

Pleasanton Weekly

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A weekend
of culture

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WHAT A WEEK



BY JEREMY WALSH

Harringtons out

Sometimes a quick exit is easier than a long goodbye ... or just the way it happens to work out, at least.

"CRAZY FAST!" is how new Point Ruston resident Nancy Harrington described it to me by email last weekend.

That's right. For those who haven't heard, Nancy and husband Gary sold their Ruby Hill home and moved to the Tacoma area in Washington state this summer.

Mainstays in Pleasanton for more than half a century, the Harringtons left a lasting mark on their now-former city through their community service — most visibly by forever changing the course of public art here when they decided to make that a focus in retirement two decades ago.

"When we look at what we have initiated in Pleasanton, it seems impossible we could have done it. It wasn't our goal," Nancy said. "We just saw opportunities, shared ideas with key people and supported those ideas through work and funding."

"All of the ideas that have been implemented have improved the City ... from the Veterans Memorial at Pioneer Cemetery, Rotary Park at the north end of Main, to the Nature Pavilion at Shadow Cliffs and the Public Art Walks," she continued, adding:

"We've loved Pleasanton for 53 years and this has been our way of giving back to this city which has given us so much joy and happiness. We never expected to leave ... this move is a surprise! We are already missing so many of the people who have supported us over the years."

The timing was right for the couple to relocate, even if they didn't know they felt that way — a "funny how things work out" story similar, perhaps poetically, to the tale of how the Harringtons found Pleasanton in the first place.

Nancy recalled, "We were traveling from Portland to LA and stopped in the valley for food. Gary said, 'I could live here someday.' Guess what?"

The young couple moved from Oregon to the Bay Area after Gary got a job transfer at Metropolitan Life in 1969. "He found an apartment in San Leandro, but Gary knew I wasn't a city girl and soon rediscovered the valley and Pleasanton, a lovely rural community of 14,000 people," she said.

Nancy was teaching in Livermore by that time, and not long after they

settled in Pleasanton in 1972, Gary left MetLife to enter teaching too.

Fast forward 50-odd years. They enjoyed education careers, successful investments and community service — not only with their Harrington Art Partnership Piece for You (H.A.P.P.Y.) initiative that helped lay the foundation for the city's public art program, including at the Firehouse Arts Center where the fine arts gallery bears the couple's name, but also with groups like Open Heart Kitchen and the Rotary Club of Pleasanton.

Their involvement in the latter led to the Harringtons' sightseeing trip in Washington in June — on their way to the International Rotary Convention in Calgary. They stopped in Tacoma, explored the natural and manmade amenities, and were hooked.

"So we get back in the car and head north," Nancy said. "About 15 minutes into driving and Gary says, 'That would be a great place to live.' I said, 'I was just thinking the same thing!' We asked each other if we were serious and said, 'Yes.'"

"When we got to Calgary we asked ourselves, again, if we were serious. We agreed we were. (I mean we hadn't even mentioned moving! We were living in our retirement home in Ruby Hill!) So I went online and asked for Realtors who could help us," she said.

The Harringtons looked at multiple condos, but all openly on the market were smaller than they wanted.

"By the time we got home, we had a message from that Realtor that a third-floor unit, 1,900 square feet, was going on the market the following weekend. We took a virtual tour and then flew up to see the unit. THAT WAS IT! The view from the condo was spectacular! We bought it that night!" Nancy said.

"They say that Rotary changes lives. Well, Rotary sure has changed our lives!" she added.

Pleasanton's loss is Point Ruston's gain.

"We've already joined the Tacoma No. 8 Rotary Club and I've hooked up with the volunteer coordinator for Pt. Defiance to work in the gardens. And, we're off to the movies every Tuesday for Discount Tuesdays," Nancy said.

"Another positive thing about this move to Washington is that we know nothing about the state so we have a lot to discover. We're very excited about that, and for us it's an adventure." ■

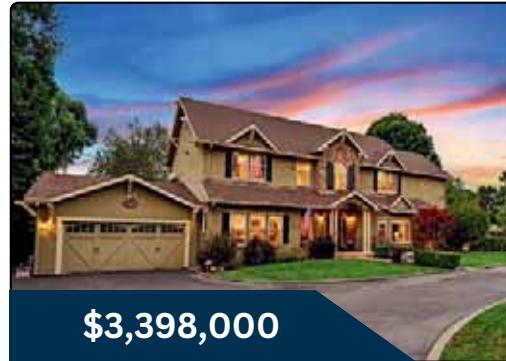
About the Cover

Cabernet Franc grapes hang from the vine at Morgensen Family Vineyards in Livermore. Photo by Chuck Deckert.

Cover design by Paul Llewellyn.

Vol. XXVI, Number 36

- GINA'S RECENT LISTINGS -



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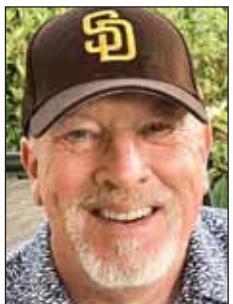
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Streetwise

ASKED AROUND TOWN

If you could get into someone else's head in order to truly understand how they think and what makes them tick, whose head would you like to get into — and why?



Russ Strenk
Retired

I would really love to understand how Gavin Newsom thinks and what his true motivations are. I mean, is he just making a run for president, or does he truly care about making California better?



Babs Strenk
Flight attendant

The one person whose head I'd love to get into is my own mother's. She became ill when I was a young teen and she died when she was only 41. I would love to have been able to get to know her thoughts and manner of thinking better, as a mom, as a person and as a woman. (And of course I wish she could have lived long enough to have gotten to know and understand me and my way of thinking, as well.)



Tiger Fu Retired

Donald Trump, for sure, because I feel like he has messed up our entire world, especially our democracy in the United States. The U.S. used to have standards and rules that people respected, universally. But now we just have lawlessness, recklessness and corruption. I would love to be able to understand why Trump thinks it is acceptable for him to act only in his own self-interest instead of in the interests of the people who live in our country and in the world.



Tyler Strenk, with Zaya
Department manager

I would have to say Beethoven (the musical composer, not the giant St. Bernard dog from the movie series). He was just one of those "once in a million years" kind of people. He operated on a different, elevated plane; a level that most of us just can't understand or appreciate. I mean, he wrote his first symphony when he was 5 years old.



Sharon Massingham Retired

Well, hmm. I think I'd like to know what my personal hero, the ever-inspiring Jane Goodall, is thinking about the state of animals and the environment these days. I'd ask her what she'd like her successors to concentrate on and work towards, since the loss of species and habitats is such a huge, timely and worldwide problem. (Editor's note: This response came in several days before news spread Wednesday of Goodall's death at 91.)

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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LUXURY HOMES PREVIEW



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**Pleasanton
Weekly**

Newsfront

DIGEST

PG&E in Pleasanton

Pleasanton residents who have been experiencing power outages in their neighborhoods will be able to speak directly with PG&E representatives about those and other concerns during an information event Monday evening.

"The event will give residents the chance to speak directly with PG&E representatives," Pleasanton Mayor Jack Balch said in a social media post last month promoting the event. "Small-group stations will be available to meet with subject matter experts, ask one-on-one questions and receive information tailored to your neighborhood and specific concerns."

The informational session will take place on Monday (Oct. 6) from 4:30-8 p.m. at the Pleasanton Senior Center, located at 5353 Sunol Blvd.

Highway 84 closure

Caltrans will be closing off Highway 84 in Niles Canyon for 10 hours each day this Saturday and Sunday to allow workers to conduct extensive maintenance on the road, according to the transportation agency.

The route will be closed both ways from 5 a.m. to 3 p.m. each day to allow Caltrans workers to safely remove vegetation, trim trees, remove litter, repair guardrails and conduct many other general maintenance as part of the so-called "Niles Canyon Extreme Maintenance Project".

"This concentrated effort enhances safety and roadway reliability for motorists, pedestrians, and local communities," Caltrans stated.

The closure will be subject to change depending on the weather conditions. Detours and signage will be in place and the agency said motorists should expect travel delays.

Tech Trek Fundraiser

The Livermore-Dublin-Pleasanton Branch of the American Association of University Women will be hosting a fundraiser at the Darcie Kent Estate Winery in Livermore next week to raise money for its 2025 Tech Trek Fundraiser — a week-long STEM camp for rising eighth grade girls.

According to the association, the camp aims to help young women realize their futures in STEM, while also having fun.

"This one-week summer camp is backed by AAUW's research and designed to make STEM fields exciting and accessible to girls in middle school — the age when girls' participation in these fields statistically drops," according to the association.

The fundraiser will be set to begin at 5 p.m. at the winery, located at 7000 Tesla Road. Visit www.lpd-ca.aauw.net to reserve a spot. ■

LVJUSD on the defensive about executive cabinet beach retreat

Supe compensation, new office furniture also raise questions about district spending

BY JUDE STRZEMP

An off-site summer retreat for Livermore school district leadership has attracted negative attention in recent months, leading to criticism over the agency's spending.

Originally costing \$5,885.08, attendees of the three-night rental in Pismo Beach for professional development in June included Superintendent Torie Gibson, the executive cabinet and district spokesperson Michelle Dawson, according to a purchase order for the unit obtained via public records act request

by LVJUSD parent JuNelle Harris.

The lodging was paid for via the superintendent's gift account during the 2024-25 fiscal year and according to Dawson, a \$1,500 refundable deposit was recently put back into the gift account.

An additional \$5,272.82 was spent on office furniture from the same account during that period, according to an account transaction report provided by Harris.

Revenue to the superintendent's gift account during the 2024-25 fiscal year included \$29,878.03 through a settlement with vaping

company Juul Labs, Inc. and up to 100 additional, unidentified parties, as well as \$1,000 from Hindu Community and Cultural Center Inc. for a total of \$30,878.03, the report states.

While Dawson told Livermore Vine that gift accounts can be used toward expenses like fees and travel accommodations for professional development conferences and work retreats, she said that Juul settlement money was not used for the Pismo Beach retreat or office furniture. She said that carryover funding from prior years allowed for the

purchase of both.

"I feel that this Pismo Beach retreat is sort of a symbol of being out of touch and it feeling like administration putting their own interest before the public interest," Harris told Livermore Vine. "People are not happy about that."

A purchase order obtained by Harris and provided to Livermore Vine indicated that the three-night retreat to Pismo Beach took place June 18-21.

Located in the Pismo Shores

See RETREAT on Page 9

Trustees support parcel tax polling

No formal action as PUSD weighs viability of 2026 ballot

BY CHRISTIAN TRUJANO

The Pleasanton Unified School District Board of Trustees unanimously expressed support of placing a parcel tax on a future election ballot during last week's board meeting.

While the board agreed the district still has a lot of work to do — such as polling the community, deciding on an election date and settling on what the potential new revenue would be used for — all five trustees concurred with the notion that a parcel tax would be a big help to the district's future financial security.

"If we're going to maintain our quality of education in Pleasanton, then I think the parcel tax represents a viable opportunity to generate stable income," Trustee Laurie Walker said during the Sept. 25 meeting.

Over the past couple of years, PUSD leadership has been warning the community and the school board of a structural deficit where revenues are being outpaced by expenditures due to several reasons including declining enrollment, depletion of one-time funds and rising costs of salaries and benefits.

During the 2024-25 fiscal year, the district's unrestricted expenditures



Rendering shows design concept for Pacific Fusion's campus in Albuquerque, N.M.

COURTESY PACIFIC FUSION

Livermore loses out on \$1B fusion facility

Incentive package in N.M. lands Pacific Fusion project

BY JEREMY WALSH

Pacific Fusion picked Albuquerque as the home for its planned billion-dollar fusion research facility Friday, passing over Bay Area finalists Livermore and Alameda after receiving a nearly \$800 million incentive package in New Mexico.

Livermore city officials, who gave initial approval to a local version of the project concept earlier in September in the hopes of enticing Pacific Fusion, took the loss in stride in a press release late Friday afternoon.

"We extend our congratulations to Pacific Fusion and Albuquerque," Mayor John Marchand stated. "The hard work our staff put in trying to bring this company to Livermore has made an already innovative city even more efficient and ready for future investment. Livermore is firmly on the map as a global hub for science and technology, and every company looking to pioneer the next breakthrough should know that our doors are wide open."

"Because of our unique assets, Livermore is the best place in

the world for a fusion company to succeed, and we are ready to prove it," Marchand added.

Livermore has found itself at the center of fusion innovation since scientists at Lawrence Livermore National Laboratory's National Ignition Facility achieved fusion ignition — also known as a scientific energy break-even — for the first time in human history in December 2022.

Pacific Fusion, founded in 2023, has been looking to capitalize on the potential of fusion

See FUSION on Page 10

See PARCEL TAX on Page 6

Six Starbucks stores shutter in Tri-Valley

As three closures hit Livermore, work underway to open new drive-thru Starbucks in old Burger King restaurant

By JEREMY WALSH

Downtown Danville, City Center Bishop Ranch in San Ramon and Republic Square in Livermore were among the six locations in the Tri-Valley where Starbucks stores shut down for good last weekend as part of a major restructuring for the coffeehouse giant.

Joining the more prominent trio were another store in Danville and two others in Livermore. Starbucks did not release a formal list of all closure locations publicly — unofficial lists were circulating online, including one shared by USA Today and other national news sources — but the “Store Locator” function on the company’s website showed certain shops as closed every day after last Saturday.

“We’ve made the incredibly difficult decision to close this Starbucks location,” a one-page note affixed to the window of the store at City Center read in part last Friday morning.

