past year," the attorneys wrote.

According to the lawsuit, this was because there was no Title IX report filed following the girls' complaints to the school, "no mandatory reporting to law enforcement by the district" or school administrators, and "the district decided to handle it internally without notifying parents or other students."

"Jane Doe 1 and Jane Doe 2 began making their written complaints on October 21, 2021, and made complaint after complaint until late into the school year," attorneys wrote in the complaint. "After realizing she could not just ignore or lose every complaint, Chaplan conducted a 'sham' of an investigation with the sole goal of protecting Moseby and 'covering up' what he had done."

Chaplan was allegedly a close

friend of Moseby's whom he listed as a personal reference when he was hired in 2020, while Cottrell and Walters "furthered the coverup of Moseby's actions by giving Chaplan unilateral power to internally control the Moseby investigation" according to attorneys.

Upon Chaplan's departure for a new role as principal of Lafayette's Stanley Middle School at the end of the 2021 to 2022 school year — where she was ultimately ousted months later amid investigations into her role in the Moseby scandal — former SRVUSD superintendent John Malloy reportedly told authorities that "The complete investigative report cannot be located and that it is concerning the school cannot locate the files."

"It is plaintiffs' understanding and belief these lost or destroyed files contain most of the information collected during the Moseby 2021/2022 investigation," attorneys wrote.

Moseby also departed SRVHS at the end of the school year when he was "quietly transferred" to Diablo Valley Middle School, "a different school within the district where he would then be in charge of and in close contact with younger and less vocal children," according to attorneys.

"District moved Moseby to a middle school where no students, teachers, nor parents knew about his prior sexual crimes and complaints during the prior 2021/2022 school year," attorneys wrote.

It was while at DVMS that Moseby

met his third alleged victim according to attorneys, allegedly sexually assaulting and harassing the then-13-year-old Jane Doe 3 during gym class in September 2022, according to the girls' attorneys.

"On that day, Moseby came up behind Jane Doe 3 and pressed the front of his body against her back," attorneys wrote. "Jane Doe 3 felt a hard object from his pelvic area on her back as he pressed against her."

"Later in PE class, Moseby ordered her to do bear crawls while he watched her," they continued. "Moseby was smirking while she was doing it, telling Jane Doe 3 he liked watching the way she does bear crawls."

During the same timeframe, Moseby allegedly assaulted a 15-year-old Monte Vista High School cheerleader who began taking private lessons with him at San Ramon-based cheer studio NorCal Elite at the advice of the district "without any mention of his past inappropriate and criminal behavior at SRVHS the year before," according to the girls' attorneys.

"When Jane Doe 4 began taking private cheerleading lessons with Moseby in August/September 2022 at NorCal gym, Moseby sexually assaulted her during one of her trainings," attorneys wrote. "Moseby stood by Jane Doe 4's side, rubbing her buttocks, up and down while talking to her."

Gregory McCoy, the Danville-based attorney retained by NorCal Elite, was the first to file an answer

See **LAWSUIT** on Page 10

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# Council receives update on city's water system

Also: Final Water System Management Plan approved, marking first step in future water rate talks

BY CHRISTIAN TRUJANO

The Pleasanton City Council had a long discussion regarding the city's water system last week as staff went over the status of various capital improvement projects, upcoming state regulatory changes, future infrastructure needs and the upcoming water rate study that will help shape potential increases for next year.

During the Jan. 21 council meeting, staff started off with its quarterly update on the city's water system which included information on some of the major initiatives the Public Works Department has been working on over the past few months.

Mayor Jack Balch said he appreciated the staff's presentation as it went into detail about the various projects and the financials behind those projects.

"It does feel like, to me, that we are very transparent, working through a process (and) people are aware of it," Balch said. "This report seems to really incorporate lessons learned so that we can deliver clean, affordable drinking for our residents and do it in a very deliberate manner."

One of the major updates from the meeting was in regards to the city's joint project with the Zone 7 Water Agency to test viable locations in West Pleasanton for two potentially new groundwater wells outside of a PFAS plume.

PFAS, otherwise known as forever chemicals, have been plaguing the city's groundwater wells for several years now and after having shut off Wells 5, 6 and 8 due to chemical contamination, the city has been looking at other alternatives for additional water supply — currently the city receives 100% of its water from Zone 7.

Even though both Zone 7 and Pleasanton staff continue to assure the public that the synthetic chemicals are not in their drinking water, the city's groundwater wells contribute up to 3,500 acre-feet per year of water — approximately 20 to 25% — of the city's total water supply needs.

Also known as the Regional Groundwater Facilities Project, the joint initiative aims to construct new water wells within the Bernal subbasin.

Ryan Smith, assistant director of public works, told the council the project just wrapped up conducting its test drilling at Del Prado Park this month, which is to test the viability of a new groundwater well at that location, and the city is getting set to test drilling at Pleasanton Tennis and Community Park on Feb. 3.

Smith said they are planning to finish up by the end of February in order to move to the last test drilling location — Hansen Park — between the end of February and sometime in March. After that, he said the city will conduct a feasibility study from April to July. If all goes well and the locations are able to handle all the factors that come with new groundwater wells, Smith said they will then be able to move to phase two, which is actually designing the new regional groundwater well system.

Balch asked staff about their efforts to communicate with neighboring residents surrounding the Tennis and Community Park after several residents in the Del Prado community raised concerns about not being notified to which staff said they have sent out an e-newsletter and they will be mailing out physical notices to residents about drilling hours and what to expect.

Smith also went over the Water Enterprise Fund, which finances

these types of projects, and how water sales is estimated to bring in \$36.78 million — he also reminded the public about the city's issuance of water revenue bonds with a principal maximum amount of \$19 million, which also helps fund various capital projects.

Some of the other projects that Smith talked about were the completion of a new 18-inch water line at Bernal Avenue on the corner of Nevada Street, replaced interior piping and equipment and other projects still under construction such as a water line being installed at Stoneridge Drive and a new booster station that is expected to be installed by Spring 2026.

'There's a lot of work to be done in the next couple of years.'

Gerry Beaudin,  
City manager

Despite some of these improvements still being constructed, Smith said the city anticipates it will have enough pressure in the water system to properly serve residents during peak demand in the summer.

Smith also went over new state regulatory requirements that the city is going to face in the coming years.

While a lot of these won't have any direct effect on general residents, one that he pointed out which could affect folks who have properties with a well, septic system or ones with an existing fire sprinkler system is a "Cross Connection Control Regulation." He said other places like hospitals that handle chemicals

would also be affected by this new regulation.

Some other regulations that the city will have to address in the coming years include a "Water Conservation as a California Way of Life" regulation that is intended to manage urban water use; a ban prohibiting the watering of "non-functional turf" with potable water among non-single-family residential property types — this regulation will be phased out between 2027 to 2031 — and new lead and copper guidelines.

According to Smith, the city is required to inspect all service lines for lead and copper and it has not found any lead in the water system as of October of last year.

City Manager Gerry Beaudin said as the city moves toward the required water conservation objectives, including decreasing outdoor water use by 2035 and installation of water meters for large landscapes, it is better to start now on these objectives rather than later.

"There's a lot of work to be done in the next couple of years on this topic," Beaudin said. "We definitely don't want to leave it until the last minute."

Public works director Siew-Chin Yeong said residents will be able to interact with her team and other staff and ask deeper questions on these various projects and topics during the city's first-ever "Water Open House," which will be held at the Veterans Memorial Building on March 1.

## In other business

- The council accepted the city's first-ever Water System Management Plan, which staff called a comprehensive management plan to ensure the long-term sustainability of the

city's water program.

"I am very much in support of asset management plans, water system management plans — things that have never been done before that our city absolutely needs in order to prioritize our ... construction costs," Vice Mayor Jeff Nibert said.

Smith said the item, which was previously continued from the Nov. 19 meeting, was a culmination of years of evaluating different studies that were performed previously in order to develop the plan.

He said the plan, otherwise known as the WSMP, is not so much a document that governs day-to-day decisions about how to operate the water system. Instead, he said the document is more of an assessment for two areas of the city's water system.

"This WSMP is a needs assessment in two categories: capital needs and operational, programmatic needs," he said. "These are the facts, we have needs and that's really what we're here to talk about."

The acceptance of this document, which will be a living document that will be updated every two and six years, is just the first of three phases before the council officially adopts the WSMP in July.

Under this first phase, the council reviewed the findings of WSMP and the program needs, including the list of capital improvement project and operations and maintenance project needs along with cost estimates.

Staff reviewed how the plan prioritizes different water supply, distribution capacity and rehabilitation and replacement projects along with other projects to improve emergency power reliability. Staff took all of

See **WATER** on Page 10

# Martinez maintains board seat as petition fails

Dissenting trustees back effort, with Cherrier himself filing document with county, DUSD says

BY JUDE STRZEMP

Newly appointed Dublin Unified School District Trustee Carolina Martinez can complete her two-year term following the dismissal of a petition seeking to force a special election to fill her Area 3 seat.

Submitted Jan. 16 by fellow Trustee Dan Cherrier — the district revealed in an announcement Friday — the petition did not meet criteria laid out in the California Education Code, as determined by the Alameda County Superintendent of Schools Alysse Castro. Missing



Carolina Martinez

from the petition was the election official's cost-estimate for a special election, also expressed on a per-pupil or per-student basis, according to a letter Castro sent to Superintendent Chris Funk on Jan. 23.

No further action will be taken regarding the petition, per state law, Castro wrote.

Effectively, Martinez can represent Area 3 on a temporary appointment until the next regular trustee election in November 2026.

"It is time to put the pettiness and divisiveness behind us and move forward working in the best interest of all students in DUSD," said Funk, who added that he didn't receive any negative comments from Area 3 constituents about the appointment or process nor any desire for a costly special election.

The board appointed parent-volunteer Martinez to the Area 3 trustee seat in a 3-2 vote Dec. 17. She was chosen to fill the position originally slated for Jeff Clark, who was the only candidate for the role during the election last year. The trustees later entered tense procedural debates as Clark submitted a resignation letter prior to taking office.

Current Board President Kristin Speck, Trustee Kristian Reyes and outgoing Trustee William Kuo — who represented Area 3 at the dais until Martinez was seated — supported her provisional appointment. Meanwhile, Cherrier and current Board Vice President Gabi Blackman opposed Martinez's appointment, arguing proper procedures had not been followed, legal

codes had been violated and there lacked a vacancy to fill.

