

Pleasanton Weekly

A play for
this moment

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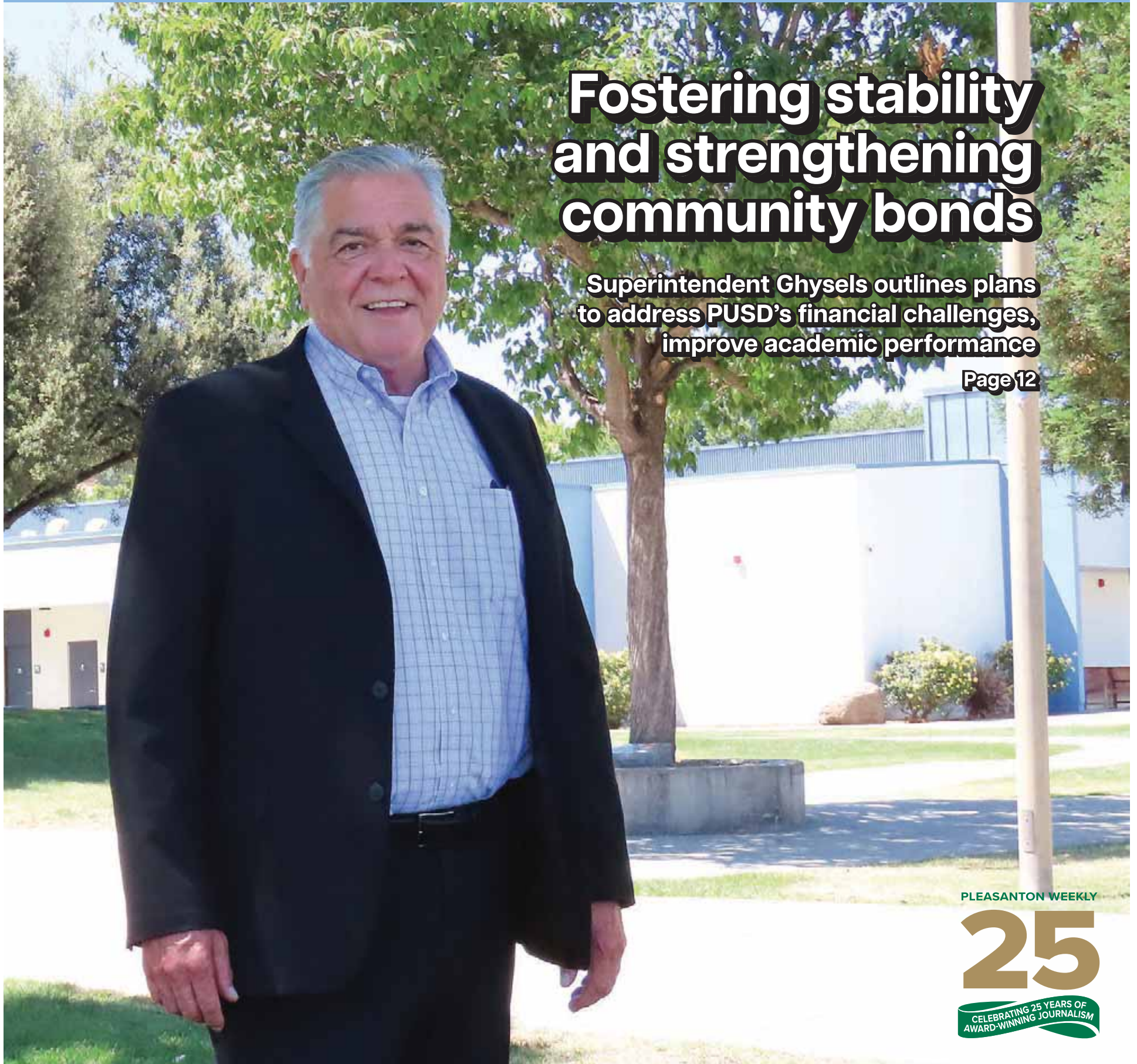
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Fostering stability and strengthening community bonds

Superintendent Ghysels outlines plans
to address PUSD's financial challenges,
improve academic performance

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PLEASANTON WEEKLY

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CELEBRATING 25 YEARS OF
AWARD-WINNING JOURNALISM

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WHAT A WEEK



By JEREMY WALSH

Checking consent

With no Pleasanton City Council meeting this week due to its lighter summer schedule, I thought it would be a good time to look back through a less-covered portion from the council's session on July 15: the consent calendar.

Police data, neighborhood assessments, affordable housing, BART station redevelopment, crossing guards, recreation fees, public art, cannabis tax funds ... There was a lot of interest among the 21-item list.

Three weeks ago, the council's consent period lasted almost a half hour, between council questions and public speakers, before the members voted unanimously to pass all 21 items as presented. Let's go through them.

A chunk of the consent talk centered on the city's Housing and Human Services Grant Program, and the associated action plan for use of Community Development Block Grant funds — which our reporter covered in last week's paper.

Two resident commenters also raised concerns about personal privacy and information sharing with federal agencies when it came to the Pleasanton Police Department's proposed contract with Flock Safety, Inc. for 54 replacement automated license plate reader cameras and related systems (maximum \$639,760 for the five-year term).

The PPD consent item that caught my eye was a two-year contract not to exceed \$876,172 with All City Management Services for crossing guard services near schools. The city pays for 12 agreed-upon locations, while the school district covers the other 10.

Police also asked the council to accept two state grants on its behalf: \$150,453.40 grant from the cannabis tax fund and \$60,000 for selective traffic enforcement.

Elsewhere, the city advanced on spending a \$240,000 Safe Streets For All federal grant on a contract with TJKM Transportation Consultants (worth \$298,343) to develop the Pleasanton Transportation Safety Action Plan.

Another issue to watch: The memorandum of understanding with BART "to cooperatively plan for and consider development at and around" the eastern Dublin-Pleasanton BART Station. No project specifics yet, but this is a sign they're coming.

The council approved the 2025-26 annual assessments for landscape

maintenance districts of Ponderosa-Del Prado, Windsor, Bonde Ranch, Oak Tree Farm and Moller Ranch — as well as cleared raising the contract with SCI Consulting Group, Inc. to max \$100,960 for engineer's reports and public notices related to the districts.

Other financial transactions included \$160,000 to CityServe of the Tri-Valley for two years of senior support services and \$500 to East Bay Regional Park District to acquire a utility easement for the Lemoine Estates bypass pipeline project.

New public art is coming to the city's Delucchi Park, a musical art plaza called "Don Lewis Harmonic Symphony" that will feature six musical instruments around a sculpture honoring the late Pleasanton resident and music pioneer.

The franchise agreement with Pleasanton Garbage Service was amended to remove requirements for recyclable material processing and diversion (post-collection), which are now services being provided by GreenWaste Recovery.

The council also adopted an ordinance changing the city code to conform with the state water board's "Cross-Connection Control Policy Handbook" and an omnibus ordinance covering updates to nine city code sections (such as alternative bidding procedures, regulation of water system and "vicious dogs").

A new library privacy policy aims to "reflect changes in technology, legal requirements and evolving library practices" compared to the prior version circa 1999.

There was an affordable housing agreement amendment with Avalon Pleasanton LP to allow the 51 affordable units required of the planned residential development on Owens Drive to be split between 45 onsite and six as deed-restricted units at its sister complex, Eaves Pleasanton.

Local organizations will notice the updates to the master fee schedule for special event permits from PPD and recreation fees for programs, classes, services and facility rentals that will "result in higher revenues and reduced (general fund) subsidies" for the city.

Consent also included approval of past council meeting minutes, the monthly disbursement and investment report for May, and a recap of recent actions by the city's Planning Commission and zoning administrator.

And that's the full list. Blackjack! ■

About the Cover

PUSD Superintendent Maurice Ghysels during his interview with the Weekly on Monday, looking ahead to the start of the 2025-26 school year later in the week. Photo by Christian Trujano. Cover design by Paul Llewellyn. Vol. XXVI, Number 28



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Are you feeling ready to go back to school?



Jacqueline Wehe
Elementary school teacher

I'm mostly ready — I love school and I'm super excited to see my colleagues again and meet my new students. I'm also eager to volunteer in my own kids' classes and experience school as a parent rather than as a teacher. But I have to say... I'm not quite ready to give up sleeping in!



Zada Pasic
Rising high school sophomore

I'm excited, but not so sure that I'm ready because my last academic year was very stressful. This year I'm looking forward to some really challenging classes, including some APs. I'm optimistic that all will go well.



Emir Pasic
Rising eighth grader

I'm looking forward to going back to school in order to be able to see my good friends every day. But I'm nervous. Especially about math. Specifically, algebra. But I'm willing to put in the hard work necessary to succeed, and perhaps to even excel.



Brady Harlan
Rising third grader

Sure! Because it means I get to be with my friends again, who I've barely seen all summer. I'm also really excited to find out the name of my third grade teacher. I don't know yet who that will be.



Jett Harlan
Rising kindergartner

Oh yes! And I'm especially looking forward to recess. And also to learning Spanish because I'm going to be in the dual immersion language program at my school.

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

I-680 NB closure

Caltrans will be closing a portion of northbound Interstate 680 near the Mission San Jose overpass in Fremont this weekend to perform “critical bridge and pavement work.”

The closure will last from Friday (Aug. 8) at 10 p.m. until Monday (Aug. 11) at 5 a.m., according to the transportation agency. Traffic will be detoured through the Mission Boulevard and Highway 238 off ramp toward eastbound Highway 84.

According to Caltrans, the closure will reduce the “duration and impact of the project” and is necessary to “safely and efficiently complete key construction activities, including full bridge deck resurfacing and approach slab repairs.”

“This phase of work involves heavy machinery and the resurfacing of the entire bridge deck,” the agency stated. “This work must be performed without live traffic to ensure workers and motorists safety.”

Motorists are encouraged to plan ahead and use alternate routes.

AI Summit

Innovators, entrepreneurs, researchers and civic leaders are being invited to attend the third annual Tri-Valley AI Summit, a Startup Tri-Valley event organized by the city of Dublin and i-GATE, a nonprofit looking to build a startup community in the region.

Startup Tri-Valley is an initiative led by multiple Tri-Valley cities — along with Lawrence Livermore and Sandia national laboratories — that aims to grow the region’s startup economy.

This year’s event “AI: The Catalyst for Change in Industries,” will explore how artificial intelligence is reshaping sectors like life sciences and energy.

“AI is transforming how we live and work, and this summit is a vital step in ensuring our communities are not only a part of that transformation but are leading the way,” Dublin Mayor Sherry Hu said in the press release.

The event is Aug. 20 at 4 p.m. at the Patelco Credit Union corporate headquarters in Dublin.

Wine auction

The Livermore Valley Winegrowers Foundation recently announced tickets for its annual wine auction are now on sale. According to the foundation, the tickets will help raise funds to “improve the quality of life for underserved children across the East Bay.”

The auction will take place on Sept. 20 from 2-5 p.m. at the Wente Vineyards in Livermore. Tickets can be purchased at lvwf.org. ■

City, ex-employee seek judge’s decision before trial in whistleblower lawsuit

Pleasanton says claims by fired worker with ‘repeated performance issues’ hold no water; plaintiff scores pretrial win after accusing city of ‘sandbagging’, hindering case preparation

By GINA CHANNELL WILCOX

The city of Pleasanton filed a motion for summary judgment on July 17, asking Alameda County Superior Court Judge Jenna Whitman to rule in its favor in a whistleblower case brought by former employee Dan Repp. The city would like a decision before the case goes to a jury trial in November because “there are no triable issues as to any material fact against the city.”

Repp, Pleasanton’s former

managing director of utilities and environmental services, filed a lawsuit in November 2023, claiming City Manager Gerry Beaudin terminated him in retaliation because Repp reported serious issues with Pleasanton’s water and sewer systems to Beaudin, other employees and outside agencies between mid-2022 and early 2023.

On July 14, Repp filed a motion for summary adjudication, asking Whitman to rule in Repp’s favor before trial because, among

other issues, “There is scant to no documentary evidence to back up the (city manager’s) criticism of (Repp). Most or all the conduct he complained of in the post-October framework is protected.”

“The city cannot prove to a clear and convincing evidence standard to prove that it would have fired (Repp) for reasons unrelated to his whistleblowing,” Repp’s attorney, Judith Wolff, explained.

The Whistleblower Protection Act (WPA) protects employees

against retaliation for reporting suspected violations of state or federal laws, or local, state or federal rules and regulations. Violation of the WPA is one of Repp’s six legal claims; others included retaliation for disclosing working conditions, age discrimination, wrongful termination and emotional distress.

In March 2024, Whitman ruled in favor of the city in four of the six claims based on “governmental

See **LAWSUIT** on Page 11



COURTESY BUSC

Ballistic United Soccer Club plans to bring a new futsal facility to the Alameda County Fairgrounds in Pleasanton for the next five years.

Commission OKs new futsal courts at county fairgrounds

To be open year-round, except for fair and Scottish Games

By CHRISTIAN TRUJANO

The Pleasanton Planning Commission unanimously approved a conditional use permit for a local soccer club to operate a new futsal facility at the Alameda County Fairgrounds during its July 23 meeting.

The Ballistic United Soccer Club’s year-round facility will feature three outdoor futsal courts

in an area of the fairgrounds just east of the off-track betting building.

The facility, once fully constructed, will be open from 8 a.m. to 11 p.m., Sunday through Saturday. However, it will temporarily cease operations annually during the Alameda County Fair over the summer and the Scottish Games during Labor Day weekend.

“We’re very excited to have more soccer facilities and more usage of the fairgrounds and more activities for kids and adults,” Commission Chair Ken Morgan said during the meeting. “I’m also excited to find year-round uses for that 250 or so acres that we have there that get very little use on an ongoing basis.”

See **FUTSAL** on Page 7

TVC inks deal for Doolan Canyon

1,000+ acres preserved as open space, wildlife habitat

By JUDE STRZEMP

Tri-Valley Conservancy announced Tuesday that 1,168 acres of land between the cities of Dublin and Livermore was recently established as permanently protected open space.

Effective July 28, the Doolan Canyon Conservation Bank easement adds to TVC’s previous conservation efforts in the canyon, linking with an adjacent 178-acre easement secured in 2018.

The resulting corridor features more than 1,300 acres that provide habitat for threatened and endangered species including the California red-legged frog and the California tiger salamander, TVC officials said in a statement. Additionally, the conservation bank holds cultural and historical value and supports seasonal wetlands, riparian corridors and Cottonwood Creek, which flows through the property.

It is also the largest conservation easement held by TVC and with the easement’s legally-binding status, the land is protected from development of any kind and must be managed to protect wildlife habitat in perpetuity.

“This conservation easement is

See **CANYON** on Page 6

Rite Aid store closing for good this month

Final merchandise, shelving on clearance sale; pharmacy and ice cream stand already shut down

By JEREMY WALSH

Rite Aid is marking its final weeks in Pleasanton, with its store along Hopyard Road set to permanently shutter later this month amid the bankruptcy proceedings at the corporate level.

“Store Closing” and “Everything Must Go!” signs adorned the storefront last week and the vast majority of shelves inside were empty or nearly bare, with remaining merchandise offered at clearance discounts. The shelving and other interior equipment and materials are also for sale as part of the wind-down.

Store employees said its final day is scheduled for Aug. 24, which will leave a prominent vacancy in

the shopping center at the southeast corner of Hopyard Road and Valley Avenue that will now see Gene’s Fine Foods as its only large anchor store.

The future of the Rite Aid at 2819 Hopyard Road had been the subject of speculation for months amid the company’s difficulties nationwide. Rite Aid Corporation and its subsidiaries filed for voluntary Chapter 11 proceedings on May 5.

Pharmacy services ended at the Pleasanton store just over one week ago, and all customers were referred to the CVS Pharmacy at 6750 Bernal Ave. for their medication needs as of July 25. The Thrifty ice cream stand had already closed.

The Tri-Valley’s other remaining Rite Aid saw its pharmacy added to the closure list this week, with patients using the Alamo store being directed to the CVS Pharmacy on Danville Boulevard as of July 28.

Rite Aid corporate has not issued a press release on the bankruptcy proceedings and related fallout since May 15, when CEO Matt Schroeder addressed a deal with CVS and other companies to transfer pharmacy operations.