“We know this may be hard to hear — because this isn’t just any store. It’s your coffeehouse, a place woven into your daily rhythm, where memories were made and where meaningful connections with our partners grew over the years. We’re deeply grateful for the community that’s been built here,” stated the advisory, attributed to



The Starbucks store in the heart of downtown Danville at 398 Hartz Ave. is on the nationwide closure list effective Sept. 28. JEREMY WALSH

The Starbucks Coffee Company.

“We know many of you will be thinking of your favorite partner, and we’re working closely to support our partners through this transition,” the note added. “Our commitment to creating welcoming, memorable experiences remains unchanged. We hope you’ll visit us at a nearby Starbucks where we’d be honored to continue sharing moments with you.”

The Tri-Valley closure list included the heart of downtown

Danville at 398 Hartz Ave., eastern Danville near Blackhawk at 11000 Crow Canyon Road, the first floor of City Center in San Ramon at 6000 Bollinger Canyon Road and 223 S. Vasco Road in Livermore — each a walk-in store in tenant space in shopping centers or commercial corridors.

The other two stores — 2550 Las Positas Road in Livermore and 4521 Livermore Outlets Drive in the Republic Square shopping center — were Starbucks coffeehouses

with drive-thru service too.

All locations in Alamo, Dublin and Pleasanton were spared in this wave of closures. Downtown Pleasanton lost its lone Starbucks at the end of July when the company chose not to renew its lease on Main Street — one of the few unionized stores in the East Bay.

Nearly 200 stores in the United States were included in the unofficial closure list compiled online in the hours after Starbucks CEO Brian Niccol announced to employees Sept. 25 that the company was undertaking a \$1 billion restructuring plan that would include shuttering about 1% of stores in North America and cutting around 900 jobs, USA Today reported.

Starbucks replacing old Burger King restaurant

As Tri-Valley residents and workers settle into life without six familiar Starbucks stores that closed over the weekend, renovations are underway for the coffee giant to open in a new shop in Livermore — albeit a few yards from an existing location.

Starbucks is taking over the shuttered Burger King restaurant space at 4341 First St. in Arroyo Park Shopping Center, with the company planning to open the new store and close its other

coffeehouse a stone’s throw away at 4333 First St. in the same retail complex. City spokesperson Sonia Lee confirmed the news when Livermore Vine inquired about construction going on at the property.

Key differences between the two tenant spots are the new location will be a larger, standalone building and have a drive-thru, whereas the existing store is walk-in only and a smaller corner unit in another building in the shopping center.

City staff approved the site plan and design review modification application from Starbucks in early September after nearly eight months of review. “The project involves interior tenant improvements and exterior changes, such as new signage for the building and the drive-through,” Lee said. “Because the changes involve only tenant improvements, new signs, and reuse of the drive-through facility, only staff level review and approval was necessary.”

The city has been told that the company hopes to complete construction, open the new store and close the existing one before the end of the year, according to Lee. The Starbucks stand inside the Safeway grocery store in Arroyo Park remains in operation too, for now. ■

PARCEL TAX

Continued from Page 5

exceeded its revenues by \$7.2 million and reserves fell to 0.55%, which staff said is “well below the state’s 3% requirement,” according to the staff report.

In the face of financial strain, for the past year Superintendent Maurice Ghysels has been floating the idea of introducing a parcel tax discussion to the board.

A parcel tax is “imposed as an incident of property ownership and collected on the annual property tax bill”, according to the California Controller’s Office. “Generally, the tax is charged on a parcel of property based on either a flat per parcel rate or a variable rate depending on the size, use and/or number of units on the parcel.”

Ghysels kicked off last week’s discussion by stating that not only is a parcel tax one of the better revenue generating options for the district, but it is one that many districts around the Bay Area use.

“Parcel taxes, in most of our surrounding districts with our demographics, exist,” Ghysels said.

PUSD assistant superintendent of business services Ahmad Sheikholeslami further noted

some of the surrounding counties that have school districts with parcel taxes.

“The majority of school districts in Santa Clara, the majority of school districts in Marin County, the majority of school districts in San Mateo County have parcel taxes,” Sheikholeslami said.

Walker also pointed to neighboring communities Livermore, which already has a \$138 parcel tax, and the San Ramon Valley, which has a \$144 parcel tax in place.

“These districts are using the parcel tax to maintain their excellence and their educational programs,” Walker said.

However, Walker and the other trustees also expressed several concerns they had regarding the specifics of a potential parcel tax, such as the cost of placing the measure on a ballot and the timeline.

In order for the Board of Trustees to place a district-led parcel tax on a ballot next year, the board will need to decide if the ballot will be standalone or if it should be consolidated with either the primary or general state elections next year.

The cheapest scenario would be for the district to place the parcel tax on the Nov. 3, 2026 statewide general ballot, which could cost

voters anywhere from \$230,000 to \$322,000. The most expensive option would be placing it on a standalone special ballot in April 2026, which would cost anywhere from \$1.05 million to \$1.15 million.

Sheikholeslami said the board could also place the measure in the June primary election, which could potentially have the district see some revenue as early as next year.

“If the election occurs in June and it’s certified by early July then we would be able to get the parcel tax information to the county in time so it would make it into the collection for ... the 2026-27 fiscal year,” Sheikholeslami said.

A November 2026 election, Sheikholeslami said, would likely mean revenues would be reflected in the 2027-28 fiscal year.

Board President Justin Brown, and most of the other board members, said he prefers the November 2026 date because it would allow the district to go through its upcoming budget reduction process and show the community that PUSD is doing everything in its power to cut down on costs before asking the community for financial support.

Currently, PUSD is in the early stages of preparing for upcoming budget cut discussions where the

board could be poised to make anywhere between \$8 million to \$10 million in cuts next year.

Another reason others on the board preferred the November date was because many people tend to be busy or on vacations during summer months.

The board also discussed how the district should use funds from a parcel tax if they decide to move forward with pursuing one and voters approve it.

Pleasanton resident Bill Foley spoke during public comment and said that while he has heard from community members who said they don’t think it’s wise for PUSD to move forward with a parcel tax, if the district were to go through with it the trustees would need to show the money won’t just be used to increase salaries and benefits.

“I think you need to tread very lightly,” Foley said. “(Residents are) leery. They want to see some responsibility by the district (and) the board on our financial crisis. I think they’re willing to put money behind it, but they have to see some action first.”

While the board did not make any decisions about what exactly they would want to use parcel tax revenues for, Trustee Charlie Jones said the district should consider prioritizing programs such

as special education, music and English learning programs.

“With the loss of students over time, and our budgets going down because of that, if we don’t do something and we’re not creative, we’re going to continue having to do these cuts and eventually it’s going to hit those programs that we really love and care about,” Jones said.

The board members agreed that there should be some sort of surveying or community polling to gauge how residents feel about such a tax and what it should look like, particularly regarding costs.

According to Sheikholeslami, the district estimated that through the parcel tax, every \$50 dollars could generate about \$1 million of revenue for the district.

The overall sentiment from the board was that they still need a lot more information before making any concrete decisions on how to move forward with placing a parcel tax on a future ballot.

Board members also noted that even if the tax passes, it wouldn’t be a solution in the short-term to address the district’s current budget reduction challenges for the upcoming year. “This is more a longer term, how do we avoid cutting forever,” Brown said of a potential parcel tax. ■

Ribbon-cutting celebrates new fare gates at BART

Project to install new gates at all 50 stations finishes four months ahead of schedule

By CHRISTIAN TRUJANO

BART officials, elected representatives and other public transit stakeholders gathered at the West Dublin-Pleasanton BART Station Friday to commemorate the completion of the transit agency's years-long effort to install new fare gates at all 50 stations across the Bay Area.

The Next Generation Fare Gates project was completed four months ahead of schedule, according to officials, with the West Dublin-Pleasanton station being one of the last to receive the new gates.

"The completion of the fare gates project systemwide is a major milestone," said Melissa Hernandez, vice president of the BART Board of Directors, during Friday's ribbon-cutting ceremony. "This project reflects BART's commitment to modernizing our system and improving safety, reliability and, overall, our rider experience."

Emily Loper, senior vice president



CHRISTIAN TRUJANO

BART officials and elected officials pose for a photo as they cut a commemorative ribbon, marking the completion of the transit agency's regional project to install new fare gates throughout all 50 BART stations.

of public policy for the Bay Area Council said during the event that a few years ago, polling showed that transit riders wanted a significantly safer and cleaner system. In response to that, the transit agency's Board of Directors decided to greenlight the installation of the new fare gates.

The new gates first came online following the installation of a prototype at the West Oakland station in December 2023. Since then, BART has secured over \$70 million in funding for the completion of the project with money coming from the 2016 voter-approved Measure

RR, reallocated BART funds, county transportation agency funds and other state and federal funding.

"We see these safety improvements as key to attracting and retaining riders going forward," Loper said during the event. "This (new) system is safer, cleaner and more comfortable today than we have ever seen it. The fare gates have greatly improved the rider experience and proved that BART is a system worth investing in."

Among some of the local elected officials who spoke at the event was Pleasanton Vice Mayor Jeff Nibert who said he couldn't be more excited about the new gates and what they mean for riders.

Other local and regional officials who attended the event included Dublin Mayor Sherry Hu, Alameda County District 1 Supervisor David Haubert and

Assemblymember Liz Ortega.

"These fare gates mean more than just fare gates," Ortega said. "They mean a doorway to employment, a doorway to entertainment, a doorway to fighting climate change and so many other things."

BART Chief of Police Kevin Franklin also addressed some of the safety benefits that have come from the new fare gates, including a significant decline in fare evasions.

"The number of riders who say they've witnessed someone fare evade on their trip has dropped by more than 50% in just the last year," Franklin said. "In the last survey, only 10% of riders said they saw somebody fare evade and that's down from 22% in the first quarter of fiscal year 2025."

He also said the new gates have led to a nearly 60% drop in crimes against a person over the last year. ■

7-year-old chess prodigy prepares for World Cup

Pleasanton family launches crowdfunding campaign to help pay for two-week journey to Europe

By ALISE MARIPUU /
BAY CITY NEWS SERVICE

The family of a 7-year-old Pleasanton resident who will represent the United States in an international chess competition next summer is asking the public to help support travel costs.

As of last month, Varun Karthik Turaga is ranked second nationally in the game of chess for youth under the age of 8, according to the U.S. Chess Federation.

He is headed to Europe from June to July 2026 to compete in the FIDE World Cup for Under 8, 10, and 12. FIDE is the International Chess Federation, the governing body for chess that standardizes rules and organizes several tournaments each year.

"This is more than just a tournament," Karthik Turaga's family wrote on a GoFundMe page. "It is the culmination of years of dedication, countless hours of practice, and a dream that inspires not only him but also other young players who see what is possible through hard work and passion."

However, participating in the two-week event is costly, according to his parents. To help cover the mounting expenses such as travel and training, his family is asking for donations via the "Support Varun's Journey to the 2026 World Chess Championship" GoFundMe page.

"Competing at the World Championships is an incredible



GOFUNDME VIA BAY CITY NEWS

Varun Karthik Turaga, a 7-year-old chess prodigy from Pleasanton holds a trophy in an undated photo.

honor, but it also comes with considerable expenses," his family wrote in the GoFundMe page. "We estimate the total cost to be \$28,000, which will cover international travel to Europe for Varun and a parent, accommodations during the two-week tournament, intensive coaching and training support leading up to the event, along with tournament entry fees, and related costs."

The family broke down estimated expenses — \$10,000 for travel and lodging for 14 days in Europe, \$9,000 for at least six out-of-state tournaments leading up to the FIDE World Cup, \$6,000 for intensive coaching, and \$3,000 for about 30 in-state tournaments.

So far, the family said it has invested around \$21,000 in Karthik Turaga's chess journey. His goal is to become the youngest chess grandmaster in the world, the highest title a chess player can receive.

"Every donation, regardless of size, brings us one step closer to turning this dream into a reality," the GoFundMe page reads. "If you're unable to contribute, please consider spreading the word about this campaign to friends, family, and your community. Your encouragement and support are invaluable to a seven-year-old chasing a big dream."

As of Sunday afternoon, the family's GoFundMe page had raised more than \$2,700. ■

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Appeal filed over backyard tennis court lights

City Council to have final say after neighbors challenge Planning Commission's approval

By CHRISTIAN TRUJANO

The Pleasanton Planning Commission recently approved an application that would allow a Pleasanton man to install six approximately 15-foot overhead lights on their backyard tennis court.

The application had been appealed by other residents in the neighborhood due to concerns about a city staffer's alleged conflict of interest and light pollution; however, none of the appellants were present during the Sept. 10 commission meeting.

During that meeting, the commission ultimately decided that the project applicant had appropriately addressed some of their neighbors' concerns, specifically regarding light spilling over into other yards.

"The applicant has taken the most conservative approach in terms of light impact by having zero light

impact — light pollution — onto the neighbors through this effort," Commissioner Brandon Pace said during the meeting. "So it seems as if the applicant has done a good job of trying to identify all the questions that have come over time and mitigate the impact to the neighbors."

However, communications manager Heather Tiernan told the Weekly that the city received a new appeal for the project Sept. 25, which means the application will be sent to the City Council for final approval within 40 days of the appeal.

The proposal to install the tennis court lights dates back to August 2023 when the commission originally reviewed an application related to a partially built tennis court located in the backyard area of 2207 Martin Ave.

Ashish Choudhary, the applicant for the tennis lights project, told

the commission that he originally brought up the plan to construct the tennis court in his backyard in 2022.