In response to Cherrier and Blackman's concerns, Funk defended the provisional appointment and the board's process as being legal and in adherence with board policy.

Yet from the dais, Cherrier told Martinez, "This is nothing personal — I think you did a fine job up here — but in my opinion, this board has taken an illegal action and I'm going to be leaving the proceedings because I think anything this board does right now is against the law and I will also be discussing with Area 3 people to have you removed from office."

The district revealed in a statement Friday that Cherrier stuck to his word, "Trustees Blackman and Cherrier took action to initiate and/

or support efforts to gather signatures from Area 3 residents and file the necessary petition to have the selected appointee removed from office."

In light of Martinez's continued presence on the board, all trustee areas will be represented as the board makes budget cut decisions next month.

Martinez did not respond for comment as of Friday afternoon.

"I am pleased that Carolina Martinez will continue serving as the Area 3 trustee, ensuring that all Dublin residents are represented on the school board," Speck said in a statement. "Trustee Martinez has already demonstrated her thoughtfulness and eagerness to learn and ask questions to support all students." ■

# Tri-Valley police assure public they will not aid ICE

Officials point to policies that prohibit local agencies from enforcing immigration laws

BY CHRISTIAN TRUJANO

After a couple of Bay Area cities recently saw federal agents conduct operations, law enforcement agencies in the Tri-Valley recommitted their stances on not aiding the U.S. Immigration and Customs Enforcement in light of policies in place that prohibit officers from sharing information or enforcing any national immigration laws.

And while Pleasanton city communications Manager Heather Tiernan confirmed as of Wednesday that the city has not received any communications from the federal government in regards to potential ICE operations in the city, Pleasanton Mayor Jack Balch wanted to reassure all residents that the city values everyone, regardless of immigration status.

"I understand that individuals without legal status who contribute to our city may still feel uncertainty and fear," Balch told the Weekly. "We remain committed to upholding our shared values and prioritizing policies that promote safety, trust and compassion throughout our city."

Over the past week, ICE has

been ramping up its operations throughout the South Bay in San Jose with two confirmed reports near east side San Jose, according to the Rapid Response Network Santa Clara.

According to ICE's official website, the agency is primarily targeting undocumented folks with criminal backgrounds. However, as many communities have shown in recent protests across the Bay Area, there is always an underlying fear that local law enforcement agencies might be helping ICE conduct these operations.

But in the Tri-Valley, that appears far from the case.

According to a press release from the Pleasanton Police Department last Friday, officers will not play any roles in enforcing immigration laws.

"Our priority is to ensure the safety and well-being of all individuals living in our city, regardless of immigration status," according to the press release.

Livermore Police Department public information officer Azenith Smith also told the Weekly the department's policy follows state law and recognizes that the

"immigration status of individuals, absent other criminal behavior, is not a matter for local police action".

Smith added that LPD does not provide information regarding an individual's immigration status to ICE and due to state law and department policy, LPD is "not allowed to inquire about someone's immigration status for immigration enforcement purposes".

While the San Ramon Police Department did not offer any specific comments, it did point to its policy handbook which states "(SRPD) officers shall not inquire into an individual's immigration status for immigration enforcement purposes."

Over in Dublin, Capt. Miguel Campos explained that because the city of Dublin contracts its law enforcement services out to the Alameda County Sheriff's Office, Dublin Police Services will continue to follow all directives from the sheriff's office — including all directives and policies regarding immigration enforcement.

He also referred to a Jan. 21 press release from the sheriff's office that attempted to dispel any concerns about ICE operations in Alameda

County and told folks to not share any unverified information regarding ICE.

"The Alameda County Sheriff's Office has become aware of unfounded information being disseminated through various electronic formats and via word of mouth that suggests that targeted enforcement by ... (ICE) is underway in several of the local communities we serve. We want to assure you that this information is false," according to the press release.

The sheriff's office also confirmed in the press release that it too does not comply with administrative immigration warrants.

The PPD press release further states that the department supports a statement released last week by the California Police Chiefs Association — which is led by Pleasanton's new Police Chief Tracy Avelar — which emphasizes how important it is to local law enforcement agencies to protect all Californians, including immigrants.

"Expected changes in federal immigration enforcement policies have caused fear throughout our immigrant communities, including

confusion and uncertainty as to what role local police may play in these new directives," Avelar said in the Jan. 21 association statement. "It has never been the role of local police to enforce federal immigration law, nor should it be our responsibility."

According to PPD, it is also important to foster trust within the community in order to encourage residents to report crimes and cooperate with law enforcement without the "fear of immigration-related consequences."

"The safety of our community is our guiding focus, and we remain committed to addressing criminal activity and safeguarding every individual, regardless of their immigration status. While federal immigration enforcement policies may evolve, it has never been the role of local police to enforce federal immigration laws.

In response to these growing concerns the Alameda County Board of Supervisors also recently formed a new committee this week that will provide advice on how the county should respond to President Donald Trump's immigration policies. ■

## DICKSON

Continued from Page 5

office. This office was never this political, it should never be."

Before making their selection, the board took hours of public comment from roughly 100 people, many of whom lobbied for one or more of the seven candidates who had made it to the final round of the selection process.

Many speakers endorsed Dickson and Annie Esposito, currently a Contra Costa County assistant district attorney and a former Alameda County senior assistant district attorney, who said she'd be willing to take a job under Dickson if she herself wasn't appointed.

Most of those speakers appeared affiliated or allied with the recall organizers, Save Alameda for Everyone, whose leadership painted Price as soft on crime and promised electoral retribution if the supervisors' selection displeased them.

Many other speakers urged supervisors to select someone who is committed to the county's own policies that prioritize finding diversion programs and other alternatives to incarceration where appropriate, including for low-level defendants and people struggling with mental illness, addiction or homelessness.

One speaker, Jason Quinn, president of the Alameda County Prosecutors' Association, didn't

endorse a specific applicant but said the office needs someone who can "realign the hearts and minds of prosecutors".

"We are defeated, we are underappreciated, we are incredibly behind on the work," Quinn said, adding that many prosecutors in the office need robust training and mentoring.

"Consider a leader both that knows how to handle proving people guilty beyond a reasonable doubt and protecting constitutional rights," he said.

Supervisors praised all of the candidates, with Supervisor David Haubert saying it was one of the most difficult decisions he's ever had to make and Supervisor Nate Miley likening it to picking between family members.

Supervisor Lena Tam called the process "grueling" and thanked the applicants for sticking with it while saying she wanted to ensure that the current pressing needs of the county prosecutor's office are being met.

"Immigrant rights are being threatened, when we clearly need to have a D.A.'s office that understands the needs and concerns of the victims and their families," Tam said. "We need to have a D.A.'s office that is well-managed, that does get back to basics, that has prosecutorial experience."

Dickson was selected after three rounds of voting by supervisors Tuesday, winning the job over Yibin Shen, city attorney

for the city of Alameda; Latricia Louis, Alameda County's deputy county counsel and a former Alameda County assistant district attorney; Elgin Lowe, a long time prosecutor and senior deputy district attorney in Alameda County; Jimmie Wilson, a deputy district attorney in Alameda County; Venus Johnson, chief

deputy attorney general with the California Department of Justice and former chief assistant district attorney in Contra Costa County; and Esposito.

The seven finalists were selected by supervisors out of a field of 15 applicants during a special Jan. 16 meeting, and on Jan. 21 supervisors interviewed all seven

during a public hearing.

Now that Dickson is firmly ensconced as the county's top prosecutor, she will only serve until the next regularly scheduled election in 2026. The winner of that 2026 election will serve the rest of Price's term, which was extended to 2028 by a recent change in state law. ■

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# City explains recent road block on Sunol Blvd.

Crew on water project hit gas pipe, causing temporary street closure

BY CHRISTIAN TRUJANO

After having to briefly shut down the road last week due to crews hitting a section of pipe that carries natural gas, the city of Pleasanton was able to continue its construction work to replace a water line along Sunol Boulevard.

While the project has been going smoothly for the most part, there was a small hiccup last Thursday (Jan. 23) when crews hit a “PG&E gas lateral crossing the trench shallower than anticipated,” communications manager Heather Tiernan said. A gas lateral is a section of pipe that delivers natural gas to a customer’s gas meter.

The incident occurred just outside the Weekly’s office, with visible police and fire department presence

in addition to increased traffic in the area.

“PG&E, police, and fire responded to the incident,” Tiernan said. “There were no injuries, but Sunol Boulevard was closed to traffic for two hours until PG&E was able to turn off the gas.”

She said PG&E finished repairing the gas line that same day, the road was reopened later that evening and construction resumed on the water line the next day.

According to the city, the water line work is part of its near-term water improvement projects which are part of a larger initiative to “maintain a reliable and balanced water system, addressing the limited availability of water from City-owned wells due to PFAS concentrations in

and around Pleasanton.”

Crews have been working on installing a 20-inch water line spanning 4,500 linear feet along Sunol Boulevard from First Street and Bernal Avenue to Sycamore Creek since late last year. The project is expected to be completed sometime this spring.

According to the city’s website, the upgrade to the 20-inch pipe will “not only replace the 12-inch line but also increase overall system capacity, offering cost savings of around \$300 per linear foot compared to installing both an 18-inch and a replacement 12-inch line.”

The overall goal of the project is to increase the water capacity, city officials said. ■



JEREMY WALSH

An image shows the portions of Sunol Boulevard in Pleasanton where workers have been installing a new water line in order to increase the city’s water capacity.

## HORSE RACES

Continued from Page 5

Pleasanton for decades. The fairgrounds in the heart of town boasts the oldest one-mile dirt track in the United States.

With CARF being the lead agency to apply for race date approvals

from the California Horse Racing Board, the Alameda County Fair has lost its horse racing organizer for 2025 — as did its peers in places like Sacramento, Ferndale and Fresno. Absent the arrival of some new organizer, the fair scheduled in Pleasanton from June 13 to July 6 will be without the horses.

The status also remains unclear for the training and wagering facilities at the local fairgrounds.

The prospect of no Northern California races in 2025 marks a harsh reality compared to the optimism that was brewing around this time last year as stakeholders banded together to earn approval

in March 2024 for a 26-day inaugural GSR fall meet from October to December in Pleasanton, hoping to build momentum after a strong summer fair circuit and stave off a Southern California consolidation of the horse racing industry.