“A key priority for Rite Aid is to ensure that as many of our loyal customers as possible continue to receive the pharmacy services and care they require without interruption,” Schroeder said at the time. “These agreements ensure



JEREMY WALSH

Pleasanton’s lone Rite Aid store is scheduled to permanently close on Aug. 24.

our pharmacy customers will experience a smooth transition while preserving jobs for some of our valued team members.” ■

Community of Character barbecue next weekend

Annual event raises money for scholarships for Pleasanton Unified high schoolers

By CHRISTIAN TRUJANO

The Pleasanton Community of Character Collaborative is gearing up to host its annual barbecue and auction fundraising event this month, which raises money for the Juanita Haugen Memorial Scholarship fund.

The fund is used as a way to honor the legacy of Haugen, the late community leader and former school board trustee, by recognizing several Pleasanton Unified School District high schoolers for their civic engagement and their “exceptional character by role modeling the traits of compassion,

honesty, respect, responsibility, integrity, and self-discipline.”

“If you read some of the bios of these kids it’s just amazing what some of them have done,” Ken Mano, the scholarship committee chairman for the collaborative, told the Weekly.

Mano said that in the past, the collaborative mainly only gave out two scholarships — one for each comprehensive high school in the city. But ever since the collaborative began hosting the barbecue fundraiser a few years back, he said that the number of scholarships has grown.

According to the collaborative’s website, there were nine seniors from the class of 2025 who received a scholarship thanks to the money raised from the annual barbecue and auction. Mano said the fundraising event raised around \$23,000 last year.

“We’re just trying to increase the number of scholarships we’ve been giving out and we’ve been fortunate to be able to do that over the last two years,” Mano said.

This year’s fundraiser is set for 5 p.m. next Saturday (Aug. 16) at the home of Pleasanton City

Councilmember Craig Eicher. Tickets are \$100 per person and are available at the Community of Character website.

All of the ticket prices, as well as proceeds from auction items that evening, will go directly to the scholarship fund. Some of the items organizers said are being auctioned this year include golfing with the mayor at Castlewood, golfing at Ruby Hill, a four-night stay in an Airbnb house in Arnold, several wine tastings at local wineries, tickets to the San Francisco Symphony and many themed baskets. ■

TAKE US ALONG



Two redheads in Ireland: Walnut Grove Elementary School teacher Tina Wagner and her daughter, Claire, spent their spring break last April in Ireland, including this stop at King John’s Castle in Limerick.

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

CANYON

Continued from Page 5

a victory for wildlife and the community,” TVC Executive Director Rebecca Spector said in a statement. “Doolan Canyon has long been a priority for permanent protection by both TVC and the community, and this conservation bank, in addition to our previous conservation easement, ensures the area remains as open space, provides habitat for a variety of species and is visually beautiful for residents and visitors to enjoy.”

Located directly south of the conservation area is land that is conditionally permitted for limited commercial development, according to policy included in last year’s voter-approved Measure II.

Authorization of commercial development requires that the project “contribute substantially to the funding of the construction and/or maintenance of the Dublin Boulevard extension”, according to the General Plan amendment that came

before Dublin City Council on Dec. 17 as part of the election certification.

“This conservation easement is a key piece of the greenbelt buffer between Livermore and Dublin,” TVC conservation manager Diana Roberts said in a statement. “This boundary helps curb urban sprawl, preserves biological diversity and supports the long-term sustainability goals of the region.”

TVC has been working on this conservation easement with Natural Resources Group since 2021, Roberts said.

TVC has also worked with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service to complete the conservation easement, Roberts added.

Under the long-term management plan, the property will be maintained by the landowner and grantor Doolan Canyon Mitigation Associates Inc. and land manager Natural Resources Group. Funding for its management comes from a dedicated

endowment.

The plan continues a generations-long tradition of active grazing on the land. Sustainable grazing practices support local wildlife and contribute to fire-resilient habitat management, TVC officials said.

TVC received its own endowment from Natural Resources Group for annual monitoring and oversight of the conservation easement, according to Roberts.

Dublin officials declined to comment on the conservation easement.

City of Livermore officials commended TVC’s work regarding Doolan Canyon Conservation Bank.

“This action aligns with our city’s commitment to open space preservation, strengthening the overall network of protected lands in our region,” Livermore officials said. “We recognize and appreciate these conservation efforts, which are preserving the valley’s scenic beauty and natural heritage for community members now and for those to come.” ■

LVJUSD advances site improvements at Junction TK-8

New water fountains, ceiling panels, bathroom stall latches due to be done by start of school

By JUDE STRZEMP

The Livermore Valley Joint Unified School District is conducting maintenance work at Junction Avenue TK-8 School this summer, following concerns by Junction families expressed earlier this year regarding the site's health and safety conditions.

Completed or in-progress tasks — set to be ready for the start of the school year next Wednesday (Aug. 13) — includes the replacement of damaged or stained ceiling tiles, replacement of all porcelain drinking fountains with stainless steel fountains as well as the installation of new latches on bathroom stalls. The number of ceiling tiles and latches replaced was not immediately available, but “needs in those areas were identified and are being thoroughly addressed,” district officials said.

LVJUSD also hired an outside inspector to conduct an air quality and mold survey inside portable classrooms, which revealed no issues, according to district officials.

“We have devoted a large amount of time and attention to address the concerns brought forward in the spring of last (school) year,” LVJUSD spokesperson Michelle



SOME CEILING PANELS AT JUNCTION WERE STAINED, AS DOCUMENTED BY PARENTS IN A REPORT TO THE DISTRICT DATED MARCH 26.

Dawson told Livermore Vine.

During an LVJUSD Board of Education meeting May 20, Junction students and parents raised concerns about the campus conditions.

“Our concerns are rooted in the safety and well-being of our children,” parents wrote in a May 13

letter submitted to the board.

The letter highlighted a number of upgrades the district has made at Junction, including a new HVAC system, fire protection system updates, roofing repairs, a new marquee, library improvements, gas line upgrades and the addition

of overhead projectors in every classroom.

“These efforts, though appreciated, have mostly addressed individual systems or surface-level needs,” the letter states.

Attached to the letter signed by 148 individuals, including community members and parents of former Junction students, was parents’ report to document what they describe as “deplorable conditions”.

Reported issues included a lack of maintenance to bathrooms and drinking fountains as well as water stains on ceiling panels that parents said may signal a mold problem.

Almost all of the issues were addressed between the time of the report’s submission and the May 20 board meeting, LVJUSD director of maintenance, operations and facilities Glenn Sherman said at the meeting.

LVJUSD Superintendent Torie Gibson also conducted a full-site visit prior to the start of summer vacation with Junction parents, principal Jeannette Garza and maintenance staff. The visit resulted in a task list of concerns to look into or address.

Throughout the summer, the maintenance team has been addressing the list, according to

district officials.

“Our maintenance team is working diligently to clean and make needed repairs at all schools, including Junction,” Dawson said.

Junction parents are scheduled to tour the campus this Friday (Aug. 8), parent Tara Boyce confirmed.

“While deep cleaning and repairs that are more likely to cause disruption to the school day are prioritized for non-student days and breaks, the work to clean and keep our facilities in good repair does not stop on the first day of school,” Dawson said. “That work continues year round, day in and day out!”

Any major capital improvement projects at LVJUSD campuses in the future will require the passage of a new school bond, since Measure J funding obtained in 2016 has been exhausted, officials stated.

The district is preparing to pursue a bond in June 2026, pending the results of community polling and board authorization.

The subsequent projects and improvements would be determined with direction from the board in consultation with staff, district officials said. But a common improvement is replacing portables — of which Junction has several — with permanent classrooms. ■

FUTSAL

Continued from Page 5

The conditional use permit application for the new facility was originally slated to be approved by the commission during its consent calendar portion of the July 23 meeting. Consent calendar items are considered routine in nature and are typically approved by a single vote.

However, the item was pulled for discussion by Commissioner Stephanie Wedge who questioned why she saw grading and asphalt being laid down prior to the commission’s approval after having driven past the site that same day.

Community development director Ellen Clark, along with associate planner Jenny Soo, both explained that while the fairgrounds is run by the city and the county, the county is the one that issues any building permits for the fairgrounds while the city handles permits regarding what goes on within the fairgrounds.

Following that discussion, the commissioners had questions about a proposed public announcement system that was included in the staff report. The commission ultimately struck the public announcement system proposal from the application after hearing from soccer club board members that they did not plan on

having any such systems.

Some of the other concerns brought up during the meeting were the lighting and the potential noise that could come from the late hours and the generators that would fuel the lights. However, staff assured the commission that the lights that would illuminate the fields would be facing down.

“Lighting design, you can typically make sure that the design avoids those offsite glare and sort of really focuses on the court rather than outside and causing problems there,” Clark said.

She also explained that there are remedies the city could take in case residents complain about noise or the late hours of operation.

“The measure that we have allows us some initial authority to go in and say ‘Hey, you’re too loud,’ ... or at worst case, bring it back to the commission if there are repeated issues,” Clark said.

She explained that the commission and the city could modify things like the hours of operation, but that the city would prefer to go to the soccer club to see if they could address the concerns before taking that course of action, to which some of the board members from the club said they would be open to working with the city to address such complaints.

The soccer club’s application will lease approximately 52,500 square feet of land from the fairgrounds

in order to run the outdoor facility over the next five years, which would allow for programming such as futsal training, matches and tournaments.

The three proposed futsal courts would each be approximately 70 feet by 110 feet in dimensions and

would be equipped with a storage box, a portable generator and benches for players. A roughly 7-foot-tall mesh fence would also be set up around the perimeter of the entire facility as well as inside to divide the three courts.

“This is a super exciting project

for the city,” Ballistic United board member Michael Nieto said. “We’re trying to find more space for the kids to play more and this is a great opportunity that came to us. We’ve been looking at where we could potentially put something like this (since) pre-COVID.” ■



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PHOTOS COURTESY DUBLIN UNIFIED SCHOOL DISTRICT

Left: The second academic tower includes space for culinary classes. Right: The new visual and performing arts extension features a dance facility.

Emerald High debuts new facilities ahead of school year

Projects part of multi-phase construction expected for completion by April 2027

By JUDGE STRZEMP

When Emerald High School students step onto campus for the first day of the 2025-26 academic year next week, they will be greeted with newly constructed facilities.

Brand new is the school's second academic tower, a three-story building that largely mirrors the pre-existing tower and contains 39 classrooms including engineering, culinary and ROP construction rooms as well as standard classrooms, according to Dublin Unified School District officials. Its completion increases the campus capacity to 2,500 students, up from its opening capacity last year at 1,300 students.

The school also now features the visual and performing arts extension, stadium additions and a maintenance and operations building.

These additions come via Phase II of the school's three-part construction, expected for completion in April 2027, according to district officials.

Given the introduction of a new freshman class this year, the district expects a total attendance of approximately 1,500 students, up from approximately 900 students during the school's opening year.

"Reflecting on our first year on the Emerald High campus, I'm incredibly proud of what our students, staff, and families

accomplished. We laid the foundation — both literally and figuratively — for a thriving school community," Emerald High School principal Lenni Velez said.

"As we begin our second year, the energy is even greater. With three classes of students on campus, the addition of new staff to our team, the construction of our second academic tower, and other new facilities that will benefit our students, staff and visitors, there's a real sense of growth and momentum," Velez added.

Emerald celebrated the completion of Phase II July 24 at a ribbon-cutting ceremony.

Phase II was estimated to cost approximately \$91 million of the

school's total construction cost of roughly \$374 million, according to district officials.

In addition to increased capacity, completion of Phase II of construction brings new opportunities for student engagement, district officials said.

The visual and performing arts extension added a broadcast technology classroom, a dance facility and a dressing and makeup area for dance and future theater productions.

As part of the project, the stadium was also updated to include home and guests restrooms, a ticket booth, concession facilities and a grounds building.

All elements of Phase II will be

open for this school year, kicking off next Tuesday (Aug. 12).

Looking ahead, Phase III will be the construction of the Catherine C. Kuo Performing Arts Center. That project is anticipated for completion in April 2027.

Funding sources for the school's overall construction include \$170 million through Measure H, \$200 million through Measure J and another \$4 million through Prop 51.

"Special thanks to our Dublin community for supporting the school bonds that financed this project," Emerald officials wrote July 24 on social media. "We can't wait to welcome our students to their new, expanded campus!" ■

Dish n Dash taking over old Applebee's spot

Remodel underway to bring Middle Eastern restaurant to Hacienda Crossings in Dublin

By JEREMY WALSH

A fast-casual Middle Eastern restaurant chain born in Silicon Valley is moving into the Tri-Valley for the first time, with the owners of Dish n Dash planning to open in Dublin early next year after renovating the building vacated by Applebee's Bar + Grill this summer.

Nadiah Mshasha, who owns Dishdash Restaurant Group with her husband Emad Ibrahim, said they selected the Hacienda Crossings shopping center for their next expansion location because of the potential the region holds and the demand here for more accessible Middle Eastern dining options.

"Over the years, as many of our family members have moved toward Dublin and the Tri-Valley area, they have mentioned the opportunity for an upscale fast casual Middle Eastern establishment amongst the existing fast food options," Mshasha told the Pleasanton Weekly.

"We also felt the Dublin, and

Tri-Valley area, really shares many of the essential characteristics of the community we serve in the Silicon Valley; ethnically diverse, busy individuals and families looking for high quality, easily accessible, authentic Middle Eastern food and companies seeking professional, consistent, customizable and fresh catering options," she added.

The Dish n Dash concept developed about a decade after Ibrahim opened his more formal Dishdash Restaurant in downtown Sunnyvale in 2001, according to his wife. The restaurant group now has five of its fast-casual eateries in operation — locations in Sunnyvale, San Jose, Milpitas, Cupertino and Fremont.

A key part of the company's model is utilizing a central kitchen for certain items, according to Mshasha.

"Realizing the challenge of providing consistent, fresh and high quality food, a unique feature of the Dishdash Restaurant Group, is that we maintain a central kitchen

which produces on a daily basis, freshly made-from-scratch hummus, falafel, pita bread and other Middle Eastern specialties like kibbeh (bulghur shell filled with ground lamb and other goodies) that other restaurants purchase frozen or canned," she said.

Initial Dish n Dash signs are already up on the building at 4808 Dublin Blvd., which also appears to already have some new exterior paint. Renovation crews started working inside and outside not long after prior tenant Applebee's exited.

Dublin city and chamber officials confirmed Applebee's last day in the building was June 30.

With Mshasha saying the goal is to open Dish n Dash during the first quarter of 2026, the southeast corner of Hacienda Crossings could remain unoccupied for months more — as work on the unit next door looks to be stalled nearly a year after its new restaurant occupant was announced.

Permanent signs are installed for El Dorado Modern Mexican and



JEREMY WALSH

Work is underway inside and outside of the building at 4808 Dublin Blvd., the former home of Applebee's, to bring Dish n Dash to Dublin's Hacienda Crossings.

Cantina at 4814 Dublin Blvd. — best-known as the former home of the Black Angus Steakhouse that closed for good in 2021 — but the front door remains chained shut and one glass panel had a Hacienda Crossings lease advertisement poster last week. A new alcohol permit application notice has been

on the window since Nov. 20.

El Dorado introduced itself to the Dublin community with a Facebook page last October but has not made a follow-up post there since. Emails to the listed address for the El Dorado Restaurant Group out of Concord were not returned as of Wednesday. ■

Caribbean theme for annual Tri-Valley REACH gala

Fundraiser to help further mission of providing affordable housing for adults with I/DD

By Christian Trujano

Tri-Valley REACH, a local nonprofit dedicated to building inclusive housing for adults with developmental disabilities, will be hosting its annual fundraising event where the organization celebrates its accomplishments.

The event, titled “REACH for Your Dreams”, will take place at the McGrail Vineyards in Livermore on Sept. 10. According to the nonprofit, the theme for this year’s event will be “Havana Nights” — inspired by the “energy, color and rhythm of the Caribbean.”

“We invite our community to come together for a cause that changes lives,” Carolyn Zalweski, Tri-Valley REACH board secretary, said in a press release. “Every ticket

purchased and every sponsorship secured furthers our mission of unlocking independence for our current and future residents.”

Tri-Valley REACH was first established in 1990 by a group of family members of adults with developmental disabilities. Those family members, according to the nonprofit’s website, wanted their loved ones to be able to live locally and independently.