Choudhary said that at the time, he had no immediate plans for lighting but added that he did not want lighting to be prohibited in the future.

While the initial application was ultimately approved, the city required the applicant to submit a separate administrative design review for the installation of lights over 8 feet tall. According to staff, if the applicant wanted to, they could have installed lights that were 8 feet tall without having to go through the city.

Choudhary submitted an initial application for the proposed 15-foot lights in May 2024, but after negative input from surrounding neighbors and a lack of analysis, the commission denied that original application.

According to city associate planner Diego Mora, neighbors had expressed concerns regarding impacts on homes, the height of the light poles and potential traffic hazards and the commission ultimately determined that the lighting impact analysis lacked sufficient detail.

However, the commission noted the application denial did not mean the applicant could not install the lights. The commission instead clarified that the applicant could return with more detailed analysis on the impact of the lights, which Choudhary did back in June when he submitted a second application.

The city's zoning administrator then conducted a public hearing regarding the matter on July 18 and approved the second application to install the lights. This decision prompted neighbors to submit an appeal.

The basis for the appeal, Mora told the dais, include an alleged staff conflict of interest and further concerns regarding light impacts.

Mora clarified that the appeal due to a conflict of interest was directed at him because he provided the initial direction to the applicant for the pre-construction of the tennis court and he also served as the zoning administrator that approved the application presented that night.

However, he confirmed to the Planning Commission that he has no property or financial interest in the project.

"The outcome of this is not going to, somehow, impact your pay?" Pace asked Mora — to which Mora replied, "It will not."

As far as the light impacts, Mora said the applicant conducted a light

See LIGHTS on Page 9

Livermore settles suit for \$3.78M in utility credits

Customers to see adjustment in future water, sewer rates after case brought by taxpayers' association

By JUDE STRZEMP

The city of Livermore has agreed to credit a total of \$3,783,000 to water and wastewater utilities to settle a lawsuit alleging the agency's overcharging and misuse of utility fees.

The settlement follows nearly two years of litigation wherein the Alameda County Taxpayers' Association Inc., a California non-profit corporation, and Livermore resident Alan Heckman, claimed that the city unlawfully inflated water, sewer and stormwater charges to

generate excess revenue.

Plaintiffs also argued that the city diverted \$2.5 million annually since 2020 from utility rental charges to pay for unrelated general government expenses in violation of the California Constitution.

Through the settlement agreement and mutual release, Livermore residents receive financial relief and gain assurance that water and sewer funds will be used solely for their intended purpose of providing safe, reliable utility service, ACTA officials said in a statement.

"This is a victory for every Livermore resident who has been overcharged on their utility bills," ACTA President Marcus Crawley said in a statement. "For years, the city treated water and sewer bills as a slush fund to prop up the general fund, in violation of Proposition 218. That practice ends today."

The lawsuit was brought against the city in October 2023 and the settlement agreement was executed Sept. 16.

According to the settlement, the city denied the petitioners' material

allegations and asserted various affirmative defenses.

The city showed that during the fiscal years at issue, transfers were made from the city's stormwater utility to the general fund. But in those same fiscal years, the city's general fund transferred greater amounts to the stormwater utility, the settlement states.

In effect, the city showed that the general fund subsidized stormwater utility services and it was not charging stormwater customers for any transfers to the general fund, according to the settlement.

"This settlement is not an admission of wrongdoing," city officials wrote in a statement. "This deliberate choice to avoid the significant cost and risk of prolonged litigation reflects our continued commitment to sound governance and financial prudence that our residents have come to count on."

Under the settlement, customers will not receive direct refunds, city officials explained. Rather, the credits will be factored into estimated expenses, which are used to develop future rates. This means less revenue will be collected from customers than would be otherwise required, city officials said.

At the beginning of the next water rate adjustment, tentatively scheduled for Jan. 1, 2028, the total estimated expenses used to develop rates will be reduced by \$312,475.80 annually for five years, according to city officials. Water rates will include a pavement maintenance fee.

Also at the next wastewater rate adjustment, tentatively scheduled for July 1, 2030, the total estimated expenses used to develop rates will be reduced by \$444,124.20 annually for

five years, according to city officials. Service charges will include a pavement maintenance fee.

As part of the settlement, the city agreed to stop charging water and sewer utilities rent for the use of the public right-of-way.

"The new approach will now tie transfers directly to the verifiable costs of pavement degradation caused by the presence, operation and maintenance of underground utilities," city officials added.

The city also agreed to create a restricted, special-use fund for street pavement maintenance, set to be paid into by the water and sewer utilities.

"The city agreed to stop the very practice we challenged, return \$3.78 million to ratepayers, and change its policies going forward," Heckman told Livermore Vine. "That outcome speaks louder than their formal denials," he added.

As part of the settlement, the city is also on the hook to pay \$271,000 in attorneys' fees and costs to ACTA's counsel, Benink & Slavens, LLP.

"This case reaffirms that taxpayer protections in the California Constitution have real teeth," said Vincent Slavens, attorney for ACTA with Benink & Slavens, LLP. "Cities cannot disguise hidden taxes as utility fees. Ratepayers have a constitutional right to pay only the true cost of service."

The city of Livermore and related parties have been released from all claims and liabilities relating to any transfers from the city's water, sewer or stormwater utility funds to the general fund as a "Right-of-Way Charge" or charge for the "Use of City Property" during the fiscal years ranging from 2020-21 to 2024-25, the settlement states. ■

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Public defender slams ICE arrest inside courthouse

‘Our democracy cannot function if this continues’

By KILEY RUSSELL /
BAY CITY NEWS SERVICE

The Alameda County Public Defender's Office is urging local law enforcement agencies to help protect courthouses from immigration sweeps after one of its clients was picked up by U.S. Immigration and Customs Enforcement agents earlier this month.

Public Defender Brendon Woods said last week that the man was taken by ICE after a criminal court hearing in Oakland on Sept. 15 — the first such arrest by ICE inside an Alameda County courthouse.

“ICE raids at our courthouses must stop immediately,” Woods said. “People who follow a judge’s orders to attend court should not have to fear federal agents kidnapping them and dragging them away to detention centers. Our democracy cannot function if this continues.”

After leaving what Woods’ office described as a routine pre-trial hearing in front of a judge at the Wiley W. Manuel Courthouse, the man was “accosted” in a hallway by two plainclothes agents who said they were with ICE.

They took the man out of the building, put him into an unmarked vehicle and eventually deposited him at a detention facility, according to the Public Defender’s Office.

His detention doesn’t appear related to his criminal case and he doesn’t appear to have any criminal convictions, Public Defender’s Office officials said.

Woods is asking local law enforcement leaders — particularly Alameda County Sheriff Yesenia Sanchez, District Attorney Ursula Jones Dickson and Superior Court Presiding Judge Thomas Nixon — to help ensure the county’s courthouses are protected “as places of

safety and due process.”

Woods suggested posting signs in courthouses requiring ICE and other law enforcement personnel to identify themselves and prohibiting local agencies from contacting ICE or sharing information about people’s court or probation appointments, case details or immigration status.

He also suggested that local agencies communicate with each other about any ICE enforcement activities at or near courthouses or the county jail.

“We cannot allow a racist, authoritarian regime to interfere with our local courts like this,” Woods said. “It’s time to pick a side. Either you allow this to happen to members of our community or you take action to prevent it.”

Nixon said he was “dismayed” that he only learned of the ICE activity in one of his courthouses

on Sept. 23, more than a week after the fact, and said he’d work with the sheriff to ensure the court is better informed about federal immigration activity.

“While we have no evidence that ICE agents operated in any non-public areas of the courthouse or that any of our employees assisted them in any way, neither I nor the Court’s Executive Officer were advised of their presence,” Nixon said.

The court already has “a policy of notification” regarding ICE agents in courthouses, which is consistent with guidelines from the California Attorney General’s Office that prohibit court employees from helping immigration officers and that ban enforcement activity in non-public areas of a courthouse or in a courtroom, he said.

“ICE activity in and around our courthouses has a chilling effect

on justice when those in need of help are too afraid to seek it,” Nixon said.

A spokesperson for the Sheriff’s Office, which provides security for the court system, said deputies don’t coordinate with ICE on enforcement actions and weren’t involved in the Sept. 15 arrest but that the agency is legally prohibited from restricting access to public areas of courthouses.

“We do not have the authority to interfere with the lawful duties of another law enforcement agency,” according to a statement from Sgt. Roberto Morales.

“We will continue to engage with our county partners on how to best support those impacted by immigration enforcement actions in our county,” according to the statement.

Spokespeople for ICE and Dickson didn’t respond to requests for comment. ■

FUSION

Continued from Page 5

energy in a big way, by developing a research and manufacturing campus including a demonstration system that aims to “achieve net facility gain — more fusion energy out than all the energy stored in the system — by 2030 ... unlocking fusion energy”, according to Keith LeChien, co-founder and chief technology officer.

“Our expansion to Albuquerque grows our footprint while keeping California at the center of our R&D,” LeChien, himself a Livermore resident, told the Vine in a statement

Monday. “Our Bay Area campuses in Fremont, San Leandro and Livermore are where we design, build, and test the technologies that will power the Demonstration System in New Mexico. We look forward to achieving net facility gain and for our California communities to share in that success.”

“We’re grateful to the leadership and city staff in Livermore for their outstanding engagement over the past 18 months. We deeply appreciate the time and effort they invested with us, and we will continue to be proud members of the Livermore community,” LeChien said.

Central to Albuquerque’s ultimately winning pitch to Pacific Fusion was an incentive package that included \$10 million in New Mexico Local Economic Development Act money (\$9 million from the state and \$1 million from the city), along with \$776 million in city-issued “industrial revenue bonds”.

Albuquerque city officials noted that the incentives were contingent upon the company living up to its development commitments and that Pacific Fusion would purchase and repay the bonds itself, with the city bearing no financial liability. The Albuquerque Journal reported that the IRBs will essentially provide tax exemptions for 20 years and act similarly to loans, with the company paying off the bond debt with revenue from its operations.

“The state’s expertise in advanced energy technologies, workforce that aligns with our future hiring needs, and capital-efficient environment for large projects make it a natural choice for Pacific Fusion’s strategic expansion,” LeChien said in a statement on the company’s website.

He also cited the Mesa del Sol site’s proximity to research partner Sandia National Laboratories, which is headquartered in Albuquerque and has a satellite lab in Livermore near LLNL.

The proposed 225,000-square-foot R&D campus with an estimated 200 employees seeks to unlock the future of fusion energy, “designed to deliver 100-fold higher facility gain at 10-fold lower cost (than at LLNL), a 1,000-fold leap in practical fusion performance”, LeChien said.

Landing the project was a major score for the Land of Enchantment, according to Gov. Michelle Lujan Grisham, who lauded Albuquerque’s successful bid on Friday.

“Pacific Fusion’s decision to build in New Mexico proves that our state can compete — and win — in the race to attract the most innovative companies in the world,” Lujan Grisham (D-N.M.) said. “This project will create good jobs, expand our clean-tech economy, and ensure New Mexico continues to lead in the industries of the future.”

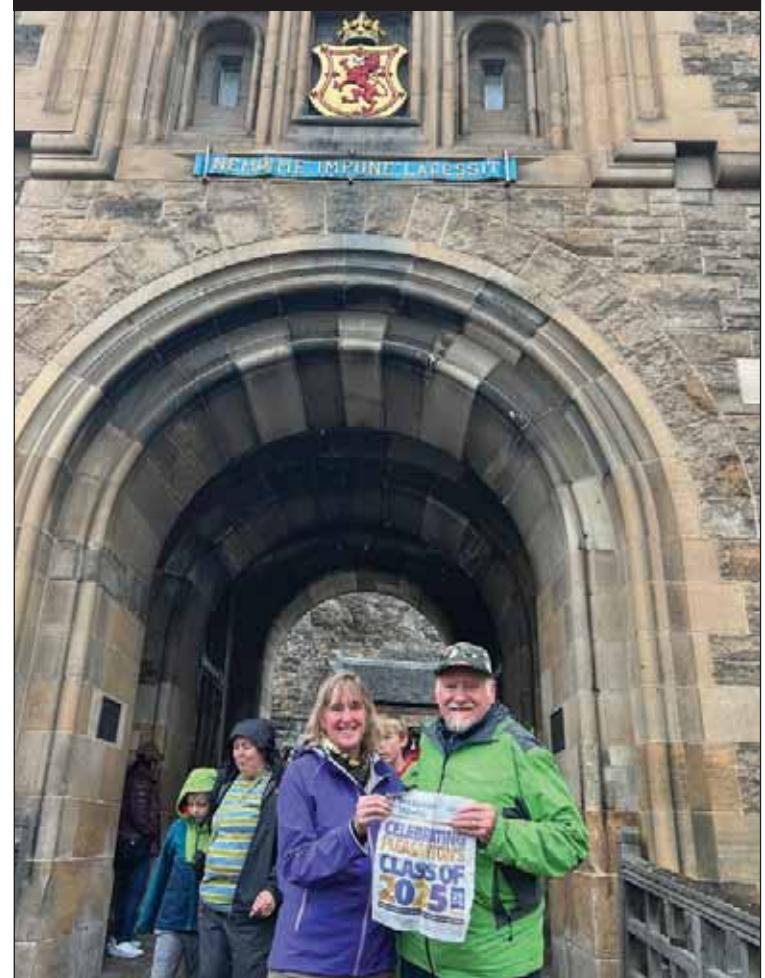
Meanwhile, Livermore is trying to do more than just lick its wounds.