But the financial strain of the

underperforming fall meet forced CARF to call off plans for a winter meet in Pleasanton that would have started after Christmas — and the effects of the GSR effort would prove lasting, if not lethal, as the authority cited it among the reasons for canceling its summer fair races. ■

## FIRES

Continued from Page 6

handle urban fires with one or two structural fires at a time and it’s not designed for catastrophic emergencies as we have seen in Southern California,” Yeong said.

According to Yeong, the city completed a fire flow analysis in 2024 and the study identified the necessary improvements that were included in the Water System

Management Plan, which was presented to the council later that night.

She said because the city is entirely reliant on the Zone 7 Water Agency for Pleasanton’s water supply, during a regional fire emergency the water supply and water pressure may be impacted as the region competes for the same water supply.

That’s why Yeong said the city’s efforts to look at constructing two

new wells in the city is so important.

However, she did mention that the city’s Well 5, 6 and 8 — which were previously shut off due to chemical contamination — could be reactivated in order to help during emergencies.

Beaudin said while city-owned groundwater wells have been shut off, the council previously agreed to give the city permission to use the wells during emergency situations, which is why staff would have the

right to use those wells in order to bolster water pressure during those emergencies.

“Under an emergency circumstance, we would use the well water to add pressure to the system and it would be a retroactive notification (to the council),” Beaudin said.

Yeong said the city can also use hydrants connected to recycled water systems as another way to help combat fires in case of an emergency.

While the update did revolve around a lot of the work the city has been doing in order to be prepared for any emergency — fire related or not — staff and the council’s main point to the public was to make an emergency plan for both at home and at work.

“You need a plan for your family and you need a plan until we are able to provide emergency services to you ... so please make a plan,” Balch said. ■

## LAWSUIT

Continued from Page 7

to the 2024 lawsuit on behalf of his clients on Dec. 20, alleging that the cheer studio had no knowledge of allegations of misbehavior against Moseby and that he had passed a background check, as well as having a level of credibility during his time at the studio thanks to his employment with the school district.

“This Answering Defendant had

no basis upon which to believe that Defendant Moseby had engaged in any conduct that was harmful to Plaintiff Doe 4 and received only a single parent communication expressing any concern about Defendant Moseby, which acknowledged that such Complaint was based upon ‘rumors’ and ‘these rumors’ contained no specific allegations,” McCoy wrote.

McCoy did not question Jane Doe 4’s allegations against Moseby,

instead arguing that the alleged abuse was not the fault of NorCal Elite and her “claims are not the fault of this Defendant, but the fault of others, including individuals and entities, and their agents, officers, directors and employees.”

Jason Sherman, the Sacramento-based attorney for SRVUSD and the three SRVHS administrators named in the complaint, submitted an answer on behalf of the district on Jan. 21 denying the allegations

in the complaint.

“Defendant generally denies each and every, all and singular, conjunctively and disjunctively, the allegations contained in each and every cause of action of Plaintiffs’ Complaint on file herein, and further denies generally and specifically that Plaintiffs sustained any injury, damage or loss by reason of any act, omission or negligence on the part of Defendant, and further denies that Plaintiffs were or will

be damaged in any sum or sums whatsoever, or at all,” Sherman wrote.

As of Friday, Moseby himself had not yet obtained an attorney in the civil case.

Moseby’s criminal trial date is set for Feb. 24, with a case management conference scheduled for Feb. 10. The next hearing in the civil case is a case management conference scheduled for March 27. ■

## WATER

Continued from Page 8

those projects and developed costs associated with each project as part of this initial phase.

However, more important to the average resident will be what comes next, which is how the city will pay for all of these projects over the next 20 years.

According to the presentation, the total costs for the CIP projects listed in the WSMP is about \$262.1

million. And in order to implement all of these projects, the city will have to hire new engineering staff, which could cost anywhere between \$8 million to \$12 million — there’s also additional operations and maintenance costs that would come with new facilities that total in about \$12 million to \$18 million.

That means the construction of these projects combined with the implementation of them would total anywhere from \$283 to \$289 million over the next 20 years.

As the city gets set to move into developing the implementation of the WSMP over the next few months, one important aspect of that second phase will be the water rate study.

Similar to the process that led to the water rate increases back in 2023, staff will be coming back to the council in March to present different financial scenarios and then again in April to specifically talk about water rate scenarios.

According to staff, part of that rate

study will evaluate alternatives for the timing of certain projects as staff consider financing and risks.

The council will then review final water rate recommendations in June before officially adopting them in October so that the new rates are effective January 2026.

“I think (the WSMP) went into a lot of depth and thoughtfulness into how to address issues with our water system,” Councilmember Craig Eicher said.

He said he was surprised to find the

plan outlines how 25% of the city’s water assets received a poor or very poor rating while 75% of the water assets received a fair or good assessment, which is why approving the WSMP was an easy decision for him.

“Understanding the degree of need makes this plan pretty easy to pass,” he said.

Balch also said he appreciated how it was a sobering “this is where we’re at,” report and that paying and maintaining the city’s water system will be critical. ■

# Community Pulse

## Pleasanton Weekly

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The Pleasanton Weekly is published every Friday by Embarcadero Media Foundation, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566; (925) 600-0840.

Mailed at Periodicals Postage Rate, USPS 020407.

The Pleasanton Weekly is mailed upon request to homes and apartments in Pleasanton. However, in order to continue delivering you the news you depend on, we encourage you to become a member at PleasantonWeekly.com/become-a-member.

POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566.

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## POLICE BULLETIN

### Man pleads guilty in murder-for-hire plot with Dublin ties

A Manteca man pleaded guilty to a murder-for-hire scheme allegedly carried out with two other men from Dublin and Tracy, Acting U.S. Attorney Michel Beckwith announced.

Jagninder Singh Boparai, 48, admitted last week to conspiring with two men — Ramesh Kumar Birla Jr., 45, from Dublin and Shaminderjit Singh Sandhu, 51, from Tracy — to murder “Victim 2,” according to prosecutors.

In February 2023, Boparai met with a person he believed to be a hitman at a Starbucks in Manteca who was actually an undercover FBI agent, prosecutors said.

Boparai told the supposed hitman that the first job involved the assault of “Victim 1,” and “once he proved his trustworthiness, he would be given another job,” the DOJ said.

The following day, Boparai met the confidential informant again and offered to pay \$6,000 for the assault of Victim 1.

In March 2023, allegedly in the presence of Birla and another person, Boparai met with the confidential informant, and Boparai gave the undercover agent \$1,000 as a down payment for the assault.

The confidential informant later showed Boparai a staged photo of Victim 1 laying on the ground covered in bruises, dirt and blood to indicate the assault had occurred. Boparai said he liked the photo and told the confidential informant that he had two other “jobs,” one of which involved robbing a business, and the other involved making a person “disappear,” prosecutors said.

According to court documents, in March 2023, Boparai met with the confidential informant to pay them \$10,000 as a down payment for the murder of Victim 2. Sandhu allegedly provided Victim 2’s address, and Boparai instructed the confidential informant that Victim 2 must “disappear without any evidence remaining,” the DOJ said.

Boparai then made two calls to Birla asking for Victim 2’s Facebook profile, which he showed to the undercover agent.

On March 24, 2023, Sandhu and Birla allegedly met with the confidential informant in a parking lot in Manteca. Sandhu and Birla claimed



COURTESY PPD

The Pleasanton Police Department released this photo of the scene from Saturday.

that Boparai was out of town, but Boparai was observed by surveillance remaining in a car in the same parking lot, according to prosecutors. Sandhu and Birla allegedly instructed the confidential informant to kill Victim 2 and take Victim 2’s remains to Mexico in a suitcase.

All three defendants were arrested on March 31, 2023, and are currently in federal custody.

After entering his guilty plea on Jan. 23, Boparai is scheduled to be sentenced on May 8 and faces a maximum statutory penalty of 10 years in federal prison and a \$250,000 fine.

The remaining two defendants are next due in court on April 10. If convicted, they each face the same penalties as Boparai, the DOJ said.

—Katy St. Clair, Bay City News

#### In other news

- An alert community member helped police apprehend youths trying to steal a car in Pleasanton early Saturday, police said.

The community member reported masked suspects trying to steal a vehicle near Hopyard Road and Secretariat Drive around 3:30 a.m., police said.

Officers found the suspects nearby and allegedly uncovered evidence linked to another stolen car. The officers cited the suspects, all of whom were youths, and released them to their parents, according to police.

—Bay City News Service

- Livermore police seized illegal flavored tobacco and other illegal products from two businesses in the city earlier this month, including psilocybin mushrooms from one.

On Jan. 17, police did compliance checks at six local businesses to ensure they were following California’s state law prohibiting the sale of flavored tobacco products.

The state bans the retail sale of

most flavored tobacco products and tobacco product flavor enhancers, imposing fines of \$50 per prohibited product.

Officers found two businesses that weren’t compliant. At one, officers seized various illegal products, including psilocybin mushrooms. The owner could face up to \$68,000 in fines.

At another business, a plainclothes officer bought flavored tobacco. Following an inspection, police seized all flavored tobacco products in the store. That owner could face up to \$7,500 in fines.

Last month, Livermore police did similar compliance checks, during which they also seized illegal products.

These enforcement activities are supported by an \$82,000, three-year tobacco enforcement grant from the California Department of Justice.

—Tony Hicks, Bay City News

- A man who was convicted in December of killing two young women in Fremont in 1986 was sentenced to life in prison with the possibility of parole in 50 years.

David Misch, 63, was previously convicted in the December 1989 stabbing death of 36-year-old Margaret Ball in unincorporated Hayward. He is also charged and awaiting trial in the 1988 kidnapping and killing of 9-year-old Michaela Garecht from a Hayward grocery store parking lot.

Police began investigating his

connection to the 1986 murders of Jennifer Duey and Michelle Xavier after more advanced DNA testing in 2001 showed Misch’s DNA was under Duey’s fingernails.

Duey, who was 20, and Xavier, who was 18, were kidnapped after shopping at a convenience store. Their bodies were found in a remote area of Fremont on Feb. 2, 1986.

Misch was sentenced to two consecutive 25-year prison terms, with parole eligibility after he completes the second sentence.