The organization has since continued its mission of “empowering adults with intellectual and developmental disabilities to live vibrant, self-directed lives” by offering affordable housing opportunities starting as low as \$350 per month, while also investing in enriching experiences for the intellectual and developmental disabilities (I/DD) community.

“From hosting inclusive sporting and community events to supporting innovative programs like Chamba Collective entrepreneur workshops, and offering scholarships through the city of Pleasanton’s RADD Program (Recreation for Adults with Developmental Disabilities) we are committed to empowering individuals through both housing and opportunity,” the nonprofit stated in the press release.

Next month’s event is another extension of the nonprofits efforts to raise money to fund those efforts.

According to the press release, guests of the event will be able to enjoy gourmet food, local wine and stories from REACH residents whose “journeys embody resilience and independence”.

The nonprofit will also offer



COURTESY TRI-VALLEY REACH

Guests enjoy their food and socialize during the 2024 “REACH for your Dreams” event.

sponsorship opportunities that would provide a “meaningful way to make a lasting impact by demonstrating your support and care for

the I/DD community”.

To purchase tickets, visit the nonprofit’s website at www.trivalleyreach.org. ■

Supervisors finalize Measure W funds allocation

80% of money will go to homelessness; 20% toward other support services

By Andres Jimenez Larios / Bay City News Service

The Alameda County Board of Supervisors last week unanimously passed a final plan to distribute a portion of Measure W funds to programs, organizations, and services intended to address homelessness across the county.

Supervisors voted on how to allocate \$810 million generated from Measure W, a sales tax passed in 2020 originally earmarked for issues surrounding homelessness. After the final vote, 80% of the funds will go toward homelessness and 20% will go toward other support services.

The decision came after county staff recommended two funds should be made, one pool in which the accrued \$810 million be distributed and another of an estimated \$1.02 billion generated over the next five years, that would progressively go toward ongoing projects.

Tensions ran very high in the board chamber as housing advocates and other members of the public weighed in on the final vote July 30. Everyone agreed there is a housing crisis in Alameda County that needs to be addressed, but how to solve the problem was highly disputed as the session dug into the details of proposed plans.

“It affects the lives of our kids, our funds, our mental health, and physical health,” said a woman about the housing crisis, who identified herself only as Vicky from the unincorporated Cherryland area of the county.

While the vast majority were housing advocates asking for the supervisors to fund services preventing the cycle of homelessness,

some individuals representing property owners and landlords asked the supervisors to distribute a portion of the money to them after losing revenue during the eviction moratorium at the height of the COVID-19 pandemic.

“Housing providers are the first to know if a renter is having difficulty paying rent,” said former supervisor candidate Chris Moore over Zoom, who is also on the board of the East Bay Rental Housing Association. “When funds are distributed through some of the legal entities, they typically are working to extract money from these local housing providers and putting them out of business.”

However, loud boos spread across the room with attendees disagreeing with any funds should be directly provided to landlords.

“What’s this I hear about the real estate lobby asking for \$175 million of this Measure W stuff?” said public comment participant Douglas Spalding on Zoom. “Why reward landlords for their bad behaviors?”

Before the supervisors could move on to debating the agenda items, members of the public who were unhappy with waiting for hours to speak and still did not get a chance began chanting “let the people speak!”

The time for public comment ran so long, with so many people voicing their strong opinions, that Board President David Haubert said that there would not be enough time to make a final vote. This risked the possibility of pushing the vote back into August or possibly September. Ultimately Haubert extended the meeting by 30 minutes and squeezed in the final vote.

The board voted unanimously in favor of largely passing the same framework they had already established in the previous week’s special session, with some changes to language and implementation.

Of the \$810 million, about 80% of it — or \$585 million — would be placed into a newly created Home Together fund that will be administered by the Alameda County Public Health Department. The money will be allocated to nonprofits, services, and other organizations that align with the countywide Home Together plan, which Supervisor Nikki Fortunato Bas supports.

“I think it’s important for the public to know that the county does have a plan for addressing homelessness, it’s called our Home Together plan, and that plan shows that we need to spend \$2.5 billion over five years to address homelessness,” Fortunato Bas said July 28.

About \$54 million will be placed into the Essential County Services Fund that will invest in providers that help vulnerable populations across the region obtain food, meal delivery, or any number of public benefit services. It will be administered by several county

agencies that align with safety net and other priority services.

An additional \$170 million reserve would be created in the case of economic downturns and be applied to continue funding projects even if revenues are below estimates.

One agenda item was left out of the vote to be decided later, a proposed \$15 million Emergency Stabilization fund that would provide support to non-profit affordable housing providers facing financial difficulties. That is expected to be finalized at a later, yet to be announced, date. ■

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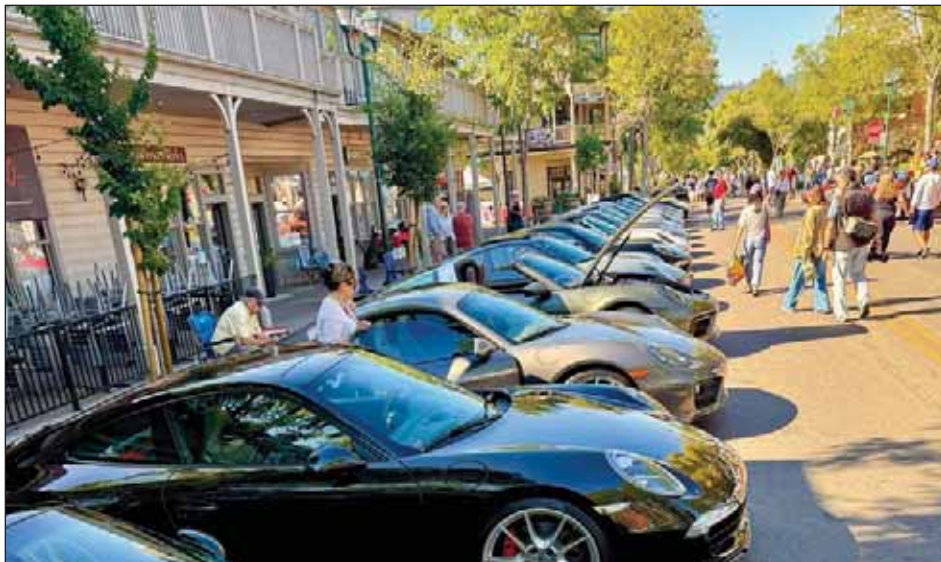
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PHOTOS BY CHUCK DECKERT

Left: A snapshot of Porsches on Main in downtown Pleasanton on Aug. 2. Right: Pleasanton Palooza was the major draw for Weekends on Main downtown on Aug. 3.

‘Incredible turnout’ for last Weekend on Main of 2025

Porsches on Main, Pleasanton Palooza help draw thousands to downtown

By JEREMY WALSH

The Pleasanton Downtown Association is lauding its latest Weekends on Main program as a resounding success, crediting two special events for helping bring more than 25,000 visitors to the downtown core.

The recurring program saw Main

Street closed to vehicular traffic from last Friday afternoon through Sunday night to encourage people to mingle on the street while perusing shops and eateries downtown. The second of two Weekends on Main scheduled in 2025, the Aug. 1-3 installment was buoyed by Porsches on Main on Saturday and the Pleasanton

Palooza street fair on Sunday.

“It was a weekend full of joy, connection and discovery,” PDA Executive Director Gabrielle Welk told the Weekly.

“Events like this remind us of the power of community, bringing people together for fun, free and family-friendly activities that

make our downtown the vibrant heart of the city,” Welk said. “They also highlight how vital it is to support small, locally-owned businesses, which are the backbone of our downtown and thrive when we gather and shop locally. Your support ensures that these businesses continue to grow and keep

Pleasanton unique and vibrant.”

After the “incredible turnout” last weekend and the results of the June installment, Welk added, “Weekends on Main 2025 was a major success and we are walking away from this season with full hearts and excitement for what is coming next.” ■

SRVUSD settles sex abuse case for nearly \$7M

Plaintiffs critical of district following case centered on allegations against teacher from 2009 to 2011

By JEANITA LYMAN

A civil lawsuit against the San Ramon Valley Unified School District alleging that it failed to protect two former students from sexual abuse at the hands of a former teacher is no longer set for a trial later this year following a settlement agreement reached last month.

The \$6,999,900 settlement was finalized between attorneys for the district and the two anonymous “Jane Doe” plaintiffs on July 22, more than a year after the lawsuit was initially filed in February 2024 and less than two months before it had been set for a jury trial on Sept. 15.

Ryan Weible, a former theater teacher with the district and at Diablo Valley College, faced allegations of sexual abuse by the two anonymous plaintiffs during their time as his students from 2009 to 2011.

“Despite obvious indicators of inappropriate conduct, the district failed to intervene, investigate, or report its suspicions to the appropriate authorities,” Lauren Cerri, an attorney for the plaintiff, told DanvilleSanRamon. “They neglected crucial disciplinary procedures and failed to provide staff with adequate training to identify or respond to grooming and abuse. This allowed Weible’s predatory actions to continue unchecked for years.”

“We are unable to speak to the specifics of the case, which relates to allegations dating back approximately 15 years,” SRVUSD Superintendent CJ Cammack said. “However, when an adult, trusted to work with students, is accused of betraying that trust, it is deeply disturbing, and we acknowledge the devastating impact such a betrayal can have on the victims.”

Weible has denied any wrongdoing according to court filings, and

was dismissed from the case in December for what attorneys for the plaintiffs said were “strategic reasons.” Meanwhile, allegations against the district for its alleged role in failing to identify or prevent the alleged abuse moved forward in court until last week.

“The district prioritized its reputation over student safety and accountability,” Jane Doe 1 said in a statement. “SRVUSD protected Weible rather than fulfilling their duty, threatening more than just myself and my co-plaintiff but enabling Weible to endanger multitudes of students.”

In an amended complaint submitted once the second plaintiff in the case stepped forward in March 2024, attorneys allege that the district failed to prevent or investigate alleged sexual abuse by the former teacher on school grounds until 2012, after both plaintiffs had graduated, thereby breaching its duties

to protect and care for students.

Attorneys for the district argued in their response to the 2024 amended complaint that their client acted in “good faith” and were thereby entitled to immunity, and that all allegations should be barred from the court due to an “unreasonable delay in commencing this litigation,” more than a decade after the alleged abuse.

The district’s defense further contended that any harm caused was by “in whole or in part, by the independent, wrongful acts of third parties,” and that the district “did not know and had no reason to expect that any District employee” would engage in criminal behavior.

In a statement following the settlement, Jane Doe 1 emphasized her disappointment in the district’s alleged mishandling of the situation.

“Parents deserve to be able to drop their kids off at school and know

that they are safe - and that the faculty and staff will do the right thing and follow the policies they claim they follow,” she said. “SRVUSD failed and instead of taking accountability and action to prevent this from happening again, they aided a predator to protect themselves despite the danger he poses.”

Cammack said that while the district has ramped up safeguards in its hiring practices, responses to student concerns, and via staff training in recent years, “even at that time, SRVUSD followed all legally required hiring practices.”

“Student safety remains our highest priority, and our thoughts remain with those impacted,” Cammack said. “This case does not reflect the high quality of our SRVUSD teachers and staff. I am confident that our current staff are committed to acting responsibly and with vigilance in support of student safety.” ■

BART sets minor schedule changes for ‘Big Sync’

Aims to save up to 17 minutes for commuters who take LAVTA then BART to San Francisco

By BAY CITY NEWS SERVICE

BART will make minor schedule adjustments beginning next Monday (Aug. 11), as part of a coordinated effort among Bay Area transit agencies to improve transfer times and regional connectivity, officials said.

While most changes involve shifts of only a few minutes, riders are encouraged to check updated schedules before traveling.

The adjustments aim to speed up key connections, including a reduced wait time at the BART to Antioch transfer platform. Meanwhile, dwell

times will increase at Millbrae and Dublin-Pleasanton stations to improve reliability for transfers with Caltrain, SamTrans, and LAVTA’s Wheels, a press release issued Friday noted.

LAVTA-BART commuters will benefit from faster trips to San

Francisco, saving up to 17 minutes during peak hours on certain routes. BART will also provide more evenly spaced trains on the Orange and Green lines to aid connections with VTA, AC Transit, and Union City Transit.

The changes are part of the region’s

third “Big Sync,” a collaborative initiative among transit agencies to align schedule updates every January and August, BART officials said.

A joint news conference is scheduled for Monday to highlight improvements. More information is available at bart.gov. ■

LAWSUIT

Continued from Page 5

immunity”, which protects public entities and employees from liability for injuries caused by its employees or others, except where a law explicitly allows for such liability.

The remaining claims were whistleblower retaliation and age discrimination.

The city’s attorneys from the San Jose law firm of Burke, Williams and Sorensen said Repp’s claim of whistleblower retaliation “fails because Repp cannot establish that he engaged in protected activity” and could not establish that the alleged protected activity was a contributing factor in his termination.

According to California Labor Code, “protected activities” are violations of state or federal statute, local, state or federal rule or regulation, or issues of employee safety, unsafe working conditions or work practices.

In his lawsuit, Repp reported he and his team daylighted an underpayment to the city’s water wholesaler, Zone 7 Water Agency, which spawned an \$18 million-plus lawsuit that was recently settled before trial.

The city installed water meters that allowed increased water delivery on new and existing residential and commercial properties starting in 2015. Zone 7 was not informed of the change or the increase in water supplied at that time.

The city stated, “Repp did not identify or otherwise report that the city engaged in any illegal conduct” in regard to creating a new meter fee schedule, which he did in 2022.

The city also claimed Repp wasn’t the employee to first report the issue, stating that Repp’s supervisor, Tamara Baptista, “first reported that the Zone 7 meter fee schedule had not been updated after the meters were updated three months before Repp began working for the city.”

“There is no evidence that Repp made or otherwise reported a similar discovery,” the city’s attorneys stated.

Repp also testified that Zone 7 was made aware of the new meter fee schedule by the city’s planning department after it was approved by the city council and the information was published for the public.

However, testimonies from Zone 7 General Manager Valerie Pryor and city of Pleasanton employee Adam Nelkie presented in Zone 7’s lawsuit name Repp as the person who reported the underpayment to Zone 7 in June 2022. Repp is also identified as the person who daylighted the issue in an email and in Zone 7’s lawsuit.

When deposed by the city’s attorneys, Repp did say that the city installing new meters “violated

Zone 7 code” and the terms of the contract between the city and the agency, but neither issue is a violation of law.

During his deposition, Repp also said that the city had not participated in illegal conduct in the other situations he alleged he was terminated for surfacing, such as informing a developer of a \$500,000 fee needed for water storage infrastructure for a housing development, alerting Zone 7 of required public notice of the PFAs level in its water exceeding maximum contaminate levels and submitting a staff report in an agenda packet that showed Pleasanton would be unable to meet future water needs.

Also in his lawsuit, Repp said he was retaliated against for daylighting an illegal stormwater connection at the Alameda County Fairgrounds. However, the city responded that another employee, Rita Di Candia, not Repp, notified Alameda County of the connection issue.

The city also presented documents that they claim are “replete with indisputable proof that the City terminated Repp’s employment because of performance and communication issues,” according to the motion.

The city continued, “Several witnesses testified about (Repp’s) repeated performance issues and he was even in line for a (Performance Improvement Plan) before he went on administrative leave due to an employee complaint. In addition to unreliable work product, Repp had difficulty communicating and collaborating with others which impacted both his performance and others. Unnecessary delays and communication break downs caused a loss of trust with city staff, city council, city management and, at times, with the public.”

Repp was never given any written warnings or offered a performance improvement plan, both parts of progressive discipline. The city initially claimed progressive discipline was not used with at-will employees, and Repp was an at-will employee.

However, Baptista, Repp’s supervisor, testified that she gave Repp a verbal warning but failed to document the conversation. Baptista also stated that she sought advice from Beaudin, then-assistant city manager Pamela Ott and then-director of human resources and labor relations Veronica Thomas, and agreed to prepare a performance improvement plan for Repp, but never completed it.

The city explained that the timing of Repp’s termination was the result of an investigation into an employee complaint the city received from one of Repp’s subordinates, former employee Stephanie Perley, alleging that he created a hostile work environment.

Karen Kramer of Kramer Investigations was hired to

investigate the claim. She interviewed the complainant, Repp, his supervisors and direct reports and concluded Repp had not engaged in bullying or harassment, nor had he created a hostile work environment as defined by city’s policy.