The press release pointed to positive lessons learned from turning around an expedited entitlement phase for the private 50-acre parcel in the Isabel corridor, completing a typical 12-month process in four months. City officials also promised to undertake a strategic program next year “to support innovative businesses and enhance economic vitality.”

“The opportunity to host a world-changing project like the Pacific Fusion facility speaks volumes about Livermore’s competitive position,” said Brandon Cardwell, the

city’s director of innovation and economic development. “We wish Pacific Fusion the best, and we will continue to support the fusion

TAKE US ALONG



Hermansons' third honeymoon: Dorian and Chuck Hermanson, who got married in 2024, celebrated their third honeymoon trip in Scotland earlier this year, including this stop with the Pleasanton Weekly in front of Edinburgh Castle.

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

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POLICE BULLETIN

DA drops charges against Santa Rita guards in inmate death

Alameda County District Attorney Ursula Jones Dickson has dropped criminal charges against two Santa Rita Jail guards accused of falsifying records related to an inmate death in 2021.

Felony charges were filed against Alameda County sheriff's deputies Sheri Baughman and Amanda Bracamontes in 2023 by former district attorney Pamela Price, who made prosecuting alleged crimes by law enforcement officers a priority during her short tenure.

In a statement last week, Dickson said her office was unable to prove the charges related to the death of Vinetta Martin, who died by suicide in her cell.

"The Alameda County Sheriff's Deputies involved in the Vinetta Martin case were not criminally liable in their duties," Dickson said in an emailed statement Sept. 25. "As a result, the case was dismissed."

Martin hung herself with a bedsheet in her cell on April 3, 2021, prosecutors said when announcing the charges back in 2023.

She was classified as a "special management inmate" after telling jail staff she was suicidal and deputies were supposed to visually check on her every half hour.

Baughman and Bracamontes were accused of doctoring logbooks to make it appear that they had performed the checks. Surveillance video allegedly showed they skipped some checks, sometimes for as long as an hour and 47 minutes, investigators said at the time.

Martin, who was 32 when she died, was arrested by Oakland police in July 2020 for an alleged assault with a deadly weapon. She was found incompetent to stand trial and was awaiting transfer to a psychiatric hospital in Napa.

"Ms. Martin's death was truly tragic, and we hold her family in our thoughts," Dickson said.

This isn't the first case in which Dickson has dropped charges against jail guards that were filed by her predecessor. Notably in August, Dickson dropped all charges against most of the 11 guards and staff accused in the 2021 death of inmate Maurice Monk.

The 45-year-old Monk died in his cell in November 2021 and was found in a pool of bodily fluids after being dead for about three days.

Guards allegedly ignored his condition even as meals delivered to him piled up uneaten and Wellpath nurses allegedly just tossed his medications into the cell, according to civil lawsuits filed against

the county and the health care company.

Dickson said she will still prosecute three of the defendants — two Alameda County sheriff's deputies, Donall Rowe and Robin Hayer, and one former deputy, Thomas Mowrer — who are all facing one count each of dependent adult abuse. Hayer, also known as Robinderpal Singh Hayer, is also charged with falsification of an official document.

Price was recalled in November 2024 amid voter anger about a perception of infighting in the District Attorney's Office and allegations that she was too lenient on violent crime.

— Kiley Russell and Katy St. Clair,
Bay City News

Charges filed in Heller Jewelers robbery

The Contra Costa County DA's Office has filed the first charges against three suspects in a prominent armed robbery at City Center Bishop Ranch last week, as police continue searching for the numerous suspects that remain at large.

Charges against three suspects — Michael Ray, 31, and Ira Austin, 19, of San Francisco as well as 27-year-old Jimmy Ray of Vallejo — were announced on Sept. 25.

The three men are each facing 13 counts of second degree robbery and one count of conspiracy to commit a crime, as well as special enhancements under Proposition 36, for the more than \$1 million in merchandise they allegedly stole.

"Our communities deserve safety from conduct like the audacious daylight robbery in San Ramon," Contra Costa County DA Diana Becton said. "Thanks to the excellent investigative work by the San Ramon Police Department, these defendants will face significant punishment for the offenses they committed."

According to the DA's office, the three men allegedly "executed a scheme that began with stealing vehicles and culminated in an escape that involved gunfire," with the suspects firing shots in order to exit Heller Jewelers after the doors automatically locked during the brazen robbery Sept. 22.

The conspiracy charges that the suspects are facing consist of 11 "overt criminal acts that involved a coordinated operation," according to the DA's office.

In addition to the armed robbery at City Center, the trio allegedly stole the vehicles that the group of more than 20 used to flee the scene, leading police on a high-speed chase that was terminated for safety reasons once air support was secured from neighboring agencies. They were arrested by Oakland police after being spotted

exiting a building on International Boulevard.

"My Office will continue to work with San Ramon PD and other law enforcement partners to identify other perpetrators who participated in this brazen robbery and charge them accordingly," Becton said.

— Jeanita Lyman

\$6.75M settlement in BART police shooting

A \$6.75 million settlement was announced last month between BART and a 33-year-old woman who was injured when a police officer shot her at the Union City station last November.

A joint written statement between BART and Jasmine Gao's attorneys, John Burris and Ben Nisenbaum, stated they had reached a mediated pre-litigation settlement after Gao was left with significant injuries when BART Police Officer Nicholas Poblete discharged his weapon during a vehicle stop on Nov. 18.

"While it helps that BART has taken a measure of responsibility in resolving this case without litigation, Ms. Gao's injuries will be with her for the rest of her life," Nisenbaum said.

According to the statement, Poblete was responding to reports of someone doing donuts in their vehicle at BART's Union City station. Upon confirming Gao was cleared of any crime, the officer determined her registration appeared expired. Gao drove away from the scene and that is when Poblete fired his weapon.

Both parties clarified the details of the case following incorrect public statements made by BART Police Chief Kevin Franklin the day after that alleged Gao attempted to flee the scene while dragging an officer with her car.

BART reviewed body-camera footage and acknowledged in the statement that when Gao drove away, no officer was endangered. The transit agency also conducted an administrative investigation and decided to terminate Poblete.

"Regrettably, BART released statements initially after the shooting that did not accurately reflect what happened and portrayed Ms. Gao as a possible aggressor against the officers. The shooting should never have happened, and this settlement does provide some accountability for that," said Nisenbaum. "Ms. Gao and her family recognize the importance of resolving this case expeditiously without filing a lawsuit. The acceptance of accountability by BART and Chief Franklin are significant factors in the settlement." ■

— Andres Jimenez Larios,
Bay City News

Paula Ellen Ellis

April 25, 1958 – September 18, 2025

Paula Ellen Ellis passed away peacefully on September 18, 2025 at the age of 67 with her family at her side. She is now with her Lord and Savior, Jesus Christ.

Born and raised in Palo Alto, she was married for 36 years living in Menlo Park, Visalia and Pleasanton. Paula was gentle, kind-hearted and always had a listening ear. She enjoyed knitting, reading, watching crime-drama TV shows and was devoted to her faith.

She is survived by her husband Tim, son Nathan (Amanda), grandchildren Aiden and Phoebe, brother Brad Hubbard, sister Kathy Thompson and many in-laws, nieces and nephews.

Special thanks to the wonderful doctors and staff at Stanford Health Care Tri-Valley and Oncology Pleasanton, and Graham-Hitch Mortuary.



PAID OBITUARY

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18. I certify that the information furnished on this form is true and complete.		
Nicholas Navarrete, Director of Finance and Operation, Embarcadero Media		



TASTE: The Livermore Valley Wine Experience

Livermore Valley wineries celebrate harvest with a barrel-full of fun wine and food events from Oct. 16-19. The premier event is the Taste Our Terroir grand tasting with 20 wineries and their chef partners competing for the top pairing. Two of the dozen other events highlight Livermore Valley's newly announced signature wines. Cab Franc is featured at the Cluck Cluck Cab Franc tasting with 10 wineries matching their wine with creative chicken dishes from food trucks and caterers. For Sauvignon Blanc lovers, the Ocean and Vine event pairs the wine with seafood. Other options range from grape stomping and cheese and wine pairings to vineyard hikes, gourmet winemaker dinners and yoga with wine and puppies for adoption. More information can be found at lwvine.org.

Cuda Ridge Wines' 2023 Cabernet Franc in the estate vineyard on Arroyo Road in Livermore.

The logic – and hope – behind region leaning into newly anointed signature grape

STORY BY DEBORAH GROSSMAN | PHOTOS BY CHUCK DECKERT

Cabernet Franc wine is a mystery to many. Yet Cab Franc is the genetic parent of celebrated Cabernet Sauvignon. Livermore Valley wineries recently named Cab Franc as one of their signature wines and aim to differentiate the wine from its famous vinous son.

The back label on The Strong, Silent Type Cab Franc from Almost Famous Wine Co. calls Cabernet Sauvignon a "show off". Karl Wente of Wente Vineyards recently added Cab Franc to his top-of-the-portfolio, nth Degree, and described the wine as "elegant and sexy". Excited by the quality of her Cab Franc, Rosie Fierro of Rosa Fierro Cellars named her Big Daddy because, she said, "The wine is 'smooth, sexy, and rich'."

Why are vintners so passionate about Cab Franc when Livermore Valley is known for Chardonnay and Cabernet Sauvignon?

The background on the selection of Cab Franc as a signature varietal

highlights the wine's potential for drawing visitors to Livermore Valley wine country. Despite the wine industry slowdown, Livermore wineries are poised to plow ahead with their winemaking, plant more Cab Franc and produce more of the world-class wine. The new owners of Concannon are renovating a building on the property into a new wine center with the working name of Cab Franc City.

Cab Franc, a famous Bordeaux grape

Livermore Valley has a long history with Cab Franc. Early winemakers at Wente and Concannon Vineyard planted Cabernet Sauvignon vineyards and made highly regarded wines. As one of the six Bordeaux grapes, Cab Franc was planted in Livermore and used as a blender with other Bordeaux varietals such as Cabernet Sauvignon and Merlot.

In 2001 Rhonda Wood, owner of

Wood Family Vineyards, was the first to put Cab Franc on the label, meaning Cab Franc comprised at least 75% of the wine. Wood has produced the wine for each vintage. With the release of Darcie Kent Stone Patch Cab Franc in 2010, owners Darcie and David Kent of Darcie Kent Estate Winery were the first to name the varietal with a single vineyard.

In recent years Livermore Valley Cab Franc has received high ratings and awards at wineries that submit wines to wine publications and competitions. Larry Dino, proprietor of Cuda Ridge Winery, won a Gold award at the San Francisco Chronicle Wine Competition for the second vintage of his Cab Franc in 2008 and several times since then. With Cab Franc as one of his top selling wines, Dino has also won Gold at the International Cabernet Franc Competition. Wood's Cab Franc has won Double Gold twice at the San Francisco competition.

The Tri-Valley Conservancy

initiated a project in 2020 to identify the best grapes that will ensure a productive future for the historic Livermore Valley wine industry. With the mission to preserve agricultural areas and encourage growth, TVC commissioned researchers at the University of California, Davis to study the area because many vineyards were over 20 years old and needed replanting.

Released in 2022, the UC Davis report, "Realizing the Heritage", recommended white wine Sauvignon Blanc and red Cab Franc as candidates for signature varietals due to the excellent growing conditions for the grapes and its potential to attract visitors to Livermore Valley wine country.

The Livermore Valley Wine Community — the casual brand name for the local winegrowers association — studied the report for several years before the announcement of signature wines this past February.

Vintners who did not make either

grape were hesitant at first about the recommendations but realized that community support for a wine like Cab Franc carried advantages. Curious drinkers would visit Livermore Valley to taste Sauvignon Blanc and explore Cab Franc and then sample their wines, too.

Many Livermore Valley wineries make Cab Franc, and a dozen vintners formed the Cab Franc Guild in early 2025. The group holds Cab Franc events to emphasize the wine's drinkability and food-friendly nature and will soon publish a Cab Franc Guild Wine Trail Map.

An active member of the guild, Heather McGrail, owner of McGrail Vineyards said, "We are known as a Cabernet Sauvignon house. Yet we love our Cab Franc because of its red berry and cherry flavors and herbal notes. Cab Franc is gentle and elegant, less intense and tannic than many red wines."

Added David Kent, "Darcie and I like Cab Franc because of its broad



Cuda Ridge Wines owner Larry Dino shows off Cab Franc award wines.

pairing options from seafood and Thanksgiving turkey to bison burgers with blue cheese.”

The pros and cons of designating signature wines

The leading wine regions of the world have a primary grape or “icon product”, like Malbec (Argentina) and Cabernet Sauvignon (Napa Valley), said Paul Wagner, an author and wine marketing instructor at Napa Valley College. “Cab Franc is best known in France, but few regions in the world are laying claim to Cab Franc, and Livermore can compete head-to-head with them in quality.”

Cab Franc is on the radar of the wine industry. Livermore is not alone in the U.S. promoting Cab Franc. Vintners in New York State launched Cab Franc Forward. Some 35 statewide Cab Franc producers recently sponsored an event in Manhattan with 500 attendees.

David Kent, a proponent of Cab Franc’s signature status, repeats the wine industry axiom, “If you stand for everything, you stand for nothing.” But is it wise to put all your eggs in a signature wine basket? Consumer preferences and cultural attitudes change. The Paso Robles region first gained recognition for Zinfandel and Rhone Valley varietals, and currently Cabernet Sauvignon dominates the grape growing.