He was removed from the Alameda County courtroom during his sentencing on Jan. 21 for singing loudly, which was rebuked by the prosecutor who led the case, Royle Roberts.

“David Misch’s behavior in court was not only reprehensible but a blatant display of no remorse for taking the lives of Jennifer Duey and Michelle Xavier,” Roberts said.

“The families of these two young women have been waiting nearly 40 years to receive justice for their tragic and senseless murders. Thanks to the jury and this conviction, Mr. Misch will be held accountable,” he said.

—Bay City News Service

- Livermore police arrested a woman last Friday evening who allegedly had a stolen gun, another unserialized gun and stolen credit cards.

Officers responded to an alleged theft in progress at Target on Las Positas Road.

Police identified two suspects, including a 21-year-old Vallejo woman, who had a felony warrant out of Solano County.

Police allegedly found multiple stolen credit cards in her possession.

A search of her vehicle uncovered a loaded stolen handgun, a loaded unserialized firearm, and additional evidence of identity theft, according to police.

She was arrested on suspicion of firearm possession, carrying a concealed weapon in a vehicle, and other accusations.

The second suspect, a 43-year-old man from Sonoma, was cited for petty theft. ■

—Bay City News Service

## Employment

Safeway Inc. hiring Data Scientist / Personalization & Data Science in Pleasanton, CA. May telecommute. Reports to Pleasanton. Must have legal right to work in US. EOE \$159,287- 175,100/yr. Email resume: TA.Applications@albertsons.com, M. Mercado Ref# 0108AG

Safeway Inc. hiring Data Scientist / DS & Digital Tools in Pleasanton, CA. May telecommute. Reports to Pleasanton. Must have legal right to work in US. EOE. \$186,973 - 208,075/yr. Email resume: TA.Applications@albertsons.com, Attn: M. Mercado Ref# 0108AB

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To advertise here please visit [PleasantonWeekly.com/employment\\_ads/](http://PleasantonWeekly.com/employment_ads/).

### Why no Cop Log

The Pleasanton Police Department is changing its online system for publicly reporting data related to service calls and arrests in the city, which is why its “Police Blotter” webpage has not been updated since Dec. 16. The Weekly, which relies on the blotter for its Cop Log in the newspaper, has not been able to publish the popular feature in several weeks as a result — and the future of the Cop Log remains in question, depending on the accessibility of data once the city’s new system comes online later this winter.



# 50 YEARS OF LOCAL NEWS

## CELEBRATING BIG ANNIVERSARY IN 2025

BY WALSH

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5th year featuring

stories ranging from local ribbon cut-  
tings to national news-breaking events,  
articles appealing to the many interests  
of our readers. The school board and  
the often very controversial city council  
and planning commission meetings  
called for a heavy consumption of coffee  
on my part due to the often late  
night adjournments,” Bing said.

“Having years of working as a re-  
porter for the Chicago Tribune and  
as a speechwriter for several corpo-  
rate leaders, being the editor of the  
Pleasanton Weekly has been a most  
rewarding experience in my career,”  
he added.

Solidifying ourselves as the go-to  
news source for what’s going on in the  
Pleasanton community has been the  
secret to sustaining our local brand of  
journalism.

“When I joined the Pleasanton  
Weekly staff, the newspaper and the  
staff were already part of the fabric of  
the community,” said Gina Channell  
Wilcox, the current publisher of the  
Pleasanton Weekly and president of  
Embarcadero Media Foundation’s  
East Bay Division.

“Just about every household in  
Pleasanton received a newspaper in  
the mailbox on Fridays and everyone  
read it from cover to cover, often dis-  
cussing the stories, Jeb Bing’s ‘Around  
Pleasanton’ column or the editorial  
over coffee outside Peet’s or breakfast  
at Vic’s,” Wilcox added. “Now we have  
more readers online, but we still deliver  
journalism that informs, entertains  
and inspires.”

We’ve been there with you through  
thick, thin and everything in between  
— an honor and a privilege that we  
don’t take for granted. And with your  
continued support of our local journal-  
ism, the Pleasanton Weekly will be here  
for the next 25 years and beyond. ■



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## PLEASANTON PREPS

By DENNIS MILLER

# Two tournament wins take Hazen to No. 2 ranking in NCS wrestling

Also: Results from Amador boys' and girls' soccer, boys' basketball

**L**ytning Hazen, a freshman at Dublin High, followed up his 108-pound weight class championship at the Lou Bronzan wrestling tournament at Liberty with another title at the San Ramon Valley Invitational.

At the Bronzan — one of the oldest tournaments in the area — Hazen beat Antonia Garaventa, a junior at Franklin High who is the No. 1-ranked wrestler in the North Coast Section, in the finals.

The tournament championship at San Ramon Valley saw Hazen also named the Outstanding Lightweight Wrestler. He pinned three opponents to move to the finals, where he faced Aiden Calvert of Franklin. A 4-2 win moved Hazen to 18-4 in the season and the No. 2 ranking in NCS.

### Amador boys' soccer

The varsity Dons started last week off with a hard fought 0-0 draw with San Ramon Valley.

Coleson Franklin turned in a great game and was recognized for his outstanding performance with Player of the Game honors by the coaching staff.

Two days later the Dons traveled to Concord to face De La Salle, and the Spartans put the full force of their talents on display, beating Amador 6-1. Nader Hannah got the lone goal for the Dons, putting home a rocket from a distance, which earned him the Player of the Match for Amador.

The final match of the week was a non-league game with Fremont High that saw the Dons fall 4-2. Amador fell behind 2-0 but rallied to tie it

2-2 before Fremont came back and pushed home two more goals.

The Amador junior varsity team started the week with a 3-1 win over San Ramon Valley. Oliver Heid scored twice, assisted by Ethan Hernandez and Kingston Smith. Smith added another goal assisted by Joseph Prunty.

The next day, the Dons battled De La Salle to a scoreless draw, with goalkeepers Tyler Causey and Zander Hoberg combining for a shutout.

The week culminated with a 3-1 victory over Fremont.

Muhriz Munir opened the scoring from a Joseph Prunty pass, and Heid made it 2-0 off an assist from Noah Camp. Fremont scored at the start of the second half, cutting the lead in half until Danny Angeles passed for

Ewan Kinnear to score and seal the win.

### Amador boys' basketball

The Dons had a brutal schedule last week, losing to San Ramon Valley 88-82 and De La Salle 51-42.

In the thrilling overtime loss to San Ramon Valley, Jaylen Smith led the way with 34 points, with Cade Krueger adding 26. Dante Ventura had nine for the Dons.

Cade Krueger had 18 in the loss to De La Salle, with Smith adding nine.

### Amador girls' soccer

The Dons, who came into the week unbeaten, dropped a pair of games last week, falling to San Ramon Valley and Carondelet.

In the 2-1 final against Carondelet, the Dons' goal came off a penalty kick by Maylen Montoyo. The game came right to the end as Amador got plenty of chances late but were not able to find the net.

### Early call for spring results

It might seem hard to believe but we are not far away from spring sports starting. In fact, tryouts are less than three weeks away.

If you have a child playing spring sports, or even if you are an athlete who will be playing this spring, get ready to help get us results at the Pleasanton Weekly!

Spring is the busiest time of the



DALE HAZEN

Lytning Hazen has won a pair of tournaments lately for Dublin wrestling.

year with baseball, softball, track-and-field, boys' volleyball and golf, stunt, lacrosse, swimming/diving and badminton.

In the coming weeks I will post more extensive directions as to how to present the results to maximize the coverage.

Once again, I need the results every Sunday at noon. My contact information again is [acesmag@aol.com](mailto:acesmag@aol.com) and 925-200-0719. If you have any questions, please contact me at either option! ■

*Editor's note: Dennis Miller is a contributing sports writer for Embarcadero Media Foundation's East Bay Division. To contact him about his Pleasanton Preps column, email [acesmag@aol.com](mailto:acesmag@aol.com).*

# Grab a front row seat to local high school sports

TRI-VALLEY PREPS  
**PLAYBOOK**

The Playbook gives you an in-depth look at what's going on in prep sports.

Every Tuesday, veteran sports writer Dennis Miller emails you exclusive insights into:

- Season and game previews that tell you what to look for and what's at stake
- Profiles of interesting coaches and athletes
- Post-game analysis
- Entertaining features
- Local sports trends

SCAN AND SIGN UP FOR TRI-VALLEY PLAYBOOK



Sign up now at [PleasantonWeekly.com/tri-valley-preps-playbook/](http://PleasantonWeekly.com/tri-valley-preps-playbook/)

## TAKE US ALONG



**Karate masters:** Sanjit Mandal of Tri-Valley Karate brought the Weekly to the birthplace of karatedo, Naha, in Okinawa Prefecture in Japan. Here he is at the Chojun Miyagi Monument, which is dedicated to two renowned karate masters — Higaonna Kanryo (1853-1917), an expert of Nahate, and Chojun Miyagi (1888-1953), founder of Goju-ryu, the style Mandal has been studying for over 35 years.

To submit your "Take Us Along" entry, email your photograph to [editor@pleasantonweekly.com](mailto: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.