The only allegation Kramer sustained was that Repp swore in the workplace, which Repp confirmed during his interview. Repp and other witnesses, including Beaudin and the employee who filed the complaint against Repp, told Kramer that swearing was commonplace.

Beaudin terminated Repp on June 30, 2023, with an email that read, “This decision is based on among other things, the memorandum dated June 30, 2023, where the city determined that your use of profanity in the workplace toward a city employee was unprofessional and does not meet the expectations for your position as a Managing Director of Utilities & Environmental Services.”

In its motion, the city stated, “The complaint and subsequent investigation was a tipping point for Beaudin, who began considering termination of Repp’s employment after receiving the investigation report. Nothing suggests that Repp’s ‘complaints’ played any role in his termination.”

Performance and communication issues are also the reasons the city gives for disputing Repp’s claim of age discrimination.

According to Wolff, though, “There is no history of discipline in (Repp’s) file, which the city has conceded, but there is a great performance review and a raise.”

In their argument, the city’s attorneys wrote the city does not need to disprove Repp’s case, but must show that Repp can’t prove

the elements of his claim. Repp must present specific facts to establish “a genuine issue of material fact for trial.”

It might be Repp’s burden of proof that had Wolff crying foul when the city filed its motion for summary judgment.

In response to the city’s motion, Wolff filed another motion to compel the city to produce documents and other information. In her explanation, she cited her numerous requests for documents and other discovery information needed by Repp and said the city is “sandbagging” in addition to providing “boilerplate objections” to requests.

“The city made time for a dispositive motion but continues to stonewall on discovery, for which it has offered no real justification other than its firm of attorneys hasn’t had enough time,” Wolff wrote. “By its stonewalling, the city (is) succeeding in significantly interfering with Plaintiff’s ability to draft a comprehensive motion

for summary adjudication ... and is continuing to interfere with plaintiff’s ability to prepare for trial.”

The city’s attorneys called Repp’s June 3 motion to compel unnecessary because the city “has not refused to provide supplemental responses or productions. Rather, it is locating, reviewing, and identifying potentially responsive documentation. Unfortunately, this process takes time.”

The court, though, has since ordered the city to serve Repp complete document production as well as a list of privileged documents withheld and why within 10 days.

The court also awarded monetary sanctions of \$12,000 to Repp because of the nearly six-month delay, “which (the city) barely attempts to justify other than by referencing the length and complexity of the requests at issue,” the court wrote.

A hearing on the motions for summary judgment and adjudication is set for Oct. 2. A jury trial is scheduled Nov. 3. ■



Don Marlow Kvale

1933 – June 28, 2025

Don Marlow Kvale peacefully passed away at the age of 91 under the care of hospice with his family by his side. Born in Minnesota to Edward and Theline, Don lived a life filled with many blessings. A proud veteran, Don honorably served in the U.S. Air Force Intelligence, before pursuing his business degree at UC Berkeley. He then embarked on a distinguished 30+ year career with Shell Oil Company. He is survived by his wife, the love of his life of 58 years (Nora). Together, in Pleasanton’s Birdland, they cultivated a welcoming, happy, harmonious home and beautiful garden brimming with flowers, fruits, vegetables and lots of laughter. Their home and garden played host to a multitude of celebrations with their three daughters and their husbands (Kathy (Alex), Karen (Paul), Ileen (Chris)) and nine grandchildren. Don also leaves behind nieces, nephews and countless friends who cherished their time with him. He had a zest for life, evident in his passions for cycling, swimming in refreshing mountain lakes, traveling the world and vacationing around the nation with his entire family. He will continue to be lovingly remembered and admired for his unwavering strength of character, steadfast faith, fun, positive outlook and engaging sense of humor. He truly was the “life of the party.” He was preceded in death by his mother and father, and his brothers Alan and Dean.

A Celebration of Don’s Life will be held at Trinity Lutheran Church in Pleasanton on August 15 at 2pm with reception to follow. The Rev. Kendall Jeske will preside, and The Rev. Christian Marien (his son-in-law) will preach.

In lieu of flowers, the family kindly requests donations, in Don Kvale’s name, to Trinity Lutheran Church of Pleasanton (trinitypleasanton.org/give), Honor Flight Bay Area (honorflightbayarea.org/donations) or Hospice East Bay (hospiceeastbay.org/donations/).

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Fostering stability and stre...

BY CHRISTIAN TRUJANO

Ensuring bond projects stay on schedule, improving the district's financial stability and building a culture of belonging are just some of the major goals and priorities Superintendent Maurice Ghysels has as he begins his next chapter at Pleasanton Unified School District.

Ghysels, who had initially stepped in as interim superintendent last summer for the 2024-25 school year only, said that while he did not expect to stay past his temporary assignment, he intends to do a lot of good work during his upcoming two-year stint as permanent superintendent.

"I was just like 'whatever you need,'" Ghysels said regarding the school board's decision to ask him to stay following a nationwide recruitment that spanned roughly a year. "This is my town, these are my folks, I love the people here."

During a sitdown interview with the Pleasanton Weekly in August 2024, Ghysels said one of his goals was to set the district up for its new, permanent superintendent.

Now, he is determined to leave the district in a better place following his short tenure. However, he made it clear that after his contract ends in June 2027, he will be done and will go back into retirement.

"At some point, someone else needs to step up," he said. "What I'm hoping to do is ... continue to help the board, because we made some great strides this year, keep that momentum going, get a person in and retire again."

Budget challenges

Ghysels said declining enrollment continues to be the biggest issue when it comes to the district's financial challenges.

"It's just killing us," he said.

That's why he wants Pleasanton to become the go-to district — so more people are inclined to enroll their students there, which would boost revenues. Ghysels previously noted during his State of the District speech earlier this year that every new student equals about \$12,000 in revenue.

Last school year, the district began a marketing campaign that focused on



recruiting families who don't live within PUSD's boundaries, particularly those whose parents commute to Pleasanton. Ghysels said the plan is to continue those types of campaigns in the future. He said while they don't have any of the final numbers, the district is already seeing more students enroll this year thanks to those campaigns.

Declining revenue continues to be another challenge that Ghysels wants to help address during his short tenure at PUSD. One way he wants to help address that is by making sure the district is being smart with the property that it owns.

"We got to look at our properties and just be really astute in how we can increase revenue," Ghysels said.

One example of this, he noted, was the school board's recent decision to use millions of dollars primarily from the sale of the district's Vineyard Avenue property to pay off the majority of a \$30 million certificate of participation that helped finance the district's new offices on West Las Positas Boulevard.

He also said the Bernal property, which used to be the district's headquarters, is another valuable asset that the district can leverage to increase its revenues.

Regarding the district's current offices, he said because PUSD "downsized so demonstrably last year", there is now more office space available, which could be leased out. He said staff are already looking into best case scenarios for renting out that space to commercial businesses, nonprofits or even the city.

However, even with all of that, he recognized the district's financial status is still not where he wants it to be and that right-sizing will continue to be needed over the next year.

Finding new streams of revenue is important to Ghysels and why he is interested in introducing the idea of a parcel tax to the board sometime this fall. A parcel tax would require a two-thirds majority vote by residents in order to be approved.

"It's not unusual for a district like this to have a parcel tax," Ghysels said.

He said while he doesn't know how all of the trustees feel about such a tax and acknowledged there are a lot of variables when it comes to introducing such an item to the community, he is still "very interested, curious, about the prospect ... of something more permanent, local, accountable to the voters".

He said in order to pay, attract and retain all of the district's employees in such an affluent area like Pleasanton — especially with the looming worries regarding inflation and a possible recession — PUSD will need some "local funding that's stable".

"As far as getting to fiscal stability, that's an urgent matter," Ghysels said. "I want to be able to leave the place with financial stability, sustainability and a horizon that is more certain."

Student and teacher experience

One of Ghysels' other main goals during his two-year tenure is improving the experience for all students at PUSD, which he says must start with the teachers.

"You start small and you do it rapidly and you learn from it and iterate step after step after step. It tends to be a process that's more continuous ... so the chances of it spreading, especially organically, is much greater than if a bunch of administrators sitting in the room (tell) teachers what to do because they think they know more," Ghysels said regarding new ways to engage with students.

Strengthening community bonds

Superintendent Ghysels outlines plans to address PUSD's financial challenges, improve academic performance



He was pleased to see teachers undergoing professional development during a session on Monday at Foothill High School ahead of the first day of school this Thursday (Aug. 7).

"Our educators have been working over the break to prepare classrooms and curriculum for our students' return. We are excited to provide the highest quality education and services," Association of Pleasanton Teachers President Evan Branning told the Weekly. "APT educators continue to be our students' strongest advocates and we will do all we can for them. APT educators know our students deserve the best education, classrooms, and services because Pleasanton students deserve the best."

Ghysels said this year, PUSD is going to focus on helping underserved students while at the same time focusing on over-achieving students, which will inevitably improve the overall average student population.

He said while the district has always focused on their underserved student population, by also hearing from high performing students it will allow the district to evolve in a way that would not leave out those high achieving students.

"Those kids have to be served too, otherwise where do they go? Private schools," he said. "We want to be the go-to district of the Bay Area."

He said that means starting small and

seeing what works. Those things that start to work would be shared to teachers by other teachers, which feeds into Ghysels' other priority of creating a culture at PUSD where everyone feels they share a sense of belonging and connection.

While Ghysels recognized that employee salaries and benefits make up most of the district's budget expenditures, he also said talent drives everything at PUSD, which is why paying employees what they think they are worth is important. He said from custodians to teachers to administrators, PUSD needs to feel like a place where they all belong because it's thanks to all of those employees that the schools perform at such a high level.

"Culture can only go so far," he said. "People have to feel like they're getting paid as much as, or at least in the competitive range as the next best alternative and if they don't, you could lose them."

Another thing that Ghysels has already begun implementing and plans on continuing throughout the school year is a "boots on the ground" meeting every Friday. The idea is to walk through different school sites and find out everything going on at the school — the good and the bad so that there are "absolutely no surprises."

Bond projects

Ghysels said he is looking forward to continuing overseeing the various

bond measure projects during his short tenure.

"The bond measures that we have are being executed at or under budget," Ghysels said.

He said all of the projects are on schedule and said this year he has the pleasure of seeing the teams designing the various ongoing projects.

"You see all the renderings and they're pretty cool," he said.

According to a facilities and construction update presentation from Aug. 2, some of the highlights for the various projects going on at PUSD include the board settling on a final design for the new theater facade at Amador Valley High School, which is part of the school's overall campus renovation project that will build new athletic and performing arts facilities. The design for Amador's overall project is set to be completed this year with construction slated to begin sometime next year.

Foothill's similar campus renovation project is already underway with construction workers having been out there most of the summer paving away at the cement near the gym and basketball courts. Ghysels said the next step is to put in portable locker rooms and showers before moving on to the next phase of the project. Construction is slated to finish sometime in 2027, according to the facilities presentation.

Other bond project updates include the Pleasanton Middle School field being set to be fully renovated with synthetic track and field and new turf by this fall; Harvest Park Middle School getting a new asphalt play surface by this fall; new playgrounds at Mohr and Hearst elementary schools; and the modernization of transitional kindergarten classrooms at Mohr being completed.

As the various campuses throughout PUSD get renovated and facilities get upgraded or replaced, Ghysels noted how important aesthetics become to the district.

He said apart from students recognizing deteriorating facilities, people move to Pleasanton because of the highly revered schools and that if those campuses are not well-maintained, it could deter people from moving to the city.

"When (the schools) look good, everybody is happy," he said. "Including people who don't have students in school." ■

From far left: PUSD Superintendent Maurice Ghysels met with the Weekly before the start of school this week. (Photo by Christian Trujano). Rendering shows what the new gym at Foothill High School will look like. (Image courtesy PUSD). Ghysels tours the Foothill construction site Monday. (Photo by Christian Trujano).

A PLAY FOR THIS MOMENT

'PRISONTOWN' OPENS EUGENE O'NEILL FESTIVAL LATER THIS MONTH IN DANVILLE

By JEANITA LYMAN

This year's Eugene O'Neill Festival is aiming to showcase the late playwright's melding of the personal and political with an original, contemporary production this year that has become all the more relevant in the Tri-Valley and throughout the country in the years since it was first created and produced.

Georgia-based actor and playwright Lee Osorio's "Prisontown" marks the first time since 2022 that the annual festival has featured a modern play in addition to work by the renowned playwright who spent his later career and retirement in the San Ramon Valley at the Tao House.

While a lot has happened in the years since "Prisontown" was first produced in 2017, the play is more relevant than ever, according to festival organizers.

Questions and concerns about incarceration have proliferated in the Tri-Valley in recent years, including activism and legal and legislative action over in-custody deaths at Santa Rita Jail, and the closure of the scandal-ridden Federal Correctional Institution Dublin last year — as well as concerns over its potential reopening as an immigration detention facility.

According to director Richard Perez, the play is coming to the Tri-Valley at a time when Californians in particular "are being forced to confront the moral and human cost of mass incarceration."

"What makes this play so urgent is not only its political relevance, but its emotional depth," Perez said in his director's note. "Like the work of Eugene O'Neill, 'Prisontown' grapples with the weight of inherited trauma, fractured family bonds, and the deep yearning for redemption in the face of systems that seem immovable."

The plot of the semi-autobiographical play — which stars Osorio — begins with a question the protagonist receives from his immigration attorney brother: "How much of an activist are you?"

Although that's a question many in the Tri-Valley have faced amid increased scrutiny of the county jail and former prison housed in Dublin, the story is based primarily on Osorio's own experiences revisiting his former hometown — the real-life "Prisontown" of Lumpkin, Ga.

"My in through my brother, and going back and talking to people who lived there, was just another example of me being forced to see something that so many of us don't," Osorio said.

Osorio said that the play is about 90% real, excluding the ghost who the protagonist encounters upon his return to his hometown. He and his brother — an attorney for Kilmar Abrego Garcia, whose deportation to El Salvador in March under what was called an "administrative error" and ongoing court proceedings have garnered national headlines — grew up in Lumpkin as the former agricultural town began to struggle in the present day amid a shift away from farming.

Since then, Lumpkin has gone on to be home to the Stewart Detention Center, which was established in 2004 — and which, Osorio said, has become the town's primary economic force.

"One of the reasons that the story of Lumpkin and the detention center caught my eye in the way that it did is because I am the son of an immigrant," Osorio said.

That experience also motivated his brother's career, Osorio said, as well as making him think about the town in a new way as he visited and reflected on the detention center at his brother's suggestion.

"It made me think about my dad, who

was naturalized in the '90s, but very easily could have ended up in a detention center," Osorio said. "Or if we never left Lumpkin, I could have ended up as a guard there. So just how easily our lives can end up in very, very different places."

While the story is centered on one small town and one primary character, Osorio said that "Prisontown" has served as a way for him to understand and explore the greater issues with incarceration throughout the country, despite their vastness and complexity as a whole.

"We live in a very extractive economy and environment writ large, and it doesn't lead to good things," Osorio said. "It can't go on forever, and I think we are approaching the limit of how much we can extract."

Osorio said that he believes the overall message of the play — urging him to truly see and understand the situation that has developed in his hometown — is what is needed on a larger scale in the present day. But so are more concrete steps.

"One of the central questions of the play is 'how much of an activist are you?' and along with that question comes 'what do I do?'" Osorio said. "The easy way is to give money. There are people that I give to monthly, and I always encourage people if you want to do something super simple, give however much you are able to give in this moment."

"The second thing is to really reflect on where you can have the biggest impact, which really means who is closest to you, what can you do in your community, start small," he continued. "There are conversations that we can have with people that we love that we know think differently than us."

"Start small, but start in your own community, and start. Don't get paralyzed by how big these problems are," he added. "The impact you can



PHOTOS COURTESY LEE OSORIO

Collage shows Lee Osorio in a past production of "Prisontown" as well as photos of the play's inspiration, the town of Lumpkin, Ga.

have is meaningful, even if it doesn't feel like you're solving the big, big problem."

Osorio is set to discuss that and other questions later this month when "Prisontown" kicks off this

See **PLAY** on Page 15

Oscar nominee, '80s teen pop star among new shows

Bankhead lineup now features John C. Reilly, Jake Shimabukuro, Debbie Gibson, Matt Axton & Badmoon

By JUDÉ STRZEMP

Livermore Valley Arts recently announced new performances scheduled for later this year at the Bankhead Theater, including shows by returning musicians Jake Shimabukuro and Debbie Gibson as well as debut appearances by John C. Reilly and Matt Axton & Badmoon.