As chief strategist at Solterra Strategies, Stacie Jacobs is experienced with wine region marketing programs. In the early 2000s, Jacobs worked with the Washington State Wine Commission. “We thought Merlot was Washington’s most exciting grape and presented it at tastings.

Then in 2004, the movie ‘Sideways’ disparaged Merlot and propelled Pinot Noir sales.”

The state of the wine industry

Glenn Proctor has a broad perspective on the wine industry as a broker and partner at Ciatti Co., a global grape and wine brokerage. “The global wine market is undergoing a confusing time. We are trying to figure out market supply and demand while wondering how to get people to buy wine and visit tasting rooms,” Proctor said.

The wine industry faces increasing competition from beer and spirits. Ready-to-drink alcoholic beverages have flooded the market in the last five years. From hard seltzers to spirit-based cocktails, RTD four-packs are perceived as better value for the price than wine.

Shifting consumer behavior in the wellness and health arena has also affected wine sales. More alcoholic beverages are available with lower calories and lower alcohol. The prevalence of GLP-1 weight loss drugs has lowered interest in alcoholic drinks as well as food.

Demographics are a key factor in wine’s downturn.

Baby Boomers, the largest population group, are drinking less and using edibles to get a high. Gen X, Millennials and Gen Z are also curbing their alcohol consumption and turning to cannabis. Younger drinkers are attracted to the burgeoning supply of non-hangover THC-infused beverages where legally sold.

From the business angle, tariffs are hurting winery profits, added David Kent. “For the Darcie, Almost

Famous and Concannon brands, we buy glass from Mexico, corks from Portugal and paper labels printed in Canada, all with increased prices due to tariffs. The reciprocal tariffs also impact our sales.”

Climate change is another challenge for wineries.

With global warming impacting wine regions, Steven Mirassou of Steven Kent Winery said, “Cab Franc grapes are poised to withstand the most extreme effects of climate

See CAB FRANC on Page 14

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CAB FRANC

Continued from Page 13

change. They ripen earlier and can be picked before heat spikes and rain."

Another major problem is the consolidation of wine distributors. Larger wineries depend on distributors to sell their wine state-wide or nationally in markets and restaurants. Having recently lost his California distributor, Mirassou wrote in a Substack post, "As a farmer-winemaker, scrambling for a distributor and the general slowing in the market have necessitated me changing my work boots for a briefcase and wine bag."

The market for Livermore Valley wines

Out of the 52 wineries in the Livermore Valley appellation, only The Steven Kent Winery, Wente Vineyards, Darcie Kent Estate Winery and Concannon Vineyard distribute outside of California. Wente has shipped internationally for over 50 years. Most Livermore wineries sell direct to consumers in the tasting room and online. The slowdown in tourism in the Bay Area has softened sales in many tasting rooms and wine club signups.

Vintners such as McGrail, for example, self-distribute to Tri-Valley stores and restaurants. Rosie Fierro sells at two San Francisco restaurants. Cuda Ridge, Steven Kent and others host periodic winemaker dinners at local restaurants.

Regarding the market situation at her winery, McGrail said, "We view the market as soft, and we are not growing like we did pre-pandemic. With current economic uncertainty, we are holding steady."

Despite market conditions, the number of wineries in the Livermore Valley Wine Community has remained steady in the last three years. Though two wineries have recently sold, new owners have kept the



Selection of Cab Franc Guild members' wines.

former names. A few Livermore vineyards have been thinned or remain unpicked due to oversupply of certain grapes.

The Cab Franc Guild, the superpower for the signature grape

In every major wine region, a few key people have made good wine and sparked recognition for the area. Think of the impact of Robert Mondavi and his eponymous Napa winery during the 1960s. The 5th generation Wente family leads the winery started by Carl Wente in 1883.

Steven Mirassou is a 6th generation winemaker who started The Steven Kent Winery in 1996. Though his first release was Cabernet Sauvignon, he made Cab Franc a decade later and quickly emerged as a super fan,

calling Cab Franc "compelling and delicious". He sells The Steven Kent Winery Cab Franc, Cab Franc Rosé and Cab Franc Blanc, a white wine from the red grape, and top-of-the line L'Autre Côte label which refers to the famous Bordeaux Right Bank Cab Franc wines.

To gain momentum for Livermore Valley Cab Franc, Mirassou launched the first CabFranc-a-Palooza event in 2023 in Livermore. The third event this year attracted 500 people in June to taste Cab Franc from 52 wineries located in five states plus Italy and France.

Mirassou is the driver behind the Cab Franc Guild. The guild informally celebrated international Cab Franc Day on Dec. 4, 2024, at the Bankhead Theater. Since the launch in February, the guild has grown to 18 members.

The first major guild event was the well-attended Franc Fest, held over two days in July with events at 11 wineries from The Steven Kent Winery to Rosa Fierro Cellars and Rodrigue Molyneaux. Dino of Cuda Ridge noted that he gained customers from Sacramento and the South Bay who had never visited the area.

In addition to leveraging the message that Livermore Valley makes world class Cab Franc, the guild also ensures quality. To participate in tasting events and trade shows, members must submit their wine for blind tasting by the group and receive a passing score for quality.

Guild members also share technical knowledge about Cab Franc vineyard management and wine production. In the "Realizing the Heritage" report on the viability of Livermore Valley, the researchers noted that half of the older vineyards need to be replanted due to low productivity and proclivity for disease.

After studying various clones, or variations of the Cab Franc vines, Mirassou has collaborated with owners on planting new vineyards. For the new Cab Franc planting at the Morgensen Vineyard on Greenville Road, Mirassou recommended both Clone 11, which yields rich and dense fruit, and Clone 4 with its red berry, cranberry and dried sage flavor profile.

"The diversity of clones in the vineyards makes for opportunities for winemakers to craft world class wine," Mirassou said. There are currently about 81 acres planted to Cab Franc and the number will soon increase. A major Cab Franc planting starts this winter on the Concannon property, now owned by Lemmons Family Vineyards.

The future of Cab Franc in Livermore Valley

"Since Cab Franc is a unique varietal without a large presence in

the marketplace," said Proctor of the Ciatti wine brokerage, "small and mid-sized wineries can hang their hat on it by telling the varietal's story, reintroducing guests to red wine, and attracting visits to the area."

The effort to improve Livermore Valley's potential as a wine country destination received a boost in June from the Alameda County Board of Supervisors' approval of amendments in support of the South Livermore Valley Area Plan. While preserving the area's farmland, the changes enable more infrastructure to support agriculture-related tourism such as tasting rooms, small-scale lodging and restaurants.

The Cab Franc City wine center on the Concannon property is currently in the design stage and will feature two venues. A Makers Space will provide a winemaking cooperative for small producers. Projected to open in late 2026, a large retail area will offer picnic supplies, art galleries, and electric bike rentals. A tasting room, with the working name Blanc & Franc, will offer both Livermore Valley signature varietals.

"The signature wines will enable us to better communicate Livermore's expertise in growing Bordeaux varieties," said Aly Wente. "These grapes thrive here and show different flavors and textures than other appellations."

A pilot and winemaker, Wood named a recent Cab Franc-based blend, The Take Off, because she believes Livermore Valley is taking off.

Like the airline industry, wine-growing depends on knowledgeable and enthusiastic people, strong infrastructure and information channels, the weather and economic climate. Vintners like Mirassou hope all the conditions point to Livermore Valley becoming a world-class home for Cab Franc. ■



Cab Franc Guild members gather at The Steven Kent Winery.

A WEEKEND OF CULTURE

A TASTE OF AFRICA ON SATURDAY, BARRO FESTA ON SUNDAY IN BANKHEAD PLAZA

By CIERRA BAILEY

The first weekend of October is kicking off with a bang as back-to-back events are taking over the Bankhead Plaza downtown Livermore, celebrating the African diaspora and Filipino-American culture.

A Taste of Africa returns for its 13th year this Saturday (Oct 4). The event hosted by nonprofit Cheza Nami invites the community each year to experience a glimpse of African history and customs through food, dance, educational activities and music. "Having access to culture that we typically wouldn't see unless we traveled to all of these different countries — and being of African descent myself — it's really important to have that closeness to heritage," Cheza Nami founder Ciiku Ndungu-Case told Livermore Vine in an interview.

"And it's so wonderful to see other families year over year bring their little ones and we're now seeing some of those little ones that are coming back volunteering or performing and just kind of taking charge of keeping the traditions alive," she added.

While the family-friendly, all-day event is set to bring back its annual traditions including face-painting for children, an African marketplace and art displays, Ndungu-Case said that this year's event will also feature pop-up dance workshops on the main stage throughout the day dubbed the Moving Together Studio. "All day, we will have master teachers who are sharing their own individual cultures and the community is welcome to come and be in an open air dance studio to try out different dance styles of different traditions of the African diaspora," Ndungu-Case said, adding that the workshops are open to all ages and prior dance experience is not required.

A Taste of Africa is also bringing back its popular Kid Zone with a reading

corner, crafts and interactive instrument exploration. The activities in the Kid Zone are facilitated by youth volunteers from the Pleasanton Unified School District, Ciiku Ndungu-Case said.

The festival itself is scheduled to run from 10 a.m. to 6 p.m. Saturday; however, Ndungu-Case said the celebration doesn't end there. An after party is set to take place just down the street at Little India Restaurant & Bar immediately following the close of the festival.

Folks have a few hours to go home and get some sleep before the party continues into the next day with the Barrio Fiesta hosted by the Livermore Filipino-American Organization.

Although they are separate events hosted by different organizations, A Taste of Africa and Barrio Fiesta share a number of resources including staging and equipment rentals in the interests of cost savings and community collaboration as well as to help make the quick transition from one

event to the next as smooth as possible.

In celebration of Filipino-American History Month, Barrio Fiesta is "the biggest, brightest, and only celebration of the Filipino American community in the Tri-Valley area," according to Livermore Fil-Am's website.

Like A Taste of Africa, Barrio Fiesta is free and family-friendly. This year's festival is scheduled from 10 a.m. to 8 p.m. Sunday (Oct. 5).

Community organizer and Livermore Fil-Am president Arthur Barinque — who is also contracted by the Bankhead to help produce and facilitate events — told Livermore Vine that attendees can anticipate many of the activities from past years back again this year, including performances, a mobile skate park, break dancing competition, a scavenger hunt and of course a vendor market featuring food, crafts, games, educational materials and other offerings.

"This is the first year that Livermore

Fil-Am is actually producing, without the help of the Bankhead, etc., and we've been able to get sponsorships to keep this afloat and grants and I'm just thankful that that is coming in," Barinque said of the community support that is helping bring Barrio Fiesta to life this year.

The event will take place in the Bankhead Plaza and expand to the adjacent parking lot, creating more room for new vendors, according to Barinque.

Attendees come to Barrio Fiesta from all over the Bay Area, but Barinque said he hopes to draw a lot more Tri-Valley residents to the event this year.

"I really want to focus on the Tri-Valley and bringing the Tri-Valley out because it's local for everyone, they don't have to go so far," Barinque said, adding that there are many Filipino-American History Month celebrations spread across other communities. "I really want to activate the locals because that's what's going to drive this thing home," he added.

While expressing excitement for another packed weekend of events, Ndungu-Case also acknowledged the financial challenges the arts community and the nonprofit world have been faced with and how these cherished celebrations could be impacted.

"The future of cultural programs as we know it — we don't know what that future looks like," she said. "This year was especially difficult for us to be able to pull it through and we don't know what next year holds. So, we hope that we can rely on the support of community members who see the value in public programming and cultural programs in our communities and that they'd be willing to come and partner with us to continue this tradition."

More information about A Taste of Africa is available at chezanami.org and additional details about Barrio Fiesta can be found at livermorefilam.org. ■



COURTESY CHEZA NAMI
A Taste of Africa exposes festival attendees to various cultures within the African diaspora.

LARPD trials cattle mowing at Sycamore Grove Park

Hike through grazing lands set next weekend as part of educational series

By JUDE STRZEMP

On the upper portion of Sycamore Grove Park in Livermore, cattle munch on dry grass and plant material in the name of wildfire protection and park maintenance.

These hairy grazers were reintroduced to Sycamore Grove during March as part of a five-year pilot program by Livermore Area Recreation and Park District, according to LARPD land agent and planner Marc Roberts.

"Cattle act like natural mowers," Roberts told the Weekly. "By eating continuous vegetation and thatch, which build up in grasslands, the cows help slow or even prevent the spread of wildfires, he said.

The cattle also make way for native grasses and wildflowers to return to

the park, as non-native annual grasses currently dominate much of the area. They also help conserve habitat around cattle ponds for threatened amphibians such as California red-legged frogs and California tiger salamanders by trampling and eating vegetation surrounding the water sources, Roberts said.

Over the course of the five-year project, Roberts expects LARPD to learn more about the impacts of grazing on vegetation, how it can reduce wildfire fuels and what the right long-term approach should look like for the park.

The cows are being leased through Flynn Road Ranches, Roberts said.

As part of LARPD's public outreach about the pilot program, the park district is hosting an ongoing grazing education series. During the third event of the series Oct. 12,



COURTESY LARPD

LARPD invites the public to see its cattle grazing pilot program during an educational hike Oct. 12 at Sycamore Grove Park.

LARPD is scheduled to host a guided hike at Sycamore Grove.

"We've really enjoyed seeing the

community come out, ask questions and learn the purpose behind what we're doing," LARPD community

services manager Jill Kirk said in a statement. "It's a great chance to see the cattle up close and hear how grazing fits into the bigger picture of maintaining the park."