# Public Notices

## STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 608926  
The following person(s)/registrant(s) has/ have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):  
FOREVER FARMS  
13575 Lake Chabot Rd.  
San Leandro, CA 94577  
FILED IN ALAMEDA COUNTY ON: 08/27/2024  
UNDER FILE NO. 608926  
REGISTRANT'S NAME(S):  
DILLON GRUBER  
205 Downey St.  
San Francisco, CA 94117  
THIS BUSINESS WAS CONDUCTED BY An Individual.  
This statement was filed with the County Clerk-Recorder of Alameda County on December 27 2024.  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

## BALAJI MESS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611370  
The following person (persons) is (are) doing business as:  
1.) Balaji Mess , located at 5400 SUNOL BLVD STE 2 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):  
MS GOURMET FOODS LLC  
3398 DUBLIN BLVD  
DUBLIN, CA 94568  
State of Incorporation/Organization: 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 20 2024.  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

## YOGITA'S KITCHEN FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611449  
The following person (persons) is (are) doing business as:  
1.) Yogita's Kitchen , located at 5601, Sterling st, Dublin CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
YOGITA KULKARNI  
5601 Sterling st  
Dublin CA 94568  
Registrant began transacting business under the fictitious business name(s) listed above on 01/14/2022  
This statement was filed with the County Clerk-Recorder of Alameda on December 24 2024.  
(PLW Jan 31, Feb 7, 14 and 21, 2025)

## HOUSE OF COLOUR NORTH PLEASANTON FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611818  
The following person (persons) is (are) doing business as:  
1.) House Of Colour North Pleasanton , located at 2226 Kamp Ct., Pleasanton, CA 94588, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
BLASCHKA VENTURES INC.  
2226 Kamp Ct.  
Pleasanton, CA 94588  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 12/22/24  
This statement was filed with the County Clerk-Recorder of Alameda on January 15 2025.  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

## OMEGA ROAD WINERY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611487  
The following person (persons) is (are) doing business as:  
1.) Omega Road Winery , located at 2135 South Vasco Road Suite C Livermore, CA 94550, Alameda County. Mailing Address: PO BOX 2925 Livermore, CA 94551.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
HENKELMAN INC  
2135 South Vasco Road Suite C

Livermore, CA 94550

State of Incorporation/Organization: California

Registrant began transacting business under the fictitious business name(s) listed above on 5/31/2017

This statement was filed with the County Clerk-Recorder of Alameda on December 27 2024.  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

## SUDCITY DETAIL FICTITIOUS BUSINESS NAME STATEMENT

File No.: 612013  
The following person (persons) is (are) doing business as:  
1.) SudCity Detail , located at 17349 Via Alamitos San Lorenzo CA 94580, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
SERGIO GARCIA  
17349 Via Alamitos  
San Lorenzo CA 94580  
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 January 24 2025.  
(PLW Jan 31, Feb 7, 14 and 21, 2025)

## MECHANIC KING AUTO REPAIR FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611689  
The following person (persons) is (are) doing business as:  
1.) Mechanic King Auto Repair , located at 3687 Old Santa Rita Rd #14, Pleasanton CA, 94588, ALAMEDA County. Mailing Address: 3630 Andrews Dr #310, Pleasanton, CA 94588.  
This business is conducted by: a Joint Venture.  
The name and residence address of the registrant(s) is(are):  
JIHAD ALKHOURY  
3687 Old Santa Rita Rd #14  
Pleasanton CA, 94588  
Registrant began transacting business under the fictitious business name(s) listed above on 01/02/25  
This statement was filed with the County Clerk-Recorder of Alameda on January 08 2025.  
(PLW Jan 31, Feb 7, 14 and 21, 2025)

## ACCELERATE REVENUE SERVICES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611905  
The following person (persons) is (are) doing business as:  
1.) Accelerate Revenue Services , located at 2226 Kamp Ct, Pleasaton, CA 94588, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
BLASCHKA VENTURES INC.  
2226 Kamp Ct.  
Pleasaton, CA 94588  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 12/22/2024  
This statement was filed with the County Clerk-Recorder of Alameda on January 21 2025.  
(PLW Jan 31, Feb 7, 14 and 21, 2025)

## TJ BURRUEL CONSULTING FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611252  
The following person (persons) is (are) doing business as:  
1.) TJ BURRUEL CONSULTING , located at 1888 RHODODENDRON DR. LIVERMORE, CA 94551, ALAMEDA County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
THOMAS BURRUEL  
1888 RHODODENDRON DR.  
LIVERMORE, CA 94551  
Registrant began transacting business under the fictitious business name(s) listed above on 12/12/2024.  
This statement was filed with the County Clerk-Recorder of Alameda on December 17 2024.  
(PLW Jan 17, 24, 31 and Feb 7, 2025)

## PREMIUM PSYCHIATRIC CARE NURSING-PC FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611154  
The following person (persons) is (are) doing business as:  
1.) Premium Psychiatric Care Nursing-PC , located at 6200 Stoneridge Mall Rd ste#300, Pleasanton, CA 94588, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
PREMIUM PSYCHIATRIC CARE NURSING-PC  
6200 Stoneridge Mall Dr ste# 300  
Pleasanton, CA 94588  
State of Incorporation/Organization: CA  
Registrant began transacting business under the fictitious business name(s) listed above on 04/04/2024  
This statement was filed with the County Clerk-Recorder of Alameda on December 12 2024.  
(PLW Jan 17, 24, 31 and Feb 7, 2025)

## BLUEBERRY STUDIOS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611620  
The following person (persons) is (are) doing business as:  
1.) Blueberry Studios , located at 4147 Ravenwood Pl, Castro Valley, CA 94546, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
LAURA SNOW  
4147 Ravenwood Pl  
Castro Valley, CA 94546  
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 January 06 2025.  
(PLW Jan 17, 24, 31 and Feb 7, 2025)

## CALIZENDO FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611559  
The following person (persons) is (are) doing business as:  
1.) Calizendo , located at 17553A Parker Road, Castro Valley, CA 94546, Alameda County.  
This business is conducted by: a Trust.  
The name and residence address of the registrant(s) is(are):  
JANICE LYNN EDWARDS 2024 EDWARDS LIVING TRUST, TRUSTEE OF 17553A Parker Road  
Castro Valley, CA 94546  
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 January 02 2025.  
(PLW Jan 10, 17, 24 and 31, 2025)

## BERKELEY STRUCTURAL DESIGN FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611438  
The following person (persons) is (are) doing business as:  
1.) Berkeley Structural Design , located at 1411 Glendale Ave., Berkeley, CA 94708, Alameda County.  
This business is conducted by: a Married Couple.  
The name and residence address of the registrant(s) is(are):  
WILLIAM S LYNCH  
1411 Glendale Ave  
Berkeley, CA 94708  
SHELLY LYNCH  
1411 Glendale Ave  
Berkeley, CA 94708  
Registrant began transacting business under the fictitious business name(s) listed above on 04/06/2011  
This statement was filed with the County Clerk-Recorder of Alameda on December 24 2024.  
(PLW Jan 10, 17, 24 and 31, 2025)

## D BHATIA FAMILY MANAGEMENT OFFICE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611470  
The following person (persons) is (are) doing business as:  
1.) D BHATIA FAMILY MANAGEMENT OFFICE , located at 2491 Amantea Way, Dublin, CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
DHEERAJ BHATIA  
2491 Amantea way  
Dublin, CA 94568  
Registrant began transacting business under the fictitious business name(s) listed above on 12/22/2024  
This statement was filed with the County Clerk-Recorder of Alameda on December 26 2024.  
(PLW Jan 10, 17, 24 and 31, 2025)

## ALL AROUND AUTO GLASS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 611166  
The following person (persons) is (are) doing business as:  
1.) ALL AROUND AUTO GLASS , located at 2352 WEST AVENUE 134TH, SAN LEANDRO, CA 94577, ALAMEDA County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
ALEJANDRO GARCIA CONTRERAS  
2352 WEST AVENUE 134TH  
SAN LEANDRO, CA 94577  
Registrant began transacting business under the fictitious business name(s) listed above on MAY 31, 2018.  
This statement was filed with the County Clerk-Recorder of Alameda on December 12 2024.  
(PLW Jan 10, 17, 24 and 31, 2025)

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

Case No.: 24CV084587  
TO ALL INTERESTED PERSONS:  
Petitioner: Sagar Sadanand Kangutkar and Namrata Niteen Dhuru filed a petition with this court for a decree changing names as follows:  
NEIL KANGUTKAR DHURU to NEIL DHURU KANGUTKAR  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING: 03/07/2025, 09:30 AM, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Dept 514, Hayward, CA 94544.  
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: 12/06/2024  
Han Tran  
JUDGE OF THE SUPERIOR COURT  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

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

Case No.: 25CV106127  
TO ALL INTERESTED PERSONS:  
Petitioner: IAN MANUEL DOMINGO filed a petition with this court for a decree changing names as follows:  
IAN MANUEL DOMINGO to IAN MANUEL SORIANO  
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: MAY 9, 2025, 9:30AM, SUPERIOR of the Superior Court of California, County of ALAMEDA located at 224 W WINTON AVE #208, HAYWARD, CA 94544.  
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: JANUARY 13, 2025  
THOMAS NIXON  
JUDGE OF THE SUPERIOR COURT  
(PLW Jan 31, Feb 7, 14 and 21, 2025)

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

Case No.: 24CV088063  
TO ALL INTERESTED PERSONS:  
Petitioner: TRACI CORBETT filed a petition with this court for a decree changing names as follows:

TRACI KATHLEEN CORBETT to TRACI KATHLEEN FORTNER  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING: 03/14/2025, 09:30AM, Hayward Hall of Justice Dept 514 of the Superior Court of California, County of ALAMEDA located at 24405 Amador Street, HAYWARD, CA 94544.  
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
PLEASANTON WEEKLY  
Date: 01/13/2025  
HAN TRAN  
JUDGE OF THE SUPERIOR COURT  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

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

Case No.: 24CV100588  
TO ALL INTERESTED PERSONS:  
Petitioner: Manas Roy; Niharika Singh filed a petition with this court for a decree changing names as follows:  
SVASTIKA SINGH ROY to VAMIKA SINGH ROY  
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: 4/11/2025, 9:30am, Dept. 103 of the Superior Court of California, County of Alameda located at 661 Washington Street, Oakland, CA 94607.  
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: 11/21/2024  
Thomas Nixon  
JUDGE OF THE SUPERIOR COURT  
(PLW Jan 24, 31, Feb 7 and 14, 2025)

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

Case No.: 24CV105578  
TO ALL INTERESTED PERSONS:  
Petitioner: TUAN NGOC VI filed a petition with this court for a decree changing names as follows:  
BACH THONG PHAN to THOMAS PHAN  
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: 05/02/2025, 9:30am, department 514 of the Superior Court of California, County of Alameda located at 24405 Amador St, Hayward, CA 94544.  
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: 12/30/2024  
Thomas J. Nixon  
JUDGE OF THE SUPERIOR COURT  
(PLW Jan 17, 24, 31 and Feb 7, 2025)

*Continued on next page*

# Public Notices

Continued from previous page

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

Case No.: 25CV106063

TO ALL INTERESTED PERSONS:

Petitioner: Hannah Claudia Doan filed a petition with this court for a decree changing names as follows: HANNAH CLAUDIA DOAN to HANNAH DOAN PORCEL

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: 05/02/2025, 9:30 AM, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: 01/10/2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 17, 24, 31 and Feb 7, 2025)

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

Case No.: 25CV105400

TO ALL INTERESTED PERSONS:

Petitioner: Tracey Necole Broadhead Frith filed a petition with this court for a decree changing names as follows: TRACEY NECOLE BROADHEAD FRITH to TRACEY NECOLE BROADHEAD FRITH WHITE

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: March 14, 2025, 9:30AM, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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: January 6, 2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 17, 24, 31 and Feb 7, 2025)

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

Case No.: 25CV106058

TO ALL INTERESTED PERSONS:

Petitioner: Francisco Porcel Rodriguez filed a petition with this court for a decree changing names as follows: FRANCISCO PORCEL RODRIGUEZ to FRANCISCO PORCEL

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: 05/02/2025, 9:30 am, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: 01/10/2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 17, 24, 31 and Feb 7, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

WILLIE WESLEY CROWDER

Case No.: 25PR105600

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WILLIE WESLEY CROWDER.