The new shows join dozens of other live performances already scheduled for the 2025-26 season of Bankhead Presents, which ceremonially kicks off Aug. 23 with the Brilliance at the Bankhead gala starring singer LeAnn Rimes.

"This announcement builds on the incredible momentum we've already seen for our 2025-26 season," LVA spokesperson Ruth Eggherman said. "Our audiences have come to expect bold, high-quality experiences at the Bankhead — and these new shows more than deliver."

Leading the lineup of new performances Oct. 2 is Shimabukuro, a returning ukulele player with over a dozen solo albums and a penchant for stylistic variety.

Shimabukuro has a "seemingly limitless vocabulary" as he takes on jazz, rock, blues, bluegrass, folk and classical with the four string instrument, LVA officials said in a statement last week announcing the new performances.

Throughout his music career, the Hawaii native has risen in popularity from his status as a local phenomenon to a YouTuber with approximately 128,000 subscribers and over 300 videos.

He has headlined at concert venues including the Hollywood Bowl, Lincoln Center, and the Sydney Opera House and collaborated with musicians including Yo-Yo Ma, Béla Fleck and the Flecktones, Jimmy Buffett, Jack Johnson, Ziggy Marley, Sonny Landreth, Billy Strings, Lukas Nelson, Willie Nelson and Warren Haynes, according to his website.

Shimabukuro has also released award-winning, chart-topping albums, according to LVA.



BOBBI RICH / COURTESY LVA

John C. Reilly has been added to the Bankhead Theater bill for 2025.

"An Evening with Jake Shimabukuro" is scheduled to begin at 7:30 p.m. Oct. 2.

The following day, pop musician Gibson is set to return to the Bankhead for a performance of "Newstalgia Live Greatest Hits & Beyond."

Given her sold-out performance at the Bankhead in the summer of 2023, LVA expects her October show this year to be no different.

"When she was here before, she lit up the building", Eggherman said. "She brought such great energy and fun to not only the audience but all of us who work here."

After entering the music scene at 16 years old, Gibson became the youngest female artist to write, produce and perform a No. 1 hit with her song "Foolish Beat". That record is still standing, LVA officials noted.

Throughout her career, Gibson has sold over 16 million albums and has accumulated a theatrical career spanning 17 musicals including "Les Misérables", "Beauty and the Beast", "Grease on the West End" and "Cabaret."

In 2021, Gibson released her first pop album of original material in two decades, "The Body Remembers", which reached No. 2 on the Apple pop sales chart, according to her website.

Gibson is also set to release her upcoming memoir "Eternally Electric" this fall through Gallery Books, a division of Simon & Schuster.

Debbie Gibson's "Newstalgia Live Greatest Hits & Beyond" is scheduled for 8 p.m. Oct. 3.

Next up among the new lineup is a vaudeville dubbed "John C. Reilly is Mister Romantic", featuring an eternal optimist seeking love.

"There is nothing quite like having an Academy Award nominee and a performer of such high caliber grace our stage as John C. Reilly," Eggherman said. "His new show promises to be hopeful among the chaos."

In this production, Reilly sings songs from the "Great American Songbook and beyond", alongside a band featuring multiple Grammy-winners including David Garza, Charles De Castro, David Piltch and Gabe Witcher, according to the show website.

"I looked at our weary world a few years ago and tried to think of a way I could spread love and empathy," Reilly said in a statement about the show's creation. "I decided the most fun way to do that was through performing and singing and telling people I loved them."

"John C. Reilly is Mister Romantic" is scheduled to begin at 7:30 p.m. Oct. 13.

"I am truly excited that we can bring legendary performers like Jake Shimabukuro, Debbie Gibson and John C. Reilly to the Bankhead stage," LVA CEO Chris Carter said.

Closing out the year with a New Year's Eve performance will be Matt Axton & Badmoon.

Band leader Matt Axton is a multi-talented songwriter, vocalist and guitarist known for performing Americana, according to LVA officials. His sound combines genres including folk, roots, country, blues and rock.

Throughout his musical career, Axton



NICK SPANOS / COURTESY LVA

Pop singer Debbie Gibson will be returning to Livermore on Oct. 3.

has mixed legacy hits with over 300 original songs, embarked on multiple national tours and opened shows for artists like Leftover Salmon, Nikki Lane, Midland and the Red Dirt Rangers.

Axton also carries on the musical legacy of his family, according to LVA officials. His grandmother, Mae Boren Axton co-penned Elvis Presley's first million-selling hit "Heartbreak Hotel" and his father, Hoyt Axton, was active on the folk-country-rock scene and wrote hits including "Joy to the World" and "Never Been to Spain".

"Capping off the year with a New Year's Eve party featuring Matt Axton, whose family musical heritage covers some of the greatest known songs in musical history, will mark a great close to the first half of our season," Carter said.

Matt Axton & Badmoon is scheduled to perform beginning at 7 p.m. Dec. 31.

For tickets and more information about the four new shows, visit LivermoreArts.org. ■

PLAY

Continued from Page 14

year's Eugene O'Neill Festival, with both showings set to feature Q&A periods following the play.

Eric Fraisher Hayes, the festival's artistic director, also pointed to the importance of a shared discussion on the questions raised by "Prisontown" and said that Osorio's "questioning of himself leads to questions for all of us".

"In recognizing that we share many of the same questions, we come closer to shared answers," Hayes said. "Prisontown is an important piece of theatre at an important time."

"Prisontown" is set to kick off with a Saturday evening performance Aug. 23 followed by a Sunday matinee Aug. 24, both at the Veterans Memorial Building at 400 Hartz Ave. in downtown Danville. Tickets and more information are available at eugeneoneill.org. ■

Theater looks to spark adults' improv interest

New series at SPARC Studio starts with preview classes led by familiar face

By JEREMY WALSH

SPARC Theater is introducing a new adult education workshop series next week for those in the Tri-Valley intrigued by improvisation.

Debuting with preview classes led by longtime improv performer and teacher Mark Duncanson, the multi-course series will continue into 2026 and center around subjects such as building a foundation, long-form improv, stage combat and Shakespearean text work.

Duncanson, a graduate of the BATS School of Improv who later cut his teeth in the episodic improvised soap opera show "Liquid Soap", made his mark on improv in the Tri-Valley by creating the Creatures of Impulse troupe for teens during his nearly two decades working for the city of Pleasanton and its Firehouse Arts Center.

In the wake of stepping down as the city's recreation supervisor last year, Duncanson said he took time to

reflect on what would be next — and one of the people he later spoke with was Lisa Tromovitch, SPARC's artistic director.

"After retirement, I reconnected with many people I'd partnered with over the years and was quickly reminded that my true love in recreation and the arts is building community," he said. "I'm blessed that Lisa and the team at SPARC value community building through the arts, and I get to teach and share a form of theater like improv that has enriched my personal and professional life."

Duncanson's new adult improv workshops at SPARC will begin on Monday and Tuesday (Aug. 11-12) with evening preview classes designed to let prospective students "try before you commit".

The first full workshop, "Chapter 1: Foundation Building" with multiple sets of six-week sessions designed for beginners later this summer and fall, will focus on "basic improv tools such



COURTESY SPARC

Mark Duncanson is leading new adult improv workshops for SPARC Theater.

as agreement, commitment, and support", SPARC reps said.

The second and third workshops, sets of eight-week sessions planned for 2026, will "explore storytelling through formats like The Armando, Monoscene, and Improvised One-Act Plays" for those with moderate experience and "practice scenes,

develop performance-ready work, and build ensemble trust" for advanced improvisers, respectively.

"I love the opportunity to learn new skills — especially skills like those you learn in improv that are transferable to so many other situations in life," said SPARC board member Trish Munro, who plans to enroll. "Adults need the fun and stimulation of learning new things outside their regular work environment."

The preview classes will cost \$50, with the longer regular courses to be priced accordingly, according to SPARC. Learn more at sparctheater.org.

The performing arts nonprofit is also in the midst of its summer Shakespeare production. After its July run outdoors at Darcie Kent Estate Winery, "Sir John Falstaff and the Merry Wives of Windsor" moves indoors at the historic Village Theatre in downtown Danville from this Friday (Aug. 8) through Aug. 24. ■

POLICE BULLETIN

PPD finds no evidence of alleged dog abuse before shooting

The Alameda County District Attorney's Office will not be filing animal abuse charges related to the near-fatal shooting in Pleasanton that ended with one man in the hospital and another facing multiple criminal charges, including attempted murder.

"The investigation into the shooting revealed that a 71-year-old man was shot multiple times by the suspect, Joshua Kaplan, who allegedly confronted the victim in connection with animal abuse allegations," Pleasanton Police Department officials said in a press release last Friday. "The allegations were unsubstantiated due to lack of evidence."

The suspect, a 50-year-old dog trainer from Sunol, reportedly tried stopping the victim from leaving his home in Pleasanton after calling the police for the alleged animal abuse.

"Following a review of the case, the Alameda County District Attorney's Office declined to file charges for animal abuse," the press release said.

According to the DA's office, the court denied the defense's motion to release Kaplan on his own recognizance during his arraignment hearing July 30 and set his bail at \$500,000. Kaplan is no longer in custody at the Santa Rita Jail, a spokesperson from the jail confirmed Friday.

The Weekly reached out to Kaplan's defense attorney for comment but did not receive a response as of press time.

The incident unfolded on July 26 when Kaplan purportedly received a video from a client allegedly showing his neighbor, the 71-year-old shooting victim, beating his dog, PPD Officer David Cach wrote in a probable cause declaration. The officer stated in his report that the neighbor also claimed to have observed the victim beating his dog.

Upon reviewing the video, Kaplan called PPD and reported the alleged abuse before going to the victim's residence in the 3000 block of Vineyard Avenue to wait for officers to show up, according to Cach.

Once he arrived at the victim's house, Kaplan saw the victim get into his car and attempt to leave his house. As the victim began pulling out of his driveway, Kaplan parked his black truck in front of the victim's path in order to stop him from leaving, Cach wrote.

The victim's car then reportedly "lurched forward and struck Kaplan's truck," prompting Kaplan to shoot the victim who was still inside his car. The victim left the car, went inside his home and grabbed a loaded shotgun before stepping back outside, according to the police report.

That's when Kaplan allegedly began shooting at the victim once again. Cach wrote in his police report that the victim "never pointed his shotgun at anyone and never fired off a round".

Officers arrived moments later to detain Kaplan and render aid to the victim who, according to the latest PPD press release, is now recovering from nine gunshot wounds.

After the victim's dog was taken to the East County Animal Shelter in Dublin, detectives reviewed the abuse allegations which included "witness statements, video evidence, and other supplemental materials".

A licensed veterinarian also conducted a thorough examination of the dog consisting of X-rays, ultrasounds and bloodwork, police said.

"No injuries were found and there was no evidence to suggest past abuse," according to the press release. "The animal was in good health."

The dog has since been returned to its owner, police said.

— Christian Trujano

Masked thieves hit Dick's

Dublin Police Services is investigating after three masked thieves ran out of Dick's Sporting Goods with nearly \$12,000 worth of stolen merchandise and successfully fled from Fallon Gateway last week.

The situation unfolded just before 1 p.m. July 28 when three people walked into Dick's at 2820 Dublin Blvd. and left with items they didn't pay for, mostly Nike clothing, before driving away from the shopping center, according to Dublin police Capt. Miguel Campos.

"It was just another case of thieves grabbing a bunch of merchandise and walking/running out of the store," Campos told the Weekly.

Police officers responded to the crime and were able to spot the suspect vehicle on Interstate 580, but the driver did not stop and managed to elude police, according to Campos.

The daytime retail theft remains under active investigation by police. Campos said witnesses described the culprits as two Black men and one Black woman.

— Jeremy Walsh

Suspect ID'd in bombing of Target ATM

A Chilean national recently arrested in Southern California has been linked to a bank and ATM robbery crew that hit locations up and down the Pacific states during the past year, including the bombing of a cash machine inside a Target store in San Ramon a week and a half earlier, federal prosecutors said.

Diego Ananias Arellano Diaz — also known as Fabio Cristian Hernandez — faces charges in multiple jurisdictions at the state and federal levels, according to the U.S.

Attorney's Office for the Eastern District of California.

Arellano, as the last name he's been most commonly charged under, was allegedly involved with a crew that stole more than \$4 million in cash from ATMs between May and October 2024 that was indicted by a federal grand jury last Halloween but he remained at large.

Federal prosecutors said the San Ramon Police Department identified Arellano as one of the suspects who used an improvised explosive device to break into an ATM inside the Target store in The Shops at Bishop Ranch at around 2:20 a.m. July 20. He has not yet been charged by the Contra Costa County District Attorney's Office.

He was arrested in Newport Beach on July 29 on charges related to the brazen robbery operation that targeted financial institutions in California, Oregon and Washington, according to federal prosecutors.

It was not immediately clear whether Arellano is represented by an attorney yet. He faces up to 25 years in prison in the federal case, for which he would make a first appearance in court after proceedings in his state-level cases.

The Chilean robbery crew took exhaustive steps to avoid detection, according to federal prosecutors, who alleged the suspects rented short-term vacation properties near their targets and rented cars on the black market.

"Conspirators identified ATMs in vulnerable locations and then, using construction-crew disguises, blowtorches, cellphone jammers and other sophisticated tactics, broke into the ATMs and stole their cash," authorities said. "More than 29 banks and credit unions were targeted during the period of the conspiracy, with more than \$4 million in cash taken."

A federal grand jury indicted 11 people on charges of conspiracy to commit bank robbery and bank robbery on Oct. 31. Arellano was charged by complaint separately 10 days earlier under "John Doe 2", and the charging document was amended May 14 when his true name was learned, prosecutors said.

San Ramon police later identified Arellano as a suspect in this summer's bombing and burglary at the Target in San Ramon, federal prosecutors said. The San Ramon investigation is ongoing, with the FBI also involved.

Arellano has also been charged — under his alias Fabio Hernandez — with assault with a deadly weapon in Los Angeles County, federal authorities said. He is currently in state custody.

— Jeremy Walsh

Second man pleads guilty in murder-for-hire plot

A Tracy man pleaded guilty last week to a murder-for-hire scheme, leaving a Dublin man as the only

defendant in the case who hasn't accepted a plea deal with federal prosecutors to date.

Shaminderjit Singh Sandhu, 51, pleaded guilty July 31 to conspiring to use interstate commerce facilities in the commission of murder for hire, Acting U.S. Attorney Kimberly Sanchez for the Eastern District of California said in a statement.

According to court documents, Sandhu and Manteca resident Jagninder Singh Boparai, 49, conspired to murder "Victim 2", and that Dublin resident Ramesh Kumar Birla, Jr., 47, allegedly helped.

In February 2023, all three repeatedly met with a person they thought was a hitman at a Starbucks in Manteca. In reality, the "hitman" was a confidential informant working with the FBI.

Boparai told the fake hitman that the first job involved the assault of "Victim 1," offered him \$6,000, and once he proved trustworthy at that task, he would be given another job, prosecutors said. Boparai gave the hitman a \$1,000 deposit as payment. The informant then came back with a staged photo of Victim 1 lying on the ground covered in bruises, dirt and blood. Once Boparai saw that, he told the informant that he had two more jobs for him, one robbing a business and the other making someone "disappear."

This time a \$10,000 down payment was paid to the informant for the murder of Victim 2. Sandhu gave the informant the address and Birla allegedly helped locate Victim 2's picture on social media.

According to prosecutors, on March 24, 2023, Sandhu and Birla met with the confidential informant in a parking lot in Manteca. Sandhu and Birla claimed that Boparai was out of town, but Boparai was observed by surveillance remaining in a car in the same parking lot. 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. Sandhu is scheduled to be sentenced on Nov. 13 and is facing up to 10 years in prison and a \$250,000 fine. Boparai pleaded guilty for his role in the crime in January and is scheduled to be sentenced on Aug. 7. He faces the same penalties as Sandhu.

Birla is scheduled for a further status conference on Oct. 23. If convicted, he faces the same penalties as Sandhu and Boparai.

— Katy St. Clair,
Bay City News Service

'American Nightmare' couple named Witness of the Year

Denise Huskins and Aaron Quinn, the couple whose kidnapping case inspired the Netflix documentary "American Nightmare", won the California District Attorneys Association's 2025 Witness of the Year award last week.