During the hike, LARPD staff and grazing experts plan to share how grazing reduces wildfire fuels, supports healthy grasslands and wildlife habitat as well as the district's actions to minimize trail impacts. Hike leaders will also share practical tips for sharing the trails safely with grazing animals.

The upcoming educational hike is scheduled to run from 9-11 a.m. next Sunday (Oct. 12).

The 3.25-mile trek is considered to be moderate in difficulty with hilly sections. LARPD recommends participants bring water, wear sturdy shoes and dress in layers. The hike is best suited for ages 10 and above, and registration is encouraged.

Attendees are set to meet at Sycamore Grove's Wetmore Road entrance. For more information, visit the LARPD website at larpd.org. ■

CYT Tri-Valley presenting 'Flat Stanley JR.' musical

School day, weeknight shows at Bankhead

By JEREMY WALSH

The Musical Adventures of Flat Stanley JR." is kicking off CYT Tri-Valley's 2025-26 season of "CYT LITE!" shows next week at the Bankhead Theater in downtown Livermore.

The youth theater series centers on hour-long musical versions

of favorite children's book characters, featuring local performers ages 8 to 18 years old for matinee and weeknight shows. The cast of young actors is poised for the curtain to rise Tuesday, according to CYT Tri-Valley artistic director Kristin Baer-Werder, who is directing "Flat Stanley JR."

"Their first performance is just days away and, for about one third of our cast, it's their first performance ever," Baer-Werder told the Pleasanton Weekly. "They've worked so hard and take care of all their own business like hair, makeup, and costume quick changes. We're just so, so very proud of what they're bringing to the stage."

Baer-Werder said she's struck by how the stories by the late Jeff Brown, which debuted in the 1960s, remain timeless across generations.

"The cast sent 'Stanley' to family and friends and we'll display the photos they received of his 'adventures' in the Bankhead lobby for audiences to enjoy," she said.

"From Versailles Palace in France, to a train in Korea, to the Louisville Slugger factory in Kentucky, and back to our own Tri-Valley, Flat Stanley inspired our actors to connect with the world around them through people they know; we hope our audiences will build connections as well."

CYT Tri-Valley, the Bankhead's resident children's theater company, is presenting "The Musical Adventures of Flat Stanley JR." next Tuesday and Wednesday (Oct. 7 and 8). Evening shows are at 6:30 p.m., while "School Days" matinees — designed and priced for school field trip groups — are offered at 10 a.m. and 1 p.m.

Tuesday and 10 a.m. Wednesday.

"Taking a classic book and making it a musical breathes new life into the story and everyone will enjoy the eclectic mix of songs about surfing in Hawaii, dreaming about being a Jedi knight, becoming a Hollywood star and more; it's just so much fun!" Baer-Werder said.

The "CYT LITE!" is set to continue with "Seussical JR." Feb. 18-19 and "Junie B. Jones The Musical JR." May 19-20. The theater troupe is also producing a full-length musical this fall, "Annie" at the Bankhead on weekends from Nov. 1-9. For tickets and more information, go to cyttrivalley.org. ■

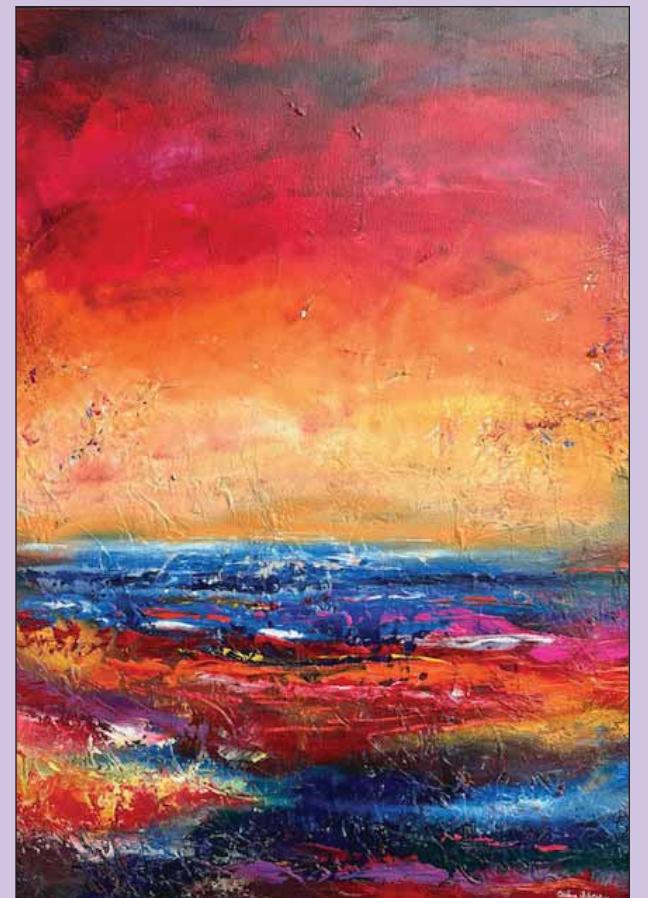
'Setting Sun' for PBS auction

By JEREMY WALSH

Dublin artist Chelsea Tikotsky has submitted her oil and acrylic on canvas painting "Setting Sun" for the 2025 PBS KVIE Art Auction, which is raising money for local public broadcasting in the Sacramento area amid reduced federal funding.

"Setting Sun" is an impressionistic waterscape inspired by an Indian summer evening I shared with my sister — warm air, a cool breeze from the bay, and a sense of being fully present. I wanted to capture that feeling and my connection to nature through water, trees, and light, using palette knife textures in crimson reds, yellows, and blues," Tikotsky told the Pleasanton Weekly.

The art exhibition and online bidding end during this week, with the live auction following Friday through Sunday. Tikotsky's piece, No. 36E, will be up during the "Landscapes" section of the live auction on Sunday (Oct. 5) at 2:30 p.m. Learn more at kvie.org/artauction. ■



COURTESY CYT TRI-VALLEY

"The Musical Adventures of Flat Stanley JR." is set Oct. 7-8 at the Bankhead Theater.

Opinion

GUEST OPINION

BY JIM LEHRMAN

PFAS plume, not a joke

What's six miles long, two miles wide, toxic and moving beneath Pleasanton?

Recent data from Zone 7 Water Agency shows that a plume of toxic PFAS in groundwater has already reached the location of proposed new wells in southwest Pleasanton, and beyond. State regulators are directing ongoing investigations into possible sources, including the Livermore Airport and the Livermore-Pleasanton

Fire Department training center.

Currently available data indicate the plume likely originated at or near the Livermore Airport and/or Livermore wastewater treatment plant, with contributions from the LPFD training center.

PFAS became widely used in firefighting foam in the 1960s. It's very possible that spent firefighting foam is the source of the PFAS contamination in our groundwater. If PFAS was first released in the mid-1960s

and the plume started growing at that time, then it's growing at an average rate of about one mile every 10 years, that's about one tenth of a mile per year.

The movement of the groundwater plume is generally in the direction of the surface water flow (southwest), but groundwater movement is slower and complicated by seasonal pumping from wells. Installing new wells in southwest Pleasanton and pumping them at millions of gallons per day would logically hasten the spread of PFAS in groundwater.

Pleasanton originally planned to



deal with PFAS by treating groundwater produced from their existing wells. Their current plan, devised in an attempt to save money, is to drill new wells and install new pipelines to avoid treating PFAS.

But if drilled, the new wells would likely hasten the spread of PFAS, require treatment and ultimately greatly increase overall PFAS cleanup costs, reversing any planned cost savings. This may also violate our environmental laws meant to protect groundwater quality.

But Pleasanton and Zone 7 need water, so what should be done?

Going back to the earlier plan of treating water from Pleasanton's existing well locations is the responsible thing to do. This will help control

and slow the spread of PFAS, remove PFAS from our groundwater basin, provide clean drinking water when needed and utilize existing infrastructure.

Zone 7, the state-designated manager of the groundwater basin, is currently treating water from their wells for PFAS, and they plan to do more. As stewards of this precious natural resource, Zone 7 and Pleasanton should continue the strategy of well-head treatment and not gamble on short-term cost savings that would degrade groundwater quality and increase long-term costs. ■

Editor's note: Jim Lehrman, a resident of Pleasanton since 1988, is a professional geologist and certified hydrogeologist licensed by the state of California.

GUEST OPINION

BY NATASCHA THOMSON

In protest of PDA fee increase

As a small business owner in downtown Pleasanton, I protest the planned increase of taxes to fund the Pleasanton Downtown Association. As a 25-year resident of Pleasanton, I would love to see downtown Pleasanton revitalized.

Here are five reasons why giving more money to the PDA appears to

be the wrong approach:

1. PDA activity has been exclusively focused on increasing foot traffic to restaurants and retail stores on Main Street. There are 500-plus businesses who are mandatory members of the PDA, and many aren't located on Main Street; even fewer are on street level. Second-floor and service businesses are invisible to the PDA.

2. The PDA provides no accountability. While I employ detailed lead-tracking and can prove that I have generated zero clients (or leads) from PDA membership, I have yet to see meaningful statistics from the PDA

on how they have helped to "revitalize" downtown or actual numbers that prove a conversion from foot traffic to sales.

3. The PDA has been doing the same things for years, and instead of "revitalizing" downtown there seems to have been an increase in open storefronts. Maybe what the PDA is offering isn't what downtown Pleasanton needs? My clients (and leads) come almost exclusively from referrals and online marketing. I don't need the PDA's help to generate business. Foot traffic isn't the solution.

4. Having worked out of a historic

building in downtown for four years, I believe that what's eating downtown Pleasanton is not an inability of local businesses to attract their own clients (that's frankly insulting). Rather, it is old buildings that are hanging on by a thread. PRIMM Boutique is a prime example of building owners being allowed to let their properties fall apart to the detriment of talented entrepreneurs.

Local businesses need functional spaces to do business in (we also need proper signage). Maybe more storefronts would be filled if there were higher demands put on building owners to maintain them? It's



exhausting to have to fight for things like A/C or a working elevator on a regular basis.

5. PDA membership dues are simply an unfair penalty on service businesses downtown. Service businesses like mine generate foot traffic to other downtown stores. Many of my clients eat, drink and shop downtown before or after seeing me for therapy appointments. Some of my clients come from out-of-town and experience downtown for the first time.

In a nutshell, PDA membership should be voluntary. And, city of Pleasanton, please find a solution to keep our downtown buildings functional or more businesses will have to move somewhere else. ■

Editor's note: Natascha Thomson is a licensed marriage and family therapist who offers psychotherapy at her praxis.

LETTERS

Thank you, from REACH

On behalf of the Tri-Valley REACH Board, we extend our sincere thanks to the community for making our annual evening of giving event, REACH for Your Dreams — Havana Nights, a success! The outpouring of support reflects the remarkable and inspiring spirit of the Tri-Valley community, and we could not be more grateful.

Your support helped raise important funds to provide adults with intellectual and developmental disabilities (I/DD) access to safe, affordable and inclusive housing. Along with supporting opportunities for enrichment, recreation, and connection through scholarships for RADD, equipment and recognition events for T-RADD athletics, and creative exploration and entrepreneurship through the Chamba Collective.

During the event, resident Matt shared how living in a REACH home has given him independence, confidence, and choice. Board Secretary and parent Carolyn Zalewski spoke of the peace of mind these types of community resources bring families.

Their stories show how important access to housing and support is for both residents and loved ones.

To keep the momentum from the event going, we are excited to launch the Havana Encore Campaign in partnership with the Community Health and Education Foundation (CHEF). Through Oct. 31, every gift will be matched 50%, turning your generosity into 150% impact! Giving today enables REACH residents and participants to build friendships, gain confidence, and strengthen their community connections.

Thank you for making dreams come true! Learn more or support Tri-Valley REACH at www.trivalleyreach.org. To take part in the Havana Encore CHEF matching gift, visit <https://chefgivingcommunity.org/HavanaEncore>.

— Kay King, board chair,
Tri-Valley REACH

Idea for downtown

Dear PDA,

As a resident of Pleasanton, it seems that we have a lot of vacant space on Main Street relative to our sister cities in the Tri-Valley area.

Many festivals, street closures and other initiatives by the PDA have done

a lot to help bring people downtown. I'm not sure what keeps empty space empty, but is there an opportunity to try something new — short-run pop-up shops that go viral — to help fill the space and create a new and fresh pull for downtown Pleasanton?

— Sarah Coulter

Yes, more county news

I was so encouraged by Jeremy Walsh's recent What a Week column regarding committing more time to reporting on the myriad of board meetings for both Alameda and Contra Costa counties to inform us on items impacting the Tri-Valley.

This is exactly why I recently became a member! I am so happy to be supporting local journalism and I appreciate your efforts. Sometimes it's just important to let folks know their work is noticed. Thank you!

— Cindy Horn

Why should we foot the bill for climate chaos?

From deadly heat waves to ferocious hurricanes and raging wildfires, communities across the nation are paying a steep price for climate disasters.

Just in the past two years we've seen

the devastating fires sweep across Los Angeles here in California, putting thousands of people out of their homes.

Back in my home state of North Carolina, Hurricane Helene wreaked havoc on dozens of mountain communities, literally washing homes and livelihoods away in a matter of hours.

The survivors are then left to pick up the pieces; families are facing higher insurance premiums, soaring food costs, and mounting health bills. Meanwhile, the fossil fuel companies driving this crisis are raking in record profits — without paying a dime toward the damages they have caused.

It doesn't have to be this way. The "Polluters Pay Climate Fund Act" in Congress would require Big Oil to contribute just a small share of profits to a federal fund. That climate fund would help rebuild communities after disasters, protect frontline neighborhoods, and invest in resilience so we're better prepared for the next storm, flood or fire.