A Petition for Probate has been filed by: Alexandria M. Crowder in the Superior Court of California, County of Alameda. The Petition for Probate requests that: Alexandria M. Crowder 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 February 10 2025 at 9:45am in Probate Dept, Room 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:

Garry Cohen, Attorney

The Cohen Law Office, PC

1900 S. Norfolk St. #350, San Mateo, CA

94403

San Mateo, CA 94403

650-592-8600

(PLW Jan 24, 31 and Feb 7, 2025)

**The Pleasanton Weekly is adjudicated to publish in Alameda County.**

**The deadline is Sunday at 11:59 pm.**

**Visit [PleasantonWeekly.com/legal\\_notices/](https://PleasantonWeekly.com/legal_notices/)**

For assistance email [LegalNotices@PleasantonWeekly.com](mailto:LegalNotices@PleasantonWeekly.com).

# Calendar

POST CALENDAR ITEMS AT [PLEASANTONWEEKLY.COM](https://PLEASANTONWEEKLY.COM)

## Entertainment

**CLASSIC ALBUMS LIVE - STEVIE RAY VAUGHAN** Classic Albums Live brings Texas Flood, performing this iconic debut album from Stevie Ray Vaughan in its entirety. 8 p.m., Jan. 31. Tickets \$25-\$75. Visit [livermorearts.org](https://livermorearts.org).

**MARK HUMMEL AT THE FIREHOUSE** Grammy Award Nominee and Winner of two Blues Music Awards, Mark Hummel is considered one of the premier blues harmonica players of his generation with over thirty recordings since 1985. 7:30 p.m., Jan. 31. Tickets \$28-\$38. Visit [firehousearts.org](https://firehousearts.org).

**THE COOLTONES BIG BAND** The CoolTones Big Band, returns to the Firehouse with an incredible range of genres including Big Band, Swing, Jazz and Blues, with a few surprises from R&B. 7 p.m., Feb. 1. Tickets \$23-\$33. Visit [firehousearts.org](https://firehousearts.org).

**FRAGGLE ROCK LIVE** When Gobo Fraggles discovers a legend about a long lost Fraggles treasure called the Great Song Stone, his pals Mokey, Boober, Wembley and Red join him on an adventure to find it. 7 p.m., Feb. 1. Tickets \$25-\$90. Visit [livermorearts.org](https://livermorearts.org).

**PIANO BENEFIT CONCERT** Pianist Celicia Thendean, a talented 16-year-old from Pleasanton, will give a piano recital at St. Augustine Church to benefit the Alan Hu Foundation, a local organization that works to promote mental health in children and adolescents. 7:30 p.m., Feb. 1. Visit [catholicsofpleasanton.org](https://catholicsofpleasanton.org).

**JAMES AND THE GIANT PEACH JR.** This CYT Tri-Valley performance features an adventurous musical about courage and self-discovery that is destined to be a classic. Feb. 4-5. Visit [livermorearts.org](https://livermorearts.org).

**TAKE IT TO THE LIMIT EAGLES TRIBUTE** This show promises to be a fully immersive experience, capturing the essence and energy of an authentic Eagles concert. 7:30, Feb. 6. Tickets \$69-\$79. Visit [livermorearts.org](https://livermorearts.org).

## Black History Month

**ART OF THE AFRICAN DIASPORA** View the artwork of talented Bay Area artists in Art of the African Diaspora, Black History Month 2025 Art Exhibit. Feb. 1-28, Livermore Civic Center Library.

**SPRINGTOWN LIBRARY SCAVENGER HUNT** Visit the Livermore Springtown Branch Library every week for new questions that lead to finding great books by Black authors and fascinating facts about Black Americans. Participants will be entered into a drawing for a prize at the end of the month. Feb. 1-28.

**FAN LEE WARREN: THE LEGACY** The Firehouse Arts Center presents the solo exhibition of Fan Lee Warren.

## PET OF THE WEEK



VALLEY HUMANE SOCIETY

### Your gladiator awaits

Maximus Decimus Meridius is a fearless feline who's ready to conquer your heart. At 11 pounds of pure confidence, Maximus strides through life like the commander of your future cozy kingdom. Maximus is looking for a home that appreciates his regal air and is ready for a loyal companion who knows he's worth it. If you're ready to add a little swagger and a lot of love to your life, Maximus Decimus Meridius is waiting. Call Valley Humane at 925-426-8656 to arrange a meet & greet, or email [info@valleyhumane.org](mailto:info@valleyhumane.org) to start the adoption process.

Coinciding with the celebration of Black History Month, her Legacy/Migration series vividly portrays the results of the great migration and provides a profound understanding of the African diaspora. Through March 1.

**A CELEBRATION OF AFRICAN AMERICAN SOCIAL DANCES** Join Traci Bartlow, dance educator and performance artist, to learn about different eras of African American music and dances. 2 p.m., Feb. 8. Livermore Civic Center Library Storytime Room.

**BLACK LIVES TRIVIA NIGHT** In collaboration with Tri-Valley for Black Lives, Livermore Civic Center Library hosts a Black History Month Trivia Night where participants are encouraged to play trivia and learn about the contributions of African Americans to the United States. Snacks will be served. 6 p.m., Feb. 13.

**GRANADA HIGH SCHOOL HIP HOP BAND** Watch an energetic performance by Granada High School Hip Hop Club students as part of Black History Month celebrations. 3-4:30 p.m., Feb. 16. Livermore Civic Center Library.

**ZOOM TALK ON ALPHA KAPPA ALPHA SORORITY** Panelists will discuss the legacy of Alpha Kappa Alpha Sorority, Inc., the first historically African American sorority with an international membership of over 380,000 college-educated women committed to a lifetime of service to all humankind. 7-8 p.m., Feb. 20. Visit [us02web.zoom.us/j/87403730236](https://us02web.zoom.us/j/87403730236).

**VERSE ON THE VINE** Verse on the Vine featuring Black poets Devorah Major and James Cagney, hosted by Livermore Poet Laureate, Peggy Schimmelman. 3-4 p.m., Feb. 23. Livermore Civic Center Library, Storytime Room.

## Fundraisers

**WINES AND VALENTINES** Join for the annual Wines & Valentines Dinner and help raise money for the Museum on Main. The event

includes a 4-course meal, History Maker's Award, silent auction, live auction, wine pull, music and dancing. 5-10 p.m., Jan. 31. Palm Event Center. For tickets visit [museumonmain.org](https://museumonmain.org).

**HOPE HOSPICE CRAB FEED** Support Hope Hospice patient care and community programs by attending the third annual Crab Feed. Includes raffles, win a trip to Mexico, auctions and more. Tickets \$90. 5 p.m., Feb. 15. Shannon Community Center. Visit [hopehospice.com](https://hopehospice.com).

**LHSAA CRAB FEED** The Livermore High School Alumni Association (LHSAA) annual Crab Feed raises money for Livermore High School sports, activities, clubs, classrooms and more. The event includes dinner, dancing, live and silent auction and more. 6-10 p.m., March 15. Visit [livermorehighalumni.com/crab-feed](https://livermorehighalumni.com/crab-feed).

**LIVERMORE ROTARY HOSTS CRAB FEED** This family-friendly fundraising event includes dinner, music and dancing, a full bar and a live and silent auction. Proceeds from the evening will support the Rotary Club of Livermore's community service projects. 5 p.m., March 22. Robert Livermore Community Center. Visit [livermore-rotary.org](https://livermore-rotary.org).

## Scholarships

**COMMUNITY OF CHARACTER SCHOLARSHIPS** High School seniors attending Pleasanton Unified School District schools may apply for the annual Juanita Haugen Memorial Scholarship. \$1,000 scholarships recognize students who have a strong record of civic engagement and have demonstrated exceptional character. Apply by Feb. 24. Visit [communityofcharacter.org](https://communityofcharacter.org).

### Community Calendar

Find local clubs, events, fundraisers, support groups and more at [PleasantonWeekly.com/calendar](https://PleasantonWeekly.com/calendar)



COURTESY GETTY IMAGES

## Buying and selling homes in Pleasanton during 2025

Key questions: ‘How do we fill the missing price gap, how do we get more inventory and how do we balance the market?’

BY DAVID STARK

More choices, more time to shop and stabilizing prices could be coming to the Pleasanton real estate market during 2025.

“The combination of high prices and more inventory will put some downward pressure on the Pleasanton housing market,” said Tracey Esling, 2025 president of the Bay East Association of Realtors. “We may see a slight increase of days-on-market and a leveling off of prices.”

Residential real estate market conditions during 2025 may follow trends that started during 2024. Last year, buyers and sellers stopped waiting for mortgage interest rates to drop and entered the market.

Sellers, who had been on the fence during 2023, put their homes on the market and gave buyers a lot more choices. On average there were 51 single-family detached homes listed for sale here each month during 2024 compared with 33 for sale each month during 2023.

More homes for sale didn’t bring down

prices last year. The median sales price for single-family detached homes was more than \$1.78 million — an almost \$60,000 increase compared with 2023.

Esling predicts that mortgage interest rates will influence sales prices during 2025. She said, “I think interest rates are going to remain around 6% and will also contribute to a leveling of prices.”

Asked how buyers can best navigate the 2025 real estate market in Pleasanton, Esling said, “Be patient, interest rates are high and even with downward pressure on the market, prices are still high. We will see higher inventory but that’s still not enough, we have a missing price range so some buyers may have to get creative with mortgages or look at other areas. Be open minded in your home search.”