COURTESY NETFLIX VIA BAY CITY NEWS

Denise Huskins, right, was abducted from a Vallejo home invasion in March 2015. Aaron Quinn, her boyfriend, left, was also at the house.

In March 2015, former U.S. Marine Matthew Muller broke into Huskins' home and tied up Huskins and Quinn. Muller then took Huskins to a cabin in South Lake Tahoe and sexually assaulted her before releasing her two days later.

The case gained media attention when Vallejo police said they suspected the kidnapping was staged by Quinn, generating comparisons to the novel and film "Gone Girl". The crime was ultimately solved because of a key investigative break-through by Dublin Police Services.

Huskins and Quinn have since worked with the El Dorado County District Attorney's Office to help reform law enforcement interview techniques to prioritize transparency and fairness, according to a press statement from the office.

The statement called the award a "powerful and long-overdue recognition for two individuals whose courage and resilience are helping change the criminal justice system".

In 2017, Muller was sentenced to 40 years in prison for the kidnapping, according to the U.S. Attorney's Office. He has since been additionally sentenced to seven more years in prison for a case involving the kidnapping of three people near San Ramon and life in prison for a pair of home invasion and sexual assault cases in Palo Alto and Mountain View.

"What Denise and Aaron went through was horrific, but the way they were treated afterward made it worse. They were treated as suspects instead of survivors," El Dorado County District Attorney Vern Pierson said July 31. "Their persistence and grace helped bring justice — not just for themselves, but for others who might never have had a voice."

Huskins and Quinn labeled the award "a testament to how far the justice system has come in the past 10 years".

"Despite what happened to us, this really restores our faith and belief in the justice system," they said. "It encourages us to keep moving and pushing forward — not just for our case, but for other advocacy efforts. We want to be part of building safer, more just communities." ■

— Audrey Tomlin,
Bay City News Service

Opinion

GUEST OPINION

BY EMILY WANG

County's opioid reality: Millions spent, few saved

You can walk into a clinic in Alameda County and leave with a free syringe, fentanyl test strip and naloxone kit with no questions asked. But if you ask for real treatment, you'll be put on a waitlist that may never reach you at all.

The government isn't rescuing, it's containing. What looks like care is merely triage designed to avoid corpses in public parks.

Alameda County is set to receive

between \$46 million and \$80 million over the next two decades from nationwide opioid settlements with drug manufacturers and distributors. This funding is intended to undo the damage wrought by the opioid epidemic.

And yet, according to the county's own official documents, even with that amount of money, there is still a dangerous shortage of detox beds, medication-assisted treatment (MAT)

and long-term recovery options.

Public listening sessions that are hosted by Alameda County Behavioral Health show that this is not what residents are asking for. Instead, they seek real treatment — not more kits, strips or excuses.

The entire state of California has focused the majority of its resources on incomplete harm reduction efforts. The California Harm Reduction Initiative has allocated \$15.2 million statewide for syringe access, Narcan naloxone, fentanyl test strips and community outreach. HEPPAC's OPEND program offers naloxone kits with unlimited refills, all without offering a true pathway to treatment.

These programs save lives in the short term, but do nothing to change them in the long run. In this

flawed system lies an endless loop of dependency wrapped in plastic, distributed over folding tables.

Perhaps the most damning sign that the system doesn't truly care is the absence of a "warm handoff" protocol — a practice in which overdose survivors are transitioned directly from the emergency room into a treatment program.

Alameda County has no such protocol. This means that a person can overdose on fentanyl, be revived by emergency staff, and be discharged the same night with nothing but a Narcan kit.



According to research compiled by SoberMind Recovery, 1 in 20 overdose survivors will die within a year after being discharged. Opioid overdose accounts for two-thirds of those deaths.

The government isn't helping people live — it's just helping them not die. If it doesn't haunt us that Narcan is everywhere and recovery is nowhere, then maybe we've stopped caring too. ■

Editor's note: Emily Wang is a junior at American High School in Fremont and a Junior Journalist in the Alameda County Opioid Awareness Project, a program to educate youth and others about the opioid crisis in the county. The Pleasanton Weekly received a grant funded by the Alameda County Behavioral Health Department to help lead the project.

LETTERS

Pleasanton voters spoke clearly last election

The election was nine months ago.

Former city councilmember Valerie Arkin still doesn't understand what happened. She continues to confuse activity with results. Yes, leading up to the election, the city conducted "city council meetings, special meetings, community workshops, and direct outreach." As a result, city leadership

managed to cut a mere 1% from the budget.

Then the city rolled out a sales tax increase ballot measure supported by four of the five city councilmembers. A city-paid consulting firm poll tested the final version, which was renamed the "Essential Services Protection Act", and suggested that it would pass with about 58% of the vote. The city also mailed pro-tax increase material to voters.

The city councilmembers said that the voters should decide. And they did. On Nov. 5, Measure PP received 46% of the vote. And Valerie Arkin received 46% of the vote in her reelection bid. She was beaten by Craig Eicher, someone who had never run for public office before.

Since the election, the city has been through a long overdue, thorough review of spending and priorities. In my 35 years as a resident, I have never seen more citizen engagement. There is a new budget. This has been a very good outcome.

— Doug Miller, former chair of the No on Measure PP Campaign

Don't bury union contracts

Pleasanton Weekly, can you help us better understand why you essentially buried an important topic at the back end of the water rate article? The coming union contracts? This is an extremely important topic that the Pleasanton community needs to become more aware of, and the Pleasanton Weekly plays a critical role with making this happen.

Of course public employees provide vital services to the community and deserve to be fairly compensated for the value they provide. And they have been. However when the total compensation including pensions and lifetime healthcare coverage is considered, Pleasanton has been overcompensating for decades.

This is why total employee compensation is eating more and more of Pleasanton's budget and other vital community investments are being starved. And this is the primary reason for the current significant

financial deficit we are facing.

Pleasanton's leadership's track record on saying no to such unreasonable union asks has been very poor. Like this one where the union once again asking for above baseline inflation raises, knowing full well that their ask is driving Pleasanton into a deeper financial hole.

Pleasanton Weekly's role with increasing community awareness of such important topics helps drive community engagement and bolsters Pleasanton leadership courage to make the politically challenging decisions which are best for the overall community. Thanks in advance for your increased attention to the critical community role you play.

— Bart Hughes

Stop wasting our time

The reality is that we elected a new mayor, and with the assistance of 2 new councilmembers, replacing councilmember Valerie Arkin and the other incumbent, Pleasanton now has a new and transparent direction.

If our past council had been truly transparent on the budget crisis, then maybe the outcome of our last election would have been different.

Of course former councilmember Arkin would think the Weekly got it all wrong when reporting on the actions of the past council, since she always voted with the majority, unless it made her appear to compromise without changing the outcome. It is comments like those in her opinion piece Aug. 1 titled "Pleasanton Weekly got it wrong" that are misleading when it comes to the facts. There is a reason why she is a former councilmember.

In addition, the council majority voted to put Measure PP on the ballot, and the majority of residents responded with a message loud and clear. No on PP!

To learn from defeat can be a blessing, if you accept the outcome.

And talk about not listening, I agree with Michael Austin in his opinion on Councilmember Jeff Nibert, who is supposed to represent District 1.

I believe both of these opinion pieces I have mentioned, show who has not been listening, and who is still not listening.

It's time to move on!!

— Debbie Wallace

Pleasanton Weekly got it right

The letter in the Aug. 1 issue of the Weekly is more "sour grapes" and an attempt at revisionist history from previous councilmembers who supported Measure PP.

Please remember the consultant hired by the city for more than \$200,000 conducted a survey of Pleasanton voters and informed the council a tax measure would likely not pass (with an opposition campaign).

Rather than alter their course, the council majority endorsed a campaign of fear and intimidation to inform the electorate of the many programs and projects that would be eliminated if the sales tax increase was defeated.

Please remember before the November election, I went before the council and argued the decision to place Measure PP on the ballot was most likely the wrong move, politically.

There were two reasons behind my contention: First, the consultant's initial survey predicting defeat of a sales tax measure and, second, the well-funded and organized voter opposition to the measure.

Please remember it's not revisionist history to point out the two councilmembers now engaging in sour grapes lost their November reelection bids to remain on the council.

The Weekly should be commended for praising the current council majority decision to apply \$3 million in annual interest earnings from the 115 Pension Trust toward the operating budget. The move does not increase our unfunded liability, which is determined by the composition of our workforce and CALPERS assumed and actual investment rates of return.

Agreed, economic development is important. Now with a positive city

staff reorganization and a new council majority, Pleasanton will begin to experience positive economic development.

— Arne Olson, former member Pleasanton City Council

Beware those selling heritage

Heritage is often presented as a proud celebration of the past — a curated narrative that highlights the traditions, achievements, and symbols that a group chooses to elevate and preserve. In many cases, heritage serves as a way to glorify history, emphasizing moments of triumph, cultural identity and continuity while glossing over or omitting more troubling aspects.

Yet, history itself is rarely so flattering. It contains hard lessons — stories of violence, oppression, exploitation and resistance alongside those of innovation, cooperation, and progress.

When people invoke "heritage", it is often because significant parts of history are missing from their narrative. These gaps may be intentional or subconscious, but they create a version of the past that is easier to celebrate than to interrogate.

In this way, heritage can function not only as a celebration of identity but as a shield against difficult truths. Real engagement with the past requires confronting it in its entirety, not just the parts that affirm who we think we are.

When heritage becomes mythologized, it turns into something even more powerful — and more dangerous. It can seduce people with the promise of belonging, pride, or moral righteousness, all while quietly being used as a tool of influence.

Curated by those in power, these narratives often appeal to emotion rather than evidence, making people more susceptible to manipulation. In doing so, they ask communities to protect a version of the past that may never have existed, turning heritage into a stage, history into a script, and the public into an audience told not to question — but to believe.

— John Williams

Pleasanton Weekly

PUBLISHER

Gina Channell Wilcox, Ext. 1171

EDITORIAL

Associate Publisher /

Editorial Director

Jeremy Walsh, Ext. 1172

Editor

Cierra Bailey, (650) 223-6528

Editor Emeritus

Jeb Bing

Staff Reporters

Jeanita Lyman, Ext. 1179

Jude Strzemp, Ext. 1175

Christian Trujano, Ext. 1176

Editorial Interns

Pareena Gupta, Connor Huard

Contributors

Chuck Deckert, Deborah Grossman,

Tim Hunt, Nancy Lewis,

Dennis Miller

ART & PRODUCTION

Design and Production Manager

Kristin Brown

ADVERTISING

Account Executive

Karen Klein, Ext. 1177

Real Estate Sales

Carol Cano, Ext. 1173

BUSINESS

Business Associate

Lisa Oefelein, Ext. 1178

Administrative Associate

Carolyn Chan, Ext. 1174

HOW TO REACH THE WEEKLY

Phone: (925) 600-0840

Editorial email:

editor@PleasantonWeekly.com

Display Sales email:

sales@PleasantonWeekly.com

Circulation email: circulation@PleasantonWeekly.com



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COURTESY BUSC

Kevin Crow

BY DENNIS MILLER

Crow selected for Cal North Hall of Fame

'It's a wonderful honor and very unexpected,' says former Amador soccer star

When I first heard that my good friend and former teammate at both Ballistic United Soccer Club and Amador Valley High School Kevin Crow was being inducted into the Cal North Hall of Fame, my first reaction was, "What? He's not already in there?"

Crow, the executive director for the Ballistic United, has been deservedly inducted into several Hall of Fame's, so naturally assumed he was already in the Cal North HOF.

He is now.

Crow will be officially introduced at the Cal North 3rd Annual Hall of Fame Night on Sept. 20 at PayPal Park as part of the festivities surrounding the San Jose Earthquakes hosting St. Louis.

If there is ever a player worthy of the recognition he has received for his playing career, it's Crow.

While we were growing up, every

summer we could always be hanging at one of our houses figuring out what we were going to do that day.

Once we arrived at our schedule — beach, movies, swimming, whatever — Crow would tell us he had to go for a five-mile run before he could go. He always asked if we wanted to go but almost every time, the rest of us would lay around in the front room and wait for him.

After we graduated from high school from Amador Valley in 1979, we went to Hawaii with many from our graduating class.

We were roommates and he made me go running each morning. It was usually five miles along the beach. Bear in mind at the time the drinking age is 18 in Hawaii, so morning five-mile runs were not fun.

You get the picture of his dedication and how deserving he was of all the success.

Following a huge youth and high

school career, he starred at San Diego State where he was a two-time All-American.

After college he played for the San Diego Sockers in the North American Soccer League (outdoors) and the Major Indoor Soccer League. Indoors he played for 10 years with the Sockers, and they won eight titles.

He was a five-time defender of the year and a seven-time first team all-league selection.

He also played in the Olympics in 1984 and 1988 for the United States and earned 13 caps with the U.S. National Team.

As for the Hall of Fame honors, these include the Tri-Valley Hall of Fame, Ballistic United Hall of Fame, Amador Valley High Hall of Fame, San Diego State Hall of Fame and the Indoor Soccer Hall of Fame. And now he has the Cal North Hall of Fame to his resume.

Not too bad indeed.

I recently had the chance to talk with him about some topics relating to his career in soccer. Here is our visit:

What means the most to you about this honor?

Crow: "It's a wonderful honor and very unexpected. I loved the fact that I only played in Cal North in my youth, moving to Pleasanton and playing for Ballistic, then 15 years ago, came back to get involved with the club. I also played for only one college (San Diego State), and one professional team (San Diego Sockers). I guess I am sort of loyal!"

Looking back, what are your favorite memories?

"In the under-14 age group with the ODP program, it was the first time Cal North took a team abroad to England. These were those memories that gave me the idea to launch Ballistic abroad in 2012. We offer a

player and their family in the under-14 age group (Rec, Comp, MLS) an opportunity to go on a 10-day trip during spring break to England! Recently, it would be helping Cal North navigate through the COVID timeframe."

What advice do you give kids today on going forward?

"To let the wonderful sport of soccer help teach them life lessons. I am a firm believer that hard work pays off! Work through adversity, learning how to work as a team pays off as you get older."

Shifting gears, the Pleasanton Planning Commission approved the new futsal center. Where are you with that?

"There is a waiting period of 15 days after we got approval. So, around Aug. 7, we should be able to begin putting the fields together. It will take about 45 days from start to finish." ■

Grab a front row seat to local high school sports

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

TRI-VALLEY PREPS PLAYBOOK

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SCAN AND SIGN UP FOR TRI-VALLEY PLAYBOOK

Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 572786

The following person(s)/registrant(s) 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): KERRY APEX (ULS) 7411 CENTRAL AVE. NEWARK, CA 94560

FILED IN ALAMEDA COUNTY ON: 09/10/2020 UNDER FILE NO. 572786 REGISTRANT'S NAME(S): UNITED LOGISTIC SOLUTIONS, INC. 7411 CENTRAL AVE. NEWARK, CA 94560 THIS BUSINESS WAS CONDUCTED BY A Corporation.