Our leaders in Congress must put people over polluter profits and pass the "Polluters Pay Climate Fund Act".

The time to act is now — before the next disaster strikes.

— Lydia Roberts

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

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 Ofelelein, 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

Sports

PLEASANTON PREPS



BY DENNIS MILLER

Falcons control Wildcats in water polo win

Also: Foothill girls' volleyball ends Carondelet's unbeaten run in EBAL play

The Foothill girls' water polo team found success at the varsity level with the Falcons' two games against the varsity and junior varsity from Dougherty Valley.

In the varsity match the Falcons battled out to an early lead, then gradually worked it out to a comfortable 13-3 final.

The Falcons had a plethora of players turn in good efforts.

Natalie Williams led the way with seven goals, two steals and two earned kickouts resulting in six power plays.

Nashika Rath posted two goals, a steal and one earned kickout. Ashby Clark also scored two goals, and Aria Nair added a pair of steals.

Brianna Gavril also tallied a pair

of goals for the Falcons.

The Falcons' JV goalie was called into varsity action, making six saves and allowing no goals in the second half.

The JV game was a battle throughout, with the Falcons fighting out to a 2-0 lead at the end of the first quarter. Both offensive units found some life in the second quarter with the Falcons holding a 6-4 at the halftime break.

Dougherty came back strong in the third and took a one-goal lead at the end of the third quarter, 7-6. The Falcons got the better of play and at the end of regulation it was 9-9.

Dougherty Valley got the win with a 5-meter goal in overtime.

Pleasanton Preps sponsored by



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Foothill JV was led by five goals from Ava Francis and two each from Sophie Moghal and Arshia Jain. Natasha Pabalkar had eight blocks in her debut as goalie.

Foothill girls' volleyball

The Falcons scored a pair of big East Bay Athletic League wins last week, finishing the week alone at the top of the Valley Division and tied for the best record overall.

The week started with the Falcons knocking Carondelet from the EBAL unbeaten ranks with a 23-25, 25-19, 25-18, 25-19 win.

Highlights came from Paige Nelson (23 kills, 15 digs, 4 aces), Danielle Yeh (35 assists, 4 aces, 4 kills), Olivia So (19 digs, 6 aces) and Addison Monnastes (6 kills, 2 blocks).

The second game of the week was the big crosstown match with Amador Valley, and the Falcons came away with the 25-17, 25-19, 25-15 sweep.

Highlights came from Nelson (22 kills (.510), 8 digs), So (15 digs, 7 aces), Emily Evans (4 kills, 1 block), Serena Wu (4 kills).

Amador girls' water polo

The Dons got eight goals from Susan Swyers on the way to beating Livermore 12-1.

Addi Drain added a pair of goals



MARK WILLIAMS

Foothill varsity girls' water polo following their 13-3 win over Dougherty Valley.

Kim Patrick.

If you want to read more about each of my picks, as well as the first two Foothill coaches I would add to the class, head to PleasantonWeekly.com to find how to get the Tri-Valley Preps Playbook newsletter each week for free — then read this week's Big Picture story.

You can also find the latest EBAL Power Rankings for football, volleyball, and flag football. Once again, it's free each week and will be delivered to your inbox every Tuesday afternoon. ■

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

Employment

Safeway Inc. hiring Director Technical Product/Digital Collective in Pleasanton, CA. Develop product roadmaps & manage team. May telecommute. Reports to Pleasanton. Must have legal right to work in US. EOE. \$274,456-320,540/yr. Email resume: TA.Applications@albertsons.com, ATTN: M. Mercado Ref# 0915RK

10x Genomics in Pleasanton, CA seeks multiple positions: QC Scientist, salary \$139,339-\$150k (#QCS24); Doc. Control Specialist II, salary \$90k-\$110k (#DCSII); Sr. Research Assoc. II, salary \$121,264-\$130k (#SRRAII). Qualified applicants must mail resume to 10x Genomics, Attn: Jana Jensen, 6230 Stoneridge Mall Rd, Pleasanton, CA 94588 quoting job #.

Workday, Inc. has an opening for Principal, Cloud Architect in Pleasanton, CA. Job duties include: Lead the analysis of the current technology environment to detect critical deficiencies, legacy and technical debt. Salary: \$206,315 - \$246,000 a year, 40 hours per week.

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

Interested candidates email resume to: workdayjobs@workday.com. Must reference job 20637.3340

ENGINEERING

AEye, Inc is accepting resumes for Manager, Systems Test Engineer in Pleasanton, CA. Lead and mentor a team of systems engineers in feature validation, calibration processes, and data collection and analysis. Annual salary: \$162,000-\$184,000/yr. Email resume to hr@aeye.ai. Must reference Ref. SN-TE.

FIVED INFOTECH INC has Mult Opngs in Pleasanton, CA. Computer Programmer (\$130,270.00/Yr.): Write, Collab, Implement, Correct, Create, Debug, Updt & expand existing programs. Reqs trvl/reloc to various unanticipated client locnts throughout the U.S. w/expenses paid by emplry. Stndrd Co Bnfts offered. Mail res & pos to Pres., FIVED INFOTECH INC, 4900 Hopyard rd, Ste.#100, Pleasanton, CA, 94588 or email to bharat@fivedinfotech.com EOE

To advertise here please visit PleasantonWeekly.com/employment_ads.

Super Bowl champ speaking at Dublin chamber event

Bleier to deliver 'message of overcoming adversity and reaching for your goals'

BY JEREMY WALSH

Rocky Bleier, a four-time Super Bowl champion with the Pittsburgh Steelers and a decorated Vietnam War veteran, will be the headliner at the Dublin Chamber of Commerce's third annual Thought Leadership Speaker Series this fall.

Bleier's story of battling his way back to the NFL after sustaining serious injuries during his mid-career military service has become the centerpiece of his messaging as an inspirational speaker in the decades after his playing days ended.

"I have heard him speak in the past," Dublin Chamber Chair Kyle Wichelmann said in a press release. "When I heard we could get him to speak, I knew that his message of overcoming adversity and reaching for your goals would be perfect for Thought Leadership. Rocky Bleier's message resonates with everyone whether in business, athletics or your personal life."

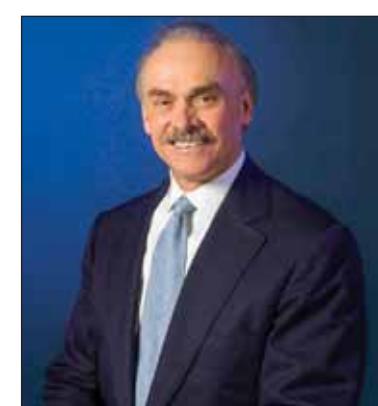
An alumnus of the University of Notre Dame, Bleier was drafted into

the U.S. Army after his rookie season with the Steelers in 1968. The next year, he would be seriously injured in combat when his platoon was ambushed. Bleier received the Purple Heart and Bronze Star for his military service, but his injuries left his football career in doubt.

"For more than two years, he drove himself. Little by little he overcame obstacles and fought his way back," chamber officials said. "The hard lessons Rocky Bleier learned early in his life that helped him overcome adversity and reach his goals have paid off after football."

Bleier, a running back and special teams standout, won Super Bowls with Pittsburgh in the 1974, 1975, 1978 and 1979 seasons and eclipsed the 1,000-yard rushing mark in 1976. He also authored a book about his experience, "Fighting Back: The Rocky Bleier Story", which was turned into a TV movie in 1980 — and a prelude to his successful second career as a motivational speaker.

Bleier is set as third keynote speaker in what has become an eclectic



COURTESY DUBLIN CHAMBER

Rocky Bleier will appear at the Bankhead Theater on Oct. 16.

roster for the Dublin chamber's burgeoning annual series, joining civil rights educator Harry Edwards from 2023 and former congresswoman Tulsi Gabbard, now the U.S. director of national intelligence, last year.

The 2025 Thought Leadership event is scheduled for 7 p.m. Oct. 16 at the Bankhead Theater in Livermore. Tickets are on sale now at the Bankhead website, livermorearts.org. ■

Calendar

WHAT'S HAPPENING IN OUR COMMUNITY • POST CALENDAR ITEMS AT PLEASANTONWEEKLY.COM

Halloween & Fall Fun

PIRATES OF EMERSON Pirates of Emerson is an extremely frightening, walk-thru haunted house. Enjoy four haunted houses, a virtual reality ride, games, bands and a gift shop. This highly detailed haunt is not geared for children. 7:05-10 p.m. Through Nov. 2. Visit alamedacountyfair.com.

ALAMEDA FALL HOME SHOW At the Fall Home Show discover endless possibilities at hundreds of exhibits from custom kitchens and baths, windows and doors, heating and air, roofing and floors, pools and spas, landscaping displays and more. Oct. 3-5. Visit alamedacountyfair.com.

MUSEUM ON MAIN GHOST WALK This family-friendly tour brings stories and experiences collected and documented from locals over the years. At each haunted location, groups are met by actors playing the roles of the various ghosts around town, bringing their stories and Pleasanton history to life. Oct. 9-10; 17-18. For more information visit museumonmain.org.

DIWALI FESTIVAL OF LIGHTS Visit vendor booths offering arts, crafts and traditional clothing from India while enjoying cuisine from across India. Experience a lively cultural program with Bollywood dances and Disco Dandiya. 12-11 p.m., Oct. 11. Visit alamedacountyfair.com.

HALLOWEEN COSTUME DRIVE Tri-Valley Haven is accepting unused new or unused costumes for children and teens ages 0-17 through Oct. 17. Help make this spooky season fun and memorable for local families in need. Drop off costumes, 9 a.m. to 5 p.m., weekdays, 3663 Pacific Ave., Livermore.

SYCAMORE SCARES AT RAVENSWOOD Step into the shadows of Ravenswood Historic Site for two nights of spine-tingling haunted tours. The later it gets, the scarier the monsters. 6-9 p.m., Oct. 17-18. Visit larpd.org.

SENSORY BOO BASH For children and families who may experience sensory sensitivities, join for a calmer and quieter atmosphere, but still full of spooky fun. 3:15-4 p.m., Oct. 18. Cost \$16. Robert Livermore Community Center. Visit larpd.org.

HALLOWEEN BOO BASH Join for the Halloween Boo Bash where this hauntingly delightful gathering is perfect for families looking to embrace the Halloween spirit in a fun and enjoyable environment. 4-6 p.m., Oct. 18. \$16. Robert Livermore Community Center. Visit larpd.org.

CREEPY NIGHT HIKE Animals that creep in the night, zombification in nature, and other frightful night tales await when an LARPD Ranger leads this special hike after dark at

Sycamore Grove. 6-8 p.m., Oct. 19. \$10R/\$11/NR. Register at larpd.org.

ROCKY HORROR MUSICAL Las Positas College Theatre Arts presents this outrageous, high-energy revival inviting the audience to celebrate one of the most iconic and unconventional musicals of all time. Age 16+. 7 p.m., Oct. 23-25; Oct. 30 to Nov. 1. Visit lpc.ludus.com/.

PUMPKIN PATCH AND SPLASH Bring family and friends for a fun-filled day where guests pick a pumpkin from the floating pumpkin patch while enjoy games and crafts. 1-4 p.m., Oct. 25. Robert Livermore Aquatic Center. Visit larpd.org.

ENCORE PLAYERS AT LIVERMORE LIBRARY Livermore's community theatre group, Encore Players, presents a Halloween-themed show for the whole family designed to entertain audiences of all ages. 2-3 p.m., Oct. 26. Livermore Civic Center Library.

Entertainment

DEBBIE GIBSON Debbie Gibson's talent has led to over 16 million in album sales and a prolific theatrical career spanning 17 musicals. 8 p.m., Oct. 3. Tickets \$65-\$95. Visit livermorearts.org.

JOURNEY REVISITED With exceptional musicianship and raw talent, this California-based band recreates the iconic sound of the album-oriented rock era. 7:30 p.m., Oct. 3. Tickets \$33-\$38. Visit firehousearts.org.

BEST OF SAN FRANCISCO STAND-UP COMEDY From the producers of one of the longest running independent shows in America comes this comedy tour de force from some of the hottest up and coming acts in the Bay Area. 8 p.m., Oct. 4. Tickets \$23. Visit firehousearts.org.

VERDI'S LA TRAVIATA Join Livermore Valley Opera and step into a world of passion, sacrifice and timeless music with Verdi's beloved masterpiece. This is opera at its most moving. Closing weekend, Oct. 4-5. Visit livermorearts.org.

THE MUSICAL ADVENTURES OF FLAT STANLEY JR. Get ready for fun as everyone's favorite two-dimensional hero finds a new life in this show filled with infectious songs and non-stop adventure. A perfect show to introduce young performers to the magic of live theatre. Oct. 7-8. Tickets \$16-\$20. Visit livermorearts.org.

THE GRADUATES, THE SOUND OF SIMON & GARFUNKEL An energetic and heartwarming salute to the music of Simon & Garfunkel. A feel-good night in the theater, not to be missed. 7:30 p.m., Oct. 9. Tickets \$43-\$75. Visit livermorearts.org.

IN THE SPIRIT OF LENNON Drew Harrison presents a heartfelt, emotionally charged retrospective of the life and career of one of the most influential artists of all time. 7:30 p.m., Oct. 10. Tickets \$33-\$38. Visit firehousearts.org.