For buyers concerned about the impact the tragic fires in Southern California may have on securing homeowners’ insurance, Esling, along with other industry professionals, think coverage will be available during 2025.

“I don’t think this will play a big factor in Pleasanton unless you fall in a fire area,” Esling said. “You will most likely see pressure put on older roofs and surrounding detached structures, those types of things may cause higher insurance rates.”

For sellers, Esling said they will need to do their homework and be patient during 2025.

While buyers were eager to purchase during 2024, homes were on the market an average of 22 days compared with 18 days during 2023.

“Homes will still sell, though the seller needs to be patient, homes will need to be priced right and the seller needs to be sure the home is in selling condition when it hits the market,” Esling said. “If you want to sell, I would suggest getting your home on the market sooner rather than later.”

The number of homes sold during 2024

increased compared with 2023, and Esling is generally positive about the overall health of the Pleasanton real estate market for 2025.

However, she acknowledged there are still fundamental headwinds facing buyers and current owners who may want to make a change yet remain in Pleasanton. She asked, “How do we fill the missing price gap, how do we get more inventory and how do we balance the market?” ■

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



David Stark

### SALES AT A GLANCE

#### Pleasanton (Nov. 12-15)

**Total sales reported:** 12  
**Lowest sale reported:** \$720,000  
**Highest sale reported:** \$3,700,000  
**Average sales reported:** \$2,232,916

#### Livermore (Nov. 12-15)

**Total sales reported:** 14  
**Lowest sale reported:** \$860,000  
**Highest sale reported:** \$1,799,000  
**Average sales reported:** \$1,246,500

#### Dublin (Nov. 12-15)

**Total sales reported:** 12  
**Lowest sale reported:** \$1,050,000  
**Highest sale reported:** \$2,400,000  
**Average sales reported:** \$1,662,208

#### San Ramon (Dec. 30-Jan. 3)

**Total sales reported:** 8  
**Lowest sale reported:** \$450,000  
**Highest sale reported:** \$2,060,000  
**Average sales reported:** \$1,253,000

Source: California REsource

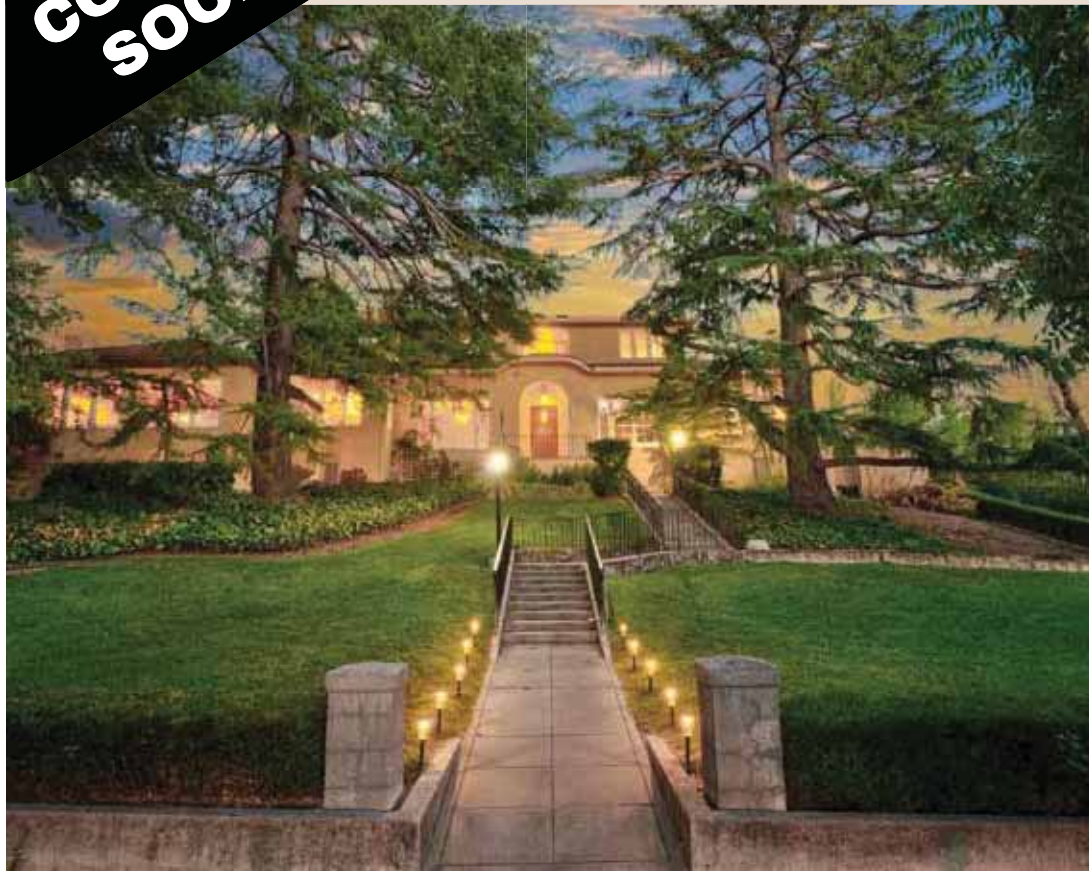


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5 BED | 3 BATH | 3,373 SQFT

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6 BED | 5 FULL / 2 HALF BATH | 3,720 SQFT

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PENDING**



3635 S PLATT CT, PLEASANTON - \$1,699,000  
4 BED | 2.5 BATH | 1,834 SQFT



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Assisted  
in 2024

**\$92M+**  
Closed Sales  
in 2024



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PREMIER SHOWING SUNDAY 2-4 PM



6379 ARLINGTON DRIVE, PLEASANTON  
4 Bedrooms | 2.5 Baths | 2,675 Sq Ft

Freshly painted throughout, this beautiful Pleasanton home boasts an inviting floor plan with tons of natural light, a luxurious sauna in the master suite and an atrium perfect for plant enthusiasts. *Offered at \$1,875,000*

REMODELED TOWNHOME IN THE HEART OF  
PLEASANTON ~ OPEN HOUSE SUNDAY 2-4 PM



4350 VALLEY AVENUE, PLEASANTON  
2 Bedrooms | 2.5 Baths | 1,438 Sq Ft

Prepare to be amazed! This completely remodeled townhome blends luxury and charm with stylish finishes, a well appointed floor plan, and low-maintenance living. *Offered at \$975,000*

MULTIPLE OFFERS, ONE PERFECT FIT,  
TWO HAPPY SELLERS



3088 CRESTABLANCA DRIVE, PLEASANTON  
4 Bedrooms | 3 Baths | 2,788 Sq Ft

Enjoy beautiful views of Pleasanton Ridge! Beautiful remodeled kitchen, sun filled windows, and award-winning schools. *Sold for \$2,400,000*

THIS LISTING WON HEARTS –  
SOLD WITH MULTIPLE OFFERS!



3221 MELANIE CIRCLE, PLEASANTON  
3 Bedrooms | 2.5 Baths | 2,643 Sq Ft

Desirable single-story home in the Parkside community, just steps from Pleasanton Sports Park, offering the perfect blend of convenience, comfort, and charm. *Sold for \$2,021,000*

EXCLUSIVE OFF-MARKET SALE IN BIRDLAND!



2182 Tanager COURT, PLEASANTON  
6 Bedrooms | 2.5 Baths | 2,679 Sq Ft

Charming and spacious 6-bedroom home in the sought-after Birdland community, offering 2,679 sq ft of elegant living space, a serene front porch, a chef's kitchen, and a beautifully landscaped yard. *Sold for \$2,300,000*

SELLER SUCCESS ~ SOLD IN A FLASH!



6337 BENNER COURT, PLEASANTON  
4 Bedrooms | 2 Baths | 1,489 Sq Ft | 6,201 Sq Ft Lot  
Spacious backyard features a detached flex space perfect for a home office, art studio or extra storage. *Sold for \$1,450,000*

RECORD BREAKING SALE IN RUBY HILL!



2965 BOTTINI COURT, PLEASANTON  
5 Bedrooms | 5.5 Baths | 7,818 Sq Ft | 1.03 Acre Parcel  
Den | Home Theater | 4 Car Garage | ADU or Pool House with Full Bath, Cozy Loft Bedroom, and Kitchenette  
*Sold for \$6,100,000*

SELLER SUCCESS ~ SOLD IN A FLASH!



850 GRAY FOX CIRCLE, PLEASANTON  
5 Bedrooms | 4.5 Baths | 4,626 Sq Ft | 5 Car Garage  
Private and picturesque custom farmhouse on a rare 1 acre plus parcel in Foxbrough Estates. *Sold for \$4,000,000*

RECORD-BREAKING SALE IN BIRDLAND!



2446 RAVEN ROAD, PLEASANTON  
4 Bedrooms | 2 Baths | 1,882 Sq Ft  
Over \$500K in remodeling to this beautiful home! Gorgeous quartz kitchen, custom cabinetry and wide plank white oak hardwood floors. *Sold for \$2,100,000*

**Our Team is Hard at Work Preparing Multiple Beautiful Homes For Sale**

**Call Dave & Sue For More Info or To Schedule a Private Showing**

COMING SOON IN KOTTINGER RANCH!

3 Bedrooms | 2.5 Baths | 3,123 Sq Ft  
Stunning single-story home with endless views.

COMING SOON IN VINEYARD HILLS!

5 Bedrooms | 4 Baths | 3,950 Sq Ft  
Breathtaking Views of Mt Diablo.

COMING SOON IN THE HEART OF DOWNTOWN PLEASANTON!

5 Bedrooms | 4.5 Baths | 3,751 Sq Ft  
Impeccable Design, Ample Space, and a Yard to Love!

**YOUR HOME DESERVES AN EXPERT**

We can help you sell your home for the best price possible. Contact us to review our comprehensive home - selling services and complete marketing plan.