This statement was filed with the County Clerk Recorder of Alameda County on July 21 2025. (PLW Aug 1, 8, 15 and 22, 2025)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 573469

The following person(s)/registrant(s) 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): SANDATA 4833 mancini dr Castro valley, ca 94546

FILED IN ALAMEDA COUNTY ON: 10/02/2020 UNDER FILE NO. 573469 REGISTRANT'S NAME(S): SANDRA SUE LAINES 4833 mancini dr Castro valley, ca 94546 THIS BUSINESS WAS CONDUCTED BY An Individual. This statement was filed with the County Clerk Recorder of Alameda County on July 08 2025. (PLW Jul 18, 25, Aug 1 and 8, 2025)

ASCEND COLLECTIVE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616472

The following person (persons) is (are) doing business as: 1.) ASCEND COLLECTIVE , located at 4608 DARCELLE CT. UNION CITY CA 94587, ALAMEDA County. This business is conducted by: a Married Couple. The name and residence address of the registrant(s) is(are):

ALMA THERESA ALVAREZ 4608 DARCELLE CT UNION CITY, CA 94587 ARIES ALVAREZ 4608 DARCELLE CT UNION CITY, CA 94587 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 July 28 2025. (PLW Aug 8, 15, 22 and 29, 2025)

THE KING'S WAY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616317

The following person (persons) is (are) doing business as: 1.) The King's Way , located at 20340 Hunters Knls, Castro Valley, CA 94552, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):

DAVID CHIU 20340 Hunters Knls Castro Valley, CA 94552 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 July 21 2025. (PLW Aug 1, 8, 15 and 22, 2025)

ADRIAN WEST FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616567

The following person (persons) is (are) doing business as: 1.) Adrian West , located at 1042 62nd Street, Unt A, Oakland, CA 94608, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): RICHARD MCGILLY 1042 62nd Street, Unit A Oakland, CA 94608 Registrant began transacting business under the fictitious business name(s) listed above on 07/05/2012 This statement was filed with the County Clerk-Recorder of Alameda on July 31 2025. (PLW Aug 8, 15, 22 and 29, 2025)

CLAY ALL DAY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616392

The following person (persons) is (are) doing business as: 1.) Clay All Day , located at 1061 Serpentine Lane Unit G 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): CANVAI ALPHA 634 Placer Ct Livermore, CA 94551 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 July 24 2025. (PLW Aug 1, 8, 15 and 22, 2025)

GENTLE GARDEN PSYCHOTHERAPY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616238

The following person (persons) is (are) doing business as: 1.) Gentle Garden Psychotherapy , located at 1811 Santa Rita Rd, Suite 210, Pleasanton, CA 94566, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): KORIN NADELLE 1811 Santa Rita Rd, Suite 210 Pleasanton, CA 94566 Registrant began transacting business under the fictitious business name(s) listed above on 7/1/25 This statement was filed with the County Clerk-Recorder of Alameda on July 17 2025. (PLW Aug 1, 8, 15 and 22, 2025)

POP OFF FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616285

The following person (persons) is (are) doing business as: 1.) Pop Off , located at 1241 Victor Ave, San Leandro, CA 94579, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): JESSICA YIM 1241 Victor Ave San Leandro, CA 94579 Registrant began transacting business under the fictitious business name(s) listed above on 7/10/2025 This statement was filed with the County Clerk-Recorder of Alameda on July 18 2025. (PLW Aug 1, 8, 15 and 22, 2025)

FOOD ALLERGY INSTITUTE BAY AREA BAY AREA FOOD ALLERGY INSTITUTE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616196

The following person (persons) is (are) doing business as: 1.) Food Allergy Institute Bay Area , 2.) Bay Area Food Allergy Institute , located at 2191 Mowry Ave suite 300B, Fremont CA 94538, Alameda County. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are):

FOOD ALLERGY INSTITUTE 4900 airport plaza dr suite 200 long beach, ca 90815

State of Incorporation/Organization: Delaware Registrant has not yet begun to transact business under the fictitious business name(s) listed above. This statement was filed with the County Clerk-Recorder of Alameda on July 16 2025. (PLW Aug 1, 8, 15 and 22, 2025)

LEAD CORE STRATEGIES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 615784

The following person (persons) is (are) doing business as: 1.) Lead Core Strategies, LLC , located at 2472 Riffel Ct Castro Valley, CA 94546, Alameda County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are): LEAD CORE STRATEGIES, LLC 2472 Riffel CT Castro Valley, CA 94546 State of Incorporation/Organization: California Registrant began transacting business under the fictitious business name(s) listed above on January 21, 2025 This statement was filed with the County Clerk-Recorder of Alameda on July 01 2025. (PLW Aug 8, 15, 22 and 29, 2025)

TOYBOX MOTORS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616380

The following person (persons) is (are) doing business as: 1.) Toybox Motors , located at 57 California Ave STE F Pleasanton, CA 94566, Alameda County. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are): TOYBOX MOTORS INC 57 California Ave STE F Pleasanton CA 94566 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 July 23 2025. (PLW Aug 1, 8, 15 and 22, 2025)

ARDENT GOODS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 615445

The following person (persons) is (are) doing business as: 1.) Ardent Goods , located at 3876 Old Santa Rita Road, Pleasanton CA 94588, Alameda County. Mailing Address: 5664 Ellis Court, Pleasanton, CA 94566 This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are): CURATED MASS 3876 Old Santa Rita Road Pleasanton, CA 94588 State of Incorporation/Organization: California Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2020 This statement was filed with the County Clerk-Recorder of Alameda on June 18 2025. (PLW Aug 1, 8, 15 and 22, 2025)

INDIAN TIFFINS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 615731

The following person (persons) is (are) doing business as: 1.) Indian Tiffins , located at 5690 Metrose Ct Unit 301 Dublin, CA 94568, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): MANISH PARMAR 5690 Metrose Ct Unit 301 Dublin, CA 94568 Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2024 This statement was filed with the County Clerk-Recorder of Alameda on June 27 2025. (PLW Jul 25, Aug 1, 8 and 15, 2025)

S.A.M SINGAPORE MATH FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616121

The following person (persons) is (are) doing business as: 1.) S.A.M Singapore Math , located at 205 Main Street , Suite A, 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): SOAR BRIGHT LLC 4309 Roscommon way Dublin, CA, 94568 State of Incorporation/Organization: CA 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 July 14 2025. (PLW Aug 1, 8, 15 and 22, 2025)

PNEUMA PILATES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616193

The following person (persons) is (are) doing business as: 1.) Pnuma Pilates , located at 6800 Sierra Ct., Suite L, Dublin, CA 94568, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): OLIVIA SCHREINER 6800 Sierra Ct., Suite L Dublin, CA 94568 Registrant began transacting business under the fictitious business name(s) listed above on 09/01/2020 This statement was filed with the County Clerk-Recorder of Alameda on July 16 2025. (PLW Aug 1, 8, 15 and 22, 2025)

GOAL LINE STUDIOS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616248

The following person (persons) is (are) doing business as: 1.) GOAL LINE STUDIOS , located at 5959 CORONADO LANE PLEASANTON, CA 94588, ALAMEDA County. Mailing Address: 5955 CORONADO LANE PLEASANTON, CA 94588 This business is conducted by: a Limited Partnership. The name and residence address of the registrant(s) is(are): CRIMSON BEAR LTD, A CALIFORNIA LIMITED PARTNERSHIP 5955 CORONADO LANE PLEASANTON, CA 94588 State of Incorporation/Organization: CA Registrant began transacting business under the fictitious business name(s) listed above on 07/01/2025 This statement was filed with the County Clerk-Recorder of Alameda on July 17 2025. (PLW Jul 25, Aug 1, 8 and 15, 2025)

CALENDOULA FICTITIOUS BUSINESS NAME STATEMENT

File No.: 615487

The following person (persons) is (are) doing business as: 1.) Calendoula , located at 1133 Harrison St San Leandro, CA 94577, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): LAIA MOSS 1133 Harrison St San Leandro, CA 94577 Registrant began transacting business under the fictitious business name(s) listed above on 10/31/2024 This statement was filed with the County Clerk-Recorder of Alameda on June 18 2025. (PLW Jul 18, 25, Aug 1 and 8, 2025)

BAY FITNESS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616113

The following person (persons) is (are) doing business as: 1.) Bay Fitness , located at 7479 Ginger CT. Pleasanton, CA 94588, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): HAMOON NOZARI 7479 Ginger CT Pleasanton, CA, 94588 Registrant began transacting business under the fictitious business name(s) listed above on 07/14/2025 This statement was filed with the County Clerk-Recorder of Alameda on July 14 2025. (PLW Jul 25, Aug 1, 8 and 15, 2025)

ISMASH PLEASANTON FICTITIOUS BUSINESS NAME STATEMENT

File No.: 615841

The following person (persons) is (are) doing business as: 1.) ISMASH PLEASANTON , located at 4275 Rosewood Dr Pleasanton, CA 94588, Alameda County. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are): RAGE CITY INC 19131 Redwood Rd Ste H Castro Valley, CA 94546 State of Incorporation/Organization: CA 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 July 03 2025. (PLW Jul 18, 25, Aug 1 and 8, 2025)

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

Case No.: 25CV131987 TO ALL INTERESTED PERSONS:

Petitioner: Manohar Prasad Bhattarai filed a petition with this court for a decree changing names as follows: MANOHAR PRASAD BHATTARAI to MANOHAR BHATTARAI 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: September 05 2025, 9:00 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: July 22, 2025 Thomas J Nixon JUDGE OF THE SUPERIOR COURT (PLW Aug 8, 15, 22 and 29, 2025)

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

Case No.: 25CV131393 TO ALL INTERESTED PERSONS:

Petitioner: Ranier Vince Castillo Lieberman filed a petition with this court for a decree changing names as follows: RANIER VINCE CASTILLO LIEBERMAN to RANIER VINCE WEEDON-KASTILYO 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: 10/03/2025, 0900, 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: July 18, 2025 Thomas Nixon JUDGE OF THE SUPERIOR COURT (PLW Aug 8, 15, 22 and 29, 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.: 25CV134135
TO ALL INTERESTED PERSONS:
Petitioner: Deepak Malik and Chitra Malik filed a petition with this court for a decree changing names as follows:
VANSH MALIK to VAANSH MAALIK
VIRALI MALIK to VIRALHI D MALLIK
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: 10/03/2025, 9:00am, Hayward 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: 08/01/2025
THOMAS J NIXON
JUDGE OF THE SUPERIOR COURT
(PLW Aug 8, 15, 22 and 29, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV129552
TO ALL INTERESTED PERSONS:
Petitioner: JULIE CAO (aka THUY CAO) filed a petition with this court for a decree changing names as follows:
JULIE CAO (AKA THUY CAO) to THUY CAO
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: September 5, 2025, 9:00 a.m., 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: July 2, 2025
Thomas Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jul 25, Aug 1, 8 and 15, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV130544
TO ALL INTERESTED PERSONS:
Petitioner: Mohan Subramanian filed a petition with this court for a decree changing names as follows:
SHASWAT MOHAN to DENVER MOHAN
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: 09/12/2025, 9:00 am,

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: 07/14/2025
Thomas J Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Aug 1, 8, 15 and 22, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV000039
TO ALL INTERESTED PERSONS:
Petitioner: Qiqiang Mao filed a petition with this court for a decree changing names as follows:
QIQIANG MAO to LAWRENCE MAO
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: 11/07/2025, 9:30am, Civil Division 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: 6/23/2025
Thomas Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jul 18, 25, Aug 1 and 8, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV132171
TO ALL INTERESTED PERSONS:
Petitioner: Brenda Rochelle Collins filed a petition with this court for a decree changing names as follows:
BRENDA ROCHELLE COLLINS to BRYNNDA ROCHELLE COLLINS
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: 10/3/2025, 9:00AM, Municipal Court 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: July 23, 2025
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Aug 1, 8, 15 and 22, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV130943
TO ALL INTERESTED PERSONS:
Petitioner: Sandhya Marie Thekkekk filed a petition with this court for a decree changing names as follows:
SANDHYA MARIE THEKKEK to SANDHYA MARIE SAUNDERS
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: September 19, 2025, 9:00 AM, Hayward Hall of Justice 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: July 10,2025
Thomas Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jul 25, Aug 1, 8 and 15, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA COUNTY Case No.: 25CV130913
TO ALL INTERESTED PERSONS:
Petitioner: Lynn Mary Martin filed a petition with this court for a decree changing names as follows:
LYNN MARY MARTIN to LYNN MARY CARSTENSEN
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: 10/31/2025 , 9:00 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: 7/16/25
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jul 25, Aug 1, 8 and 15, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV131128
TO ALL INTERESTED PERSONS:
Petitioner: Gregory Ross Carlson filed a petition with this court for a decree changing names as follows:
GREGORY ROSS CARLSON to ROSS CARLSON
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: October 3, 2025, 9:00 AM, Hayward Hall of Justice, Dept. 514, of the Superior Court of California, County of Alameda, located at 24405 Amador Street, Hayward, California, 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: July 17, 2025
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jul 25, Aug 1, 8 and 15, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV130777
TO ALL INTERESTED PERSONS:
Petitioner: Sarah Courtney Jean Young filed a petition with this court for a decree changing names as follows:

SARAH COURTNEY JEAN YOUNG to SARAH COURTNEY PEREZ
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: OCTOBER 3, 2025, 9:00 AM, HAYWARD HALL OF JUSTICE of the Superior Court of California, County of ALAMEDA located at 24405 AMADOR STREET, HAYWARD, CA.
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: 7/16/2025
KAREN SCHWARTZ DEPT 514
JUDGE OF THE SUPERIOR COURT
(PLW Jul 25, Aug 1, 8 and 15, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA COUNTY Case No.: 25CV128058
TO ALL INTERESTED PERSONS:
Petitioner: JOSHUA TIYOWEH BARRERA filed a petition with this court for a decree changing names as follows:
JOSHUA TIYOWEH BARRERA to JOSHUA TIYOWEH KAPERNAROS
MADELINE SOPHIE BEESON to MADELINE SOPHIE KAPERNAROS
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: 10/31/25, 930am, Hayward Hall of Justice of the Superior Court of California, County of Alameda County 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: 6/30/25
HON. Jonathan Wolff
JUDGE OF THE SUPERIOR COURT
(PLW Jul 25, Aug 1, 8 and 15, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
DALE EDWARD LONG
Case No.: 25PR126370
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DALE EDWARD LONG.
A Petition for Probate has been filed by: ASHLEY J.LONG AND ATIKA D.LONG in the Superior Court of California, County of Alameda.
The Petition for Probate requests that: ASHLEY J.LONG AND ATIKA D.LONG 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 July 25 2025 at 9:45am in Dept.202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King

Way Berkeley, Ca 94704.
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner in Pro Per:
Ashley J.Long and Atika D.Long
4218 West St. Oakland, Ca 94608
Oakland, Ca 94608
510-418-1952
(PLW Aug 1, 8 and 15, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
RAYMOND B. WALLACE
Case No.: 25PR132311
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RAYMOND B. WALLACE.
A Petition for Probate has been filed by: Roger B. Wallace in the Superior Court of California, County of Alameda.
The Petition for Probate requests that: Roger B. Wallace 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 August 22 2025 at 9:45 AM in Department 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King 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:
Christian R. Jajeh, Esq.
The Jajeh Law Firm, P.C.
1766 Bonanza Street
Walnut Creek, CA 94596
925-476-4046
(PLW Aug 8, 15 and 22, 2025)

Continued on next page

Public Notices

Continued from previous page

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

ELIZABETH ANN COBLER, AKA ELIZABETH COBLER

Case No.: 25PR1 30809

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ELIZABETH ANN COBLER, AKA ELIZABETH COBLER.

A Petition for Probate has been filed by: Michael T. Cobler in the Superior Court of California, County of Alameda. The Petition for Probate requests that: Michael T. Cobler 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 August 25 2025 at 9:45 am in 201 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King 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:
Charles W. Volpe, Esq./Maria I. Palomares, Esq.
Berliner Cohen LLP
10 Almaden Blvd., 11th Fl.
San Jose, CA 95113
408-286-5800
(PLW Jul 25, Aug 1 and 8, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

RAYMOND B. WALLACE

Case No.: 25PR132311

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RAYMOND B. WALLACE.

A Petition for Probate has been filed by: Roger B. Wallace in the Superior Court of California, County of Alameda.

The Petition for Probate requests that: Roger B. Wallace 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 August 22 2025 at 9:45 AM in Department 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King 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:

Christian R. Jajeh, Esq.

The Jajeh Law Firm, P.C.

1766 Bonanza Street

Walnut Creek, CA 94596

925-476-4046

(PLW Aug 1, 8 and 15, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

MICHAEL FOSS

Case No.: 25PR132246

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

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

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

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on August 22 2025 at 9:45am in Dept 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King Way, Berkeley, CA, 94704.

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

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

Petitioner in Pro Per:

Steven Foss

5255 N Forestdale Cr

Dublin, CA 94568

858-231-3564

(PLW Aug 1, 8 and 15, 2025)

Place a legal notice at
PleasantonWeekly.com/legal_notices/

Calendar

POST CALENDAR ITEMS AT PLEASANTONWEEKLY.COM

Talks

DISCUSSION OF EAST BAY FAULTS

Bay Area geologist Joyce Blueford will visit Pleasanton's Museum on Main to give a presentation on the East Bay's geological faults and their role in shaping the local landscape. 1 p.m., Aug. 9. Register at museumonmain.org.

AMADOR VALLEY QUILTERS Guest Speaker Mel Beach's fiber art has been juried into prestigious art venues and traveling exhibitions, while earning top awards and honors along the way. 1:30-4 p.m., Aug. 9. Pleasanton Middle School. Visit amadorvalleyquilters.org/Wordpress/.