<b>SOLD - LAGUNA OAKS</b>	<b>COMING SOON - LAGUNA OAKS</b>
	
<p><b>2769 Lylewood Dr. Pleasanton</b>                  Lovely Paradise!! 5 BED 3.5 BATH. Office bonus                  Price 3,900,000</p>	<p><b>8213 Regency Dr. ENTERTAINERS DELIGHT</b>                  5 BED 3.5 BATH                  Call/text Cindy for details</p>
<b>SOLD - LAGUNA OAKS!!! Mutiple Offers</b>	<b>COMING SOON!! VINTAGE HILLS/PLEASANTON</b>
	
<p><b>2455 Arlotta Place Pleasanton</b>                  1-Story 4 BED 3.5 BATH. Office                  Price \$3,088,000</p>	<p><b>3746 Riesling Ct.</b>                  AMAZING 4 BED 3 BATH approx 2300 sq ft,                  1 BED/ Full Bath, on approx 10,300 sq ft lot.                  Updated and ready to move in!! Price \$2,148,000                  Call/text Cindy for details</p>



Each office is independently owned and operated.  
 Call/text CINDY for details



CINDY GEE  
 925.963.1984

CINDY IS ALSO A NOTARY

459 Main Street  
 Pleasanton, CA 94566  
 DRE# 01307919

[cindygeesold@gmail.com](mailto:cindygeesold@gmail.com)

## HOME SALES

This week's data represents homes sold during Nov. 12-15 for Pleasanton, Livermore and Dublin.

### Pleasanton

- 3133 Berkshire Court** Amonino Living Trust to Liew Trust for \$1,825,000
- 2751 Calle De La Loma** Yeaoo Family Trust to Bidaye Living Trust for \$2,350,000
- 1616 Cindy Way** S. Ekman to Ashok & Rashmi Trust for \$2,650,000
- 1869 Cortez Court** S. Dana to S. & H. Zheng for \$1,300,000
- 3615 Fieldview Court** Wang Family Trust to H. & Z. Feng for \$2,780,000
- 952 Gray Fox Circle** Lee Family Trust to L. & G. Chen for \$2,770,000
- 1062 Laguna Creek Lane** Twamugabo Living Trust to Mohammed Family Trust for \$3,700,000
- 9904 Longview Lane** M. Jamali to S. & N. Doshi for \$3,400,000
- 633 Palomino Drive #B** Martinez Living Trust to L. Peloquin for \$720,000
- 1987 Paseo Del Cajon** R. Slater to S. & R. Palvai for \$1,785,000
- 3204 Pomace Court** Taylor Trust to N. & S. Mahadevappa for \$1,825,000
- 4517 Shearwater Road** Burns Living Trust to X. & J. Dai for \$1,690,000

### Livermore

- 1031 Alison Circle** K. Korwatch to N. & M. Awadalla for \$1,720,000
- 1038 Apache Street** Gansberger Living Trust to E. & A. Kappler for \$1,015,000
- 608 Caliente Avenue** Miramontes Family Trust to P. & S. Ray for \$1,260,000
- 439 Covellite Lane** Dantzig Family Trust to A. & D. Dhamija for \$1,390,000
- 4340 Drake Way** Opendoor Property Trust I to E. & K. Arrillaga for \$1,220,000
- 161 Ganesha Common** K. & C. Urban to J. Morrow for \$860,000

- 3868 Inverness Way** Sacco Living Trust to P. Contreras for \$1,035,000
- 341 North K Street** D. Wallco to W. Wu for \$1,799,000
- 476 Kent Court** T. & J. Upham to N. Arora for \$1,145,000
- 919 Lynn Street** Otto Trust to R. & J. Hobson for \$1,213,000
- 1027 Marigold Road** M. Scott to P. & S. Swaminathan for \$1,100,000
- 1542 Peridot Drive** As Galaxy Investments LLC to F. & J. Siddiqi for \$1,449,000
- 3966 Princeton Way** Harkush LLC to G. & A. Ashammagari for \$1,185,000
- 1456 Roselli Drive** D. Waldear to K. Tanis for \$1,060,000

### Dublin

- 5392 Arnold Road** J. Zeng to G. Azizian for \$1,050,000
- 4765 Brannigan Street** T. Pippin to S. & H. Venkatasivareddy for \$1,300,000
- 4367 Cherico Lane** J. & J. Gilliland to N. & N. Pasha for \$1,905,000
- 5831 Corbin Street** Y. Lu to S. & R. Chidambaram for \$1,475,000
- 8725 Deervale Road** Zca Homes LLC to Alarcon Family Trust for \$1,292,000
- 2200 Haggerty Drive** T. Ismail to S. & M. Qureshi for \$2,050,000
- 4078 Kinsale Street** Opendoor Property Trust I to M. & B. Sathya for \$1,100,000
- 10111 Lilly Pad Lake Court** Bjornnes Living Trust to Bishnois Trust for \$2,225,000
- 6664 Maple Drive** N. & A. Borrego to S. & S. Jamal for \$1,449,000
- 5822 Newfields Lane** Quintero Living Trust to Shen Family Trust for \$2,400,000
- 8681 Southwick Drive** D. & C. Ataman to R. & A. Mishra for \$1,875,000
- 3131 Vittoria Loop** S. Venkata to S. & S. Penmetsa for \$1,825,500

Source: California REsource

## CONNECT *California* HOMES

A MODERN REAL ESTATE AGENCY

FOR SALE



7628 Driftwood Way, Pleasanton

4 BED | 2.5 BATH | 1,854 SQFT

FOR SALE



7374 Lemonwood Way, Pleasanton

4 BED | 2.5 BATH | 1,739 SQFT

FOR SALE



3628 Ashwood Drive, Pleasanton

4 BED | 2 BATH | 1,519 SQFT

FOR SALE



6844 Herrin Court, Pleasanton

4 BED | 2 BATH | 1,928 SQFT

We Have More Coming Soon!

BRIDLE CREEK, PLEASANTON: 6 BED | 5 BATH | 4,655 SQFT  
 PLEASANTON MEADOWS, PLEASANTON: 4 BED | 3 BATH | 1,941 SQFT  
 PLEASANTON MEADOWS, PLEASANTON: 4 BED | 2 BATH | 2,400 SQFT

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4957 FOREST HILL DRIVE | PLEASANTON  
4 BED | 2.5 BATH | 2,328 +/- SQ. FT.  
LISTED AT \$1,749,000



4875 DOLORES DRIVE | PLEASANTON  
4 BED | 3 BATH | 2,985 +/- SQ. FT.  
PRICING AVAILABLE UPON REQUEST

COMING SOON!

CONTACT US TO BE THE FIRST TO PREVIEW  
OAK HILL | PLEASANTON CONDO | MUIRWOOD |  
EMERALD GLEN (DUBLIN) | CASTLEWOOD



1416 ANZA WAY | LIVERMORE  
3 BED | 2 BATH | 1,445 +/- SQ. FT.  
SOLD AT \$1,300,000 | REPRESENTED BUYERS



1403 STONEHEDGE DRIVE | PLEASANT HILL  
3 BED | 2.5 BATH | 2,123 +/- SQ. FT.  
SOLD AT \$1,385,000 | REPRESENTED BUYERS



1382 VIA DI SALERNO | PLEASANTON  
6 BED | 5 FULL + 2 HALF BATH | 6,800 +/- SQ. FT.



The Murtagh Team

JULIA MURTAGH DRE# 01751854  
AMY MAYERSON DRE# 02069902  
LAUREN PETERSON DRE# 02235046

Preparing to  
buy or sell in 2025?

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COMPASS

An aerial photograph of a person surfing on clear, turquoise water. The person is in the center of the frame, riding a white surfboard. The water's surface is textured with small waves and ripples, creating a vibrant, shimmering effect. The overall color palette is dominated by various shades of teal and blue.

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EXCELLENCE



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\$1,650,000



Open House Friday 10am-1pm, Saturday & Sunday 1-4pm  
4125 Garibaldi Place, Kottinger Ranch

## WE LIST

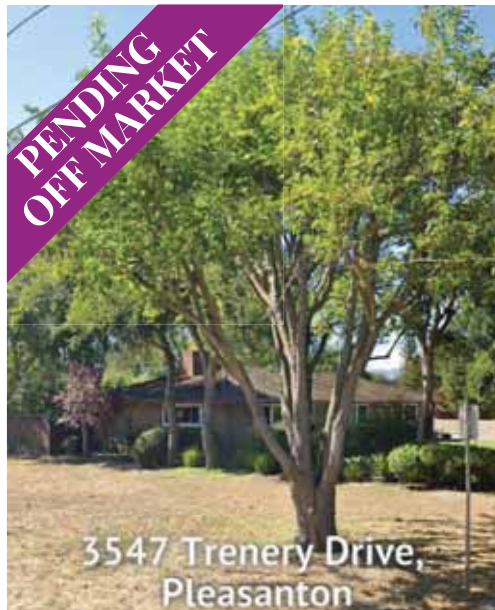


**PENDING IN 7 DAYS!**

2951 Sorano Court, Ruby Hill

## EXPERIENCE OUR EXCELLENCE

## WE SELL



**PENDING OFF MARKET**

3547 Trenerly Drive, Pleasanton



**PENDING IN 24 HOURS**

370 Oak Lane, West Side Pleasanton

We are always looking for new relationships with Buyers and Sellers!  
98% of our clients are referral based, who do you know that we should know regarding selling, buying, or investing in real estate?



**COMING SOON**  
Listed at \$3,750,000

4105 Grant Court, Kottinger Ranch



**COMING SOON**  
Listed at \$1,950,000

669 Sylvaner Drive, Vintage Hills



**COMING SOON**  
Listed at \$1,950,000

1087 Touriga Place, Vintage Hills

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

COMING SOON



**Castlewood, Pleasanton**  
4 BR | 3 BA | 1,942 SF | 7,653 SF Lot  
4 BDR | 2.5 BA | 2,880 SffT | 21,000 lot  
With a downstairs full apartment.



*KRIS MOXLEY*  
REAL ESTATE

COMING SOON

**17360 Grand Island Rd,  
Walnut Grove, CA**

Waterfront on deep freshwaters  
of the Sacramento River, on a private island  
2 Boat Docks | Solar  
Spacious Lawns Front and Back  
Built in 2018, 3 BDR | 2 BA  
11,997 Lot  
**\$1,200,000**



COMING SOON



**Livermore**

A spacious 4 BDR 2.5 BA home resting on  
a corner lot with a solar heated pool.  
Move right in with new carpets and flooring,  
new paint for this 2,230 SqFt on an 8,500 lot.



**Pleasanton**

A one story 4 BDR 2 BA with 1,730 SqFt  
of living space on a spacious 8,300 lot.  
Close to a neighborhood park and  
walking trails.

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