LIVERMORE-AMADOR GENEALOGICAL SOCIETY

Lisa M. Voge, a professional genealogist and Certified Travel Associate, presents "Point of Origin: How to Find Your Ancestral Village" which covers a variety of sources to explore to locate one's ancestors point of origin before arriving in the United States. 7-8 p.m., Aug. 11. Congregation Beth Emek. Visit l-ags.org.

MENTAL HEALTH LECTURE WEBINAR

In this Webinar Dilip V. Jeste, MD Director, Social Determinants of Health Network, and President-Elect, World Federation for Psychotherapy, will discuss Behavioral Pandemic of Loneliness, with Wisdom for its Prevention and Treatment. 6-7:30 p.m., Aug. 12. Register by Aug. 11 at alanhufoundation.org.

ARMCHAIR TRAVELERS: HISTORIC SITES ALONG BLUE RIDGE PARKWAY

Harry Briley will give a presentation entitled "Historic Sites Along the Blue Ridge Parkway" where he will share photos and stories of historic sites in the eastern parts of North Carolina and Virginia. 1:30 p.m., Aug. 14. Livermore Civic Center Library, Storytime Room.

Entertainment

CONCERTS IN THE PARK

Concerts in the Park, Friday nights at the redesigned band stand in Lions Wayside Park. 7-8:30 p.m., Aug. 8. Other People's Money, Rock.

THE GREAT DUBOIS: MASTERS OF VARIETY

This fast-paced, high energy circus show for all ages showcases incredible feats of juggling, hula hoops, unicycle, aerial, circus stunts, contortion, magic and audience interaction all wrapped up in a blanket of comedy. 8 p.m., Aug. 9. Tickets \$25-\$70. Visit livermorearts.org.

TUESDAY TUNES

Join for Tuesday Tunes every Tuesday night at the Bankhead Livermore Plaza, Shea Homes Stage. 6:45-8:15 p.m., through Aug. 26.

TWILIGHT TUNES AT CONCANNON VINEYARD

Join on Thursday at Concannon Vineyard for live music, local food truck bites and wines by the glass or bottle all set against

PET OF THE WEEK



VALLEY HUMANE SOCIETY

Peppy Pippy

Pippy the pup is petite, perky and perfectly precious. This sweet and snuggly sidekick lives for love, happily hopping into your heart with every tail wag. She adores walks, and always insists on petting you right back. Ready for a pint-sized partner in positive vibes? Pippy's your girl! Call Valley Humane Society at 925-426-8656 or email info@valleyhumane.org.

the backdrop of a summer sunset. 5:30-8 p.m. \$10. Visit concannon.wine/winery-events.

ASTHITVA: TALE OF THE PREGNANT KING

Asthitva, a satirical work in Bharatanatyam genre on identity, gender, and dharma, tells the story of a king who, in a miraculous twist of fate, is chosen to bear a child. What follows is a deeply layered journey of self-inquiry, transformation and transcendence. 7 p.m., Aug. 15. Tickets \$30-\$50. Visit firehousearts.org.

VICKI LAWRENCE AND MAMA

One of the most beloved television personalities of all time, comedienne Vicki Lawrence returns with her all-new, two-woman show. This side splitting two-act show serves a mix of stand-up, musical comedy and observations about real life. 3 p.m. and 8 p.m., Aug. 16. Tickets \$25-\$90. Visit livermorearts.org.

WENTE SUMMER MUSIC SERIES

This series brings a vibrant mix of tribute bands where guests enjoy a live performance, a variety of foods and favorite Wente wines. Doors open at 6 p.m. General admission \$55. Aug. 16, Petty Theft (Tom Petty Tribute). Visit wentevineyards.com.

OPERA IN THE VINEYARD

Experience the magic of live music in the heart of wine country, blending the beauty of world-class voices with the charm of a relaxed, outdoor setting nestled among the vines. 5 p.m., Aug. 17. Garre Vineyard & Winery. Visit livermorevalleyopera.com.

BRILLIANCE AT THE BANKHEAD

STARRING LEANN RIMES Join for the 10th Annual Brilliance at the Bankhead Gala featuring Grammy Award-winning artist LeAnn Rimes, accompanied by the Livermore-Amador Symphony. This fundraiser supports arts education, local programming and community access to the arts. 5:30 p.m., Aug. 23. Visit livermorearts.org.

THE GOLDEN FOLLIES

This dynamic Las Vegas-style revue features an exceptional ensemble of senior performers renowned for their high-energy dance routines, dazzling costumes and timeless musical repertoire. 2 p.m., Aug. 23-24. Tickets \$25-\$35. Visit firehousearts.org.

GREASE: A MOVIE SING-ALONG

Join Valley Concert Chorale for this Grease: A Movie Sing-along and '50s Costume Contest. Vine Cinema & Alehouse. Doors open at 9:30 a.m., movie starts at 10 a.m., Aug. 23. Tickets \$5-\$15. Visit valleyconcertchorale.org.

Fundraisers

AMADOR VALLEY LIONS CLUB

FUNDRAISER Amador Valley Lions Club is hosting its 4th Annual Pizza, Pasta and Trivia fundraising event which includes a buffet, trivia, silent auction and heads/tails raffle. \$150 per couple with profits benefiting local nonprofit charities. 6 p.m., Aug. 14., Dante Robere Winery, Livermore. To purchase tickets call J Chubb at 925 968-4800.

COMMUNITY OF CHARACTER

SUMMER BBQ

Join the Pleasanton Community of Character Collaborative at their 6th annual summer barbeque and auction where proceeds fund college scholarships for Pleasanton students who demonstrate exceptional character traits and community volunteerism. 5 p.m., Aug. 16. Visit pleasanton.org.

HEART OF THE TRI-VALLEY GALA

Heart of the Tri-Valley Gala 2025 is a fundraiser for Open Heart Kitchen. Enjoy dinner, dancing, auctions and more. 6 p.m., Sept. 5. Casa Real at Ruby Hill Winery. Visit openheartkitchen.org/gala.

Exhibits

ART IN THE PARK OUTDOOR ART FAIR

Join for Art in the Park, a vibrant celebration of local creativity, community and summer fun at this annual outdoor event featuring artists and makers showcasing their work, live demonstrations and handcrafted goods for sale. 10 a.m. to 3 p.m., Aug. 17. Carnegie Park, 2155 3rd St., Livermore.

HARRINGTON GALLERY LOBBY

EXHIBITION This solo exhibition of Jen Huber, Winged Companions, features 16 works highlighting serendipitous interactions between humans and birds. Through Aug. 23. Firehouse Arts Center, Harrington Gallery Lobby Exhibition.

Real Estate

HOME SALES

This week's data represents homes sold during May 19-23 for Pleasanton, Livermore and Dublin, and July 7-11 for San Ramon.

Pleasanton

- 6002 Alisal Street** Balch Trust to A. Adams for \$5,750,000
- 278 Birch Creek Drive** M. Gonzalez to S. & L. Julson-Barlow for \$785,000
- 3007 Bolero Court** Bharathan Living Trust to M. & A. Godase for \$842,000
- 1375 Bordeaux Street** Mcfeely Living Trust to C. & Z. Wang for \$2,330,000
- 2453 Crestline Road** Connell 1991 Trust to Venkateswara Family Trust for \$2,190,000
- 2618 Laramie Gate Circle** Evermore Capital LLC to M. & A. Srinivasulu for \$2,135,000
- 2354 Meadowlark Drive** Davis Trust to V. Talalaev for \$1,560,000
- 5207 Modena Court** Tolentino Family Trust to R. Swain for \$958,000
- 4972 Mohr Avenue** Y. Guo to S. & R. Jha for \$1,730,000
- 3886 Mohr Avenue** T. & M. Watt to N. & S. Narayanan for \$2,220,000
- 5442 Northway Road** F. & H. Leonard to H. & B. Govindarajan for \$1,685,000
- 6334 Paseo Santa Maria** M. Costello to S. & S. Mane for \$2,496,000
- 5001 Porta Rossa Circle** Brittingham Family Trust to B. & S. Balakannan for \$975,000
- 2321 Sandpiper Way** Moran Trust to California As Rapid Hm Solutio for \$1,732,000
- 2550 Skimmer Court** Sanguinetti Trust to S. & S. Chandran for \$1,675,000
- 1734 Terra Court** X. Liu to S. & V. Koka for \$5,300,000
- 6232 Wade Court** Wiedel Family Trust to S. & K. Sharma for \$1,400,000

Livermore

- 669 Alameda Drive** Englebretson Living Trust to C. & R. Costello for \$1,250,000
- 860 Barney Common** R. Patki to R. & N. Dubey for \$1,400,000
- 3667 Carrigan Common** M. Gomez to Ahuja Investments LLC for \$515,000
- 558 Cinnabar Drive** Mcdonald Trust to Amnesic Trust for \$1,526,000
- 737 Crane Avenue** Altman Family Trust to M. & S. Ghai for \$1,000,000
- 738 Hazel Street** J. & E. Coosaia to J. & M. Mangiola for \$1,605,000
- 3948 Inverness Common** Renteria Family Trust to D. & H. Joseph-Velasquez for \$915,000
- 5234 Irene Way** Cauwels Family Trust to D. Cook for \$1,100,000
- 3948 Jerrold Road** Bickers Family Trust to B. & M. Musgrove for \$2,562,000
- 1330 Juliet Court** Taber Trust to Maya Holdings LLC for \$1,060,000
- 683 North L Street** M. Osorio to G. & M. Garcia for \$600,000
- 1071 Lexington Way** Turley Family Trust to A. & E. Rozran for \$2,427,000
- 1438 Locust Street** E & A 2025 Investments LLC to K. & R. Banke for \$1,101,000
- 2726 Louvre Lane** Swartz Trust to Borrego Family Trust for \$2,900,000
- 1109 Lucille Street** R. & T. Smith to N. & K. Huang for \$1,400,000
- 1361 Morning Glory Circle** A. Tsou to S. Agarwal for \$1,400,000
- 709 Oriole Avenue** K. & C. Berrier to A. & G. Costa for \$989,000
- 2765 Patcham Common** L. & A. Bravo to Arola Trust for \$1,110,000
- 238 Prato Way** Parks Family Trust to L. Smittcamp for \$2,350,000

- 2410 Robinson Circle** E. Mertens to Rahul & Soujanya Trust for \$1,700,000
- 1227 Spring Valley Common** G. Gajudo to A. & L. Holmes for \$675,000
- 6934 Sunridge Drive** N. & C. Schweikhard to King Trust for \$1,455,000
- 867 Yolo Way** H. & N. Feidy to P. & D. Chong for \$1,100,000

Dublin

- 7421 Brookdale Court** Bajaj Family Trust to J. Wu for \$1,075,000
- 4790 Central Parkway** Rowan Trust to L. & R. Canlas for \$973,000
- 5680 Central Parkway #302** J. & L. Zhang to L. & N. Wu for \$1,280,000
- 5588 El Dorado Lane** J. Tu to M. & S. Kanaujia for \$1,015,000
- 5223 South Esprit Loop** Bitla Trust to P. & S. Agarwal for \$1,107,500

- 4381 Healdsburg Way** J. Choi to H. & Z. Wang for \$1,386,000
- 4936 Shelton Street** Woodruff Family Trust to Borkar Family Trust for \$1,900,000

San Ramon

- 3312 Amaryllis Circle** E. & D. Choi to D. Daga for \$1,094,000
- 1292 Canyon Side Avenue** D. & K. Goodwin to C. & M. Fouad for \$1,540,000
- 202 Compton Circle #D** A. Gallup to N. Kury for \$575,000
- 254 Eastridge Drive** E. Gustav to S. Winston for \$509,000
- 147 Metairie Place** Cabayan Trust to R. & R. Singh for \$1,237,000
- 2821 Morgan Drive** S. Emadi to N. & S. Ng for \$1,680,000
- 605 Norris Canyon Terrace** Wood Trust to A. Nubla for \$675,000

Source: California REsource

SALES AT A GLANCE

Pleasanton (May 19-23)

Total sales reported: 17
Lowest sale reported: \$785,000
Highest sale reported: \$5,750,000
Average sales reported: \$2,103,705

Livermore (May 19-23)

Total sales reported: 23
Lowest sale reported: \$515,000
Highest sale reported: \$2,900,000
Average sales reported: \$1,397,391

Dublin (May 19-23)

Total sales reported: 7
Lowest sale reported: \$973,000
Highest sale reported: \$1,900,000
Average sales reported: \$1,248,071

San Ramon (July 7-11)

Total sales reported: 9
Lowest sale reported: \$509,000
Highest sale reported: \$1,680,000
Average sales reported: \$1,237,000

Source: California REsource

School's Back, But We've Been Working Hard All Summer!



7628 Driftwood Way, Pleasanton
 4 BED | 2.5 BATH | 1,854 SQFT
 Seller Represented by Katie Moe



2381 Allegro Street, Livermore
 4 BED | 3 BATH | 3,085 SQFT
 Buyer Represented by Jaime Hall



5149 Irene Way, Livermore
 4 BED | 2 BATH | 1,758 SQFT
 Seller Represented by Katie Moe and Jaime Hall



220 Sun Ridge Drive, San Ramon
 5 BED | 3 BATH | 2,746 SQFT
 Seller Represented by Jaime Hall



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CONTACT KATIE MOE FOR MORE INFORMATION.

PLEASANTON REAL ESTATE MARKET UPDATE – A SLUGGISH JULY

The Pleasanton real estate market in July was sluggish and erratic, with most of the major statistics trending lower. Stubbornly high mortgage rates continuing to put a damper on demand, with most buyers seemingly not in much of a hurry. There are always a handful of homes that sell fast with multiple offers but for the market in general things are moving at a slower pace.

Let's take a dive into the numbers for July:

Supply/Inventory: The inventory of available single-family homes slid to 99 homes for sale at the end of July, an 8% decrease from the end of June when there were 105 homes for sale. However, this is still 18% higher than July of last year. There are some sellers who have decided to wait for more favorable market conditions, and have taken their homes off the market, which is keeping inventory in check. Still there are more houses for sale now last year at this time.

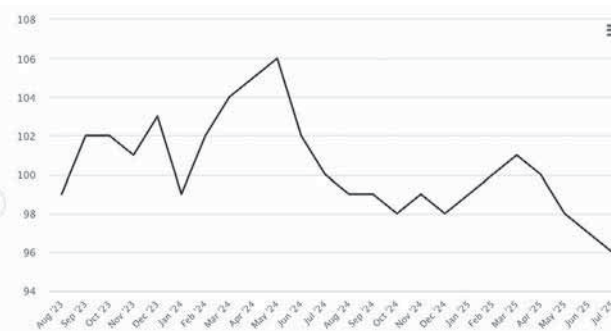
Demand: Pending sales (homes under contract) dropped 11% drop in July, with 47 pending sales for the month, down from 52 in June and 62 in May. However, it was 4.4% higher than July of 2024. There were 54 closed sales in July, down 14% from June's figure of 63. This is also 3.6%

Visit The680Blog.com to read the rest of this article.

Pleasanton Market Report Data for June 2025 Single Family Detached Homes

	JUL 2025	CHANGE FROM JUN 2025	CHANGE FROM JUL 2024
Homes sold	54	-4.1%	-4.3%
Homes for sale	99	-8.0%	+18%
Median days on market	19	-4.4%	+13%
Median price per square foot	\$606	-4.4%	-4.7%
Months of inventory	1.8	+6.9%	+2.7%
Median sold price	\$1,658,888	-4.7%	-4.7%
Homes under contract	47	-4.1%	+4.4%

Sales Price to Original List Price %



JUST LISTED

6340 Inspiration Terrace
\$5,199,000 | 5 BR | 5.5 BTHS | View Lot



PENDING IN 6 DAYS

7467 Sundrop Court
\$1,650,000 | 4 BR | 2.5 BTHS | Cul-de-sac



PENDING IN 5 DAYS

3484 Bordeaux Place
\$1,399,000 | 4 BR | 2.5 BTHS | FIXER



JUST SOLD

2307 Vineyard Heights Lane
\$3,100,000 | 5 BR | 5 BTHS | ADU



PENDING SALE

2193 Autinori Court
\$2,195,000 | 5 BR | 4 BTHS



JUST SOLD

4613 Mirador Drive
\$3,350,000 | 5 BR | 4.5 BTHS

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