THE FILHARMONIC This a cappella group of Filipino-Americans brings their unique blend of hip hop, pop and R&B to The Bankhead. 8 p.m., Oct. 11. Tickets \$50-\$80. Visit livermorearts.org.

MARATHI NATAK SAKKHE SHEJARI This episodic drama celebrates the bittersweet bonds between three neighboring couples in a lively Mumbai apartment complex. Join for an evening filled with laughter, warmth and a touch of drama. 3:30 p.m., Oct. 11. Tickets \$28-\$38. Visit firehousearts.org.

BALLET FOLKLORICO MEXICANO DE CARLOS MORENO Celebrate the energy and passion of traditional Mexican folk dance honoring ancestors in a vibrant and uplifting celebration. 3 p.m., Oct. 12. Ticket \$30-\$50. Visit livermorearts.org.

JACKIE AND THE BEANSTALK This East Bay Children's Theatre production featuring an all adult cast will delight children and adults alike with its upbeat attitude, clever comedy and Broadway-style songs. 2 p.m., Oct. 12. Tickets \$18-\$28. Visit firehousearts.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. Oct. 12, Jazz Festival. Visit wentevineyards.com.

Talks

LIVERMORE-AMADOR VALLEY GARDEN CLUB October speaker Lori Caldwell will teach techniques for building healthy soil which helps with water retention, increased nutrition and higher yields and blooms in the gardens. 6-8 p.m., Oct. 9. Crosswinds Church. Visit lavgc.org.

AMADOR VALLEY QUILTERS Guest Speaker Linda Wagner has been making quilts for over 35 years and teaching quilting for over 25 years and her personal interests gravitate to scrappy quilts. 1:30-4 p.m., Oct. 11. Pleasanton Middle School. Visit amadorvalleyquilters.org or Wordpress.org.

AUTHOR CARO DE ROBERTIS In honor of Latinx Heritage Month, author Caro De Robertis will discuss their writing journey and read short selections. This presentation will be followed by a book signing with books available for purchase on-site from Towne Center Books. 2-4 p.m., Oct. 11. Livermore Civic Center Library.

WALT DISNEY'S TRAINS Join for an author talk with historian and author Michael Campbell about his book Walt Disney's Trains: A Grand Circle Tour Through His Life and Legacy. 2-3 p.m., Oct. 12. Livermore Civic Center Library.

LIVERMORE-AMADOR GENEALOGICAL SOCIETY In this zoom meeting, Christine Cohen will discuss the many ways to reach out to distant living cousins. Explore online trees, lineage

PET OF THE WEEK



TRI-VALLEY ANIMAL RESCUE

Meet Dexter

Dexter is a very sweet, 1-year-old Miniature Pinscher mix. He's a nice, sturdy but compact size at 15 pounds. He likes to cuddle with his foster family and they enjoy his company on walks. He's already house-trained, neutered, microchipped and vaccinated. Dexter is a bit shy and will do best in a quieter home with adults and possibly older teens. Contact Tri-Valley Animal Rescue via tvar.org.

societies, cemetery indexes, obituaries in newspapers and more. 7-8 p.m., Oct. 13. Visit l-ags.org.

AGING IN PLACE Aging in Place (Your Home or Sr. Living) is the topic of this free presentation which includes the pros/cons of issues of aging in place; falls and their impact; payer sources; caregiver or family caregiver. 11 a.m. to 12 p.m., Oct. 15. 4444 East Ave., Livermore. Register at larpd.org.

DISCUSSION & DESSERT WITH PHILIP & ERIN STEAD Towne Center Books hosts the Caldecott Medal-winning and NYT bestselling duo Philip and Erin Stead for Discussion & Dessert. 7 p.m., Oct. 15, 555. Main St., Pleasanton. RSVP at townecenterbooks.com.

THEN & NOW: LIVERMORE STORIES East Bay Regional Parks District Supervising Naturalist Ashley Grenier presents Then and Now: Morgan Territory Regional Preserve, 7 p.m., Oct. 15 in the Storytime Room of the Livermore Civic Center Library.

CALIFORNIA WRITERS CLUB TRI-VALLEY BRANCH This meeting will focus on critique groups where Lani Longshore will discuss the importance of joining a critique group, TVW's best practices and the challenges and benefits of making the critique process work. Register by Oct. 16 at treasurer@trivalleywriters.org. 2-4 p.m., Oct. 18, La Quinta Inn, Dublin.

Support

VETERANS AFFAIRS MOBILE MEDICAL OUTREACH The VA Palo Alto Health Care System's mobile medical outreach unit will be at the Livermore Civic Center Library parking lot where medical providers will be on-site to offer examinations, consultations and referrals to veterans enrolled in the VA Palo Alto Health Care System. No appointment is necessary. 10 a.m. to 1 p.m., Oct. 16.

FAMILY CAREGIVER SUPPORT GROUP This free Caregiver Support Group is for families and friends who are caring for a loved one over the age of 60. 10:30-11:30 a.m., Mondays. Explore online trees, lineage

Heritage Estates, 900 E Stanley Blvd., Livermore.

COMMUNITY MEAL PROGRAM Open Heart Kitchen serves free meals, first come, first served, that are nutritious and freshly prepared. 12-5 p.m. weekdays at Vineyard Resource Center, 450 N. Livermore Ave., Livermore.

OPEN HEART REFUGE Open Heart Refuge is a 20-bed overnight shelter in Livermore for adults who are in crisis or experiencing homelessness. operating 7 days a week from 6 p.m. to 8 a.m. and includes both a hot dinner and hot breakfast. For more information visit openheartkitchen.org/refuge.

Fundraisers

PACE FOR PEACE Join Tri-Valley Haven's annual Pace for Peace 5K/10K Walk/Run with a 1K kids dash where all proceeds directly support their Domestic Violence Services Department which provides safety, shelter and healing to survivors and their families. 8 a.m., Oct. 4. Visit trivalleyhaven.org.

2025 TECH TREK FUNDRAISER Join the Livermore-Dublin-Pleasanton Branch of the American Association of University Women for its 2025 Tech Trek Fundraiser at Darcie Kent Estate Winery. Tech Trek is a week-long, hands-on STEM camp for rising 8th grade young women. 5-8 p.m., Oct. 8. Visit bit.ly/AAUW-2025.

ROTARY CLUB COMMUNITY BBQ BASH & FUNDRAISER This lively, family-friendly celebration is filled with delicious food, local entertainment and interactive activities for all ages supporting Livermore non-profits. Free admission. 3-7 p.m., Oct. 18, Carnegie Park, Downtown Livermore. Visit livermorevalleyrotary.org.

HOPE HOSPICE GOLF MARATHON Join this fun and challenging charity golf event among an exclusive group of golfers which raises support for hospice care in the Tri-Valley and adjacent East Bay cities. Oct. 20, The Club at Castlewood. Visit p2p.onecause.com/hope100golf.

Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 579925

The following person(s)/registrant(s) has/have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S): PROSHRED

PROSHRED SFBA

PROSHRED SECURITY

5635 West Las Positas Blvd., Suite 405

Pleasanton, CA 94588

FILED IN ALAMEDA COUNTY ON: 10/01/2013

UNDER FILE NO. 579925

REGISTRANT'S NAME(S):

MJT Ventures Corporation

732 Sunny Brook Way

Pleasanton, CA 94566

THIS BUSINESS WAS CONDUCTED BY A Corporation.

This statement was filed with the County Clerk Recorder of Alameda County on September 24 2025.

(PLW Oct 3, 10, 17 and 24, 2025)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 610776

The following person(s)/registrant(s) has/have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):

PACIFIC DAS

5653 Stoneridge Drive, Suite 109

Pleasanton, CA 94588

FILED IN ALAMEDA COUNTY ON: 11/21/2024

UNDER FILE NO. 610776

REGISTRANT'S NAME(S):

BOBCOMM, INC.

5653 Stoneridge Drive, Suite 109

Pleasanton, CA 94588

THIS BUSINESS WAS CONDUCTED BY A Corporation.

This statement was filed with the County Clerk Recorder of Alameda County on September 22 2025.

(PLW Oct 3, 10, 17 and 24, 2025)

The Texas RRC will hold a hearing to subdivide the Big Foot Olmos B Sand Unit with Central Gulf Petroleum Inc as petitioner on October 8, 2025 at 130 pm at the offices of the RRC located at 1701 N Congress Ave Austin, Texas. Interested parties may attend.

(PLW Sep 12, 19, 26 and Oct 3, 2025)

VINEYARD ESTATES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617353

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

1.) VINEYARD ESTATES , located at 3263 VINEYARD AVE 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):

PLEASANTON MOBILE HOME PARK LLC 430 S San Dimas Ave

San Dimas, CA 91773

Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2010

This statement was filed with the County Clerk Recorder of Alameda on September 03 2025.

(PLW Oct 3, 10, 17 and 24, 2025)

BRIGHT BINS TRI-VALLEY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617849

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

1.) Bright Bins Tri-Valley , located at 830 Main St Ste B Pleasanton, CA 94566, Alameda County.

This business is conducted by: a Corporation.

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

PYT CONSTRUCTION CORP

830 Main St Ste B

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 September 24 2025.

(PLW Oct 3, 10, 17 and 24, 2025)

PACIFIC DAS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617812

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

1.) Pacific DAS , located at 5653 Stoneridge

This statement was filed with the County Clerk Recorder of Alameda on September 22 2025. (PLW Oct 3, 10, 17 and 24, 2025)

PEARLS & TEETH, DENTAL PRACTICE OF VEENA MADHURE, DDS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 616999

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

1.) Pearls & Teeth, Dental Practice Of Veena Madhure, DDS , located at 5720 Stoneridge Mall Rd, #285, Pleasanton, CA 94588, Alameda County.

This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are):

VEENA MADHURE DDS, INC 1619 Angsley Ln San Ramon, CA 94582

State of Incorporation/Organization: California Registrant began transacting business under the fictitious business name(s) listed above on 12/23/2024

This statement was filed with the County Clerk Recorder of Alameda on September 22 2025. (PLW Oct 3, 10, 17 and 24, 2025)

THE ENTRY EDIT FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617613

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

1.) SONG MATCHA , 2.) ECOSIP SUPPLY CO , 3.) BAAN THAI , 4.) MOO MOO THAI , 5.) HIMEJI JEWELRY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617613

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

1.) SONG MATCHA , 2.) ECOSIP SUPPLY CO , 3.) BAAN THAI , 4.) MOO MOO THAI , 5.) HIMEJI JEWELRY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617613

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

1.) The Entry Edit , located at 3263 Vineyard Ave. spc 99, Pleasanton, CA 94566, Alameda County.

This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):

EMILY WARREN 3263 Vineyard Ave. spc 99 Pleasanton, CA 94566

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

This statement was filed with the County Clerk Recorder of Alameda on September 15 2025. (PLW Sep 26, Oct 3, 10 and 17, 2025)

QUEEN'S NAILS STUDIO FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617309

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

1.) Queen's Nails Studio , located at 160 S K St. Livermore, CA 94550, Alameda County. Mailing Address: 2985 First St, Unit 1204 Livermore, CA 94550.

This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):

DAVID NGUYEN 2985 First St., Unit 1204 Livermore, CA 94550

Registrant began transacting business under the fictitious business name(s) listed above on 09/01/2025

This statement was filed with the County Clerk Recorder of Alameda on September 02 2025. (PLW Sep 26, Oct 3, 10 and 17, 2025)

KIND DENTAL CARE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617477

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

1.) KIND DENTAL CARE , located at 1472 Cedarwood Ln, Suite A Pleasanton, CA 94566, Alameda County.

This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are):

ZDENT PROFESSIONAL DENTAL CORPORATION 1472 Cedarwood Ln, Suite A Pleasanton, CA 94566

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 September 09 2025. (PLW Sep 19, 26, Oct 3 and 10, 2025)

PINK HORIZON CONSULTING FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617388

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

1.) Pink Horizon Consulting , located at 4050 Chalk Hill Way, Dublin, CA 94568, Alameda County.

This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):

JASKARAN KAUR 4050 Chalk Hill Way Dublin, CA 94568

Registrant began transacting business under the fictitious business name(s) listed above on 08/19/2025

This statement was filed with the County Clerk Recorder of Alameda on September 04 2025. (PLW Sep 19, 26, Oct 3 and 10, 2025)

HANDY HIVE COMPANY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617815

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

1.) Handy Hive Company , located at 4061 E Castro Valley Blvd, Ste 426, Castro Valley, CA 94552, Alameda County.

This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are):

ELIZO LLC 4061 E Castro Valley Blvd, Ste 426, Castro Valley, CA 94552

State of Incorporation/Organization: California Registrant began transacting business under the fictitious business name(s) listed above on 09/01/2025

This statement was filed with the County Clerk Recorder of Alameda on September 16 2025. (PLW Sep 26, Oct 3, 10 and 17, 2025)

STORIES WE TELL THERAPY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617636

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

1.) Stories We Tell Therapy , located at 2991 Sacramento Street #544, Berkeley, CA 94702, Alameda County.

This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):

COURTNEY QUATTRINI 2991 Sacramento Street #544 Berkeley, CA 94702

Registrant began transacting business under the fictitious business name(s) listed above on 09/15/2025

This statement was filed with the County Clerk Recorder of Alameda on September 16 2025. (PLW Sep 26, Oct 3, 10 and 17, 2025)

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

Case No.: 25CV144227

TWIXTE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617354

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

1.) Twixte , located at 1881 Trestle Glen Rd, Oakland, CA 94610, Alameda County.

This business is conducted by: a Corporation.

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

ACCELERANT SYSTEMS, INC.

1881 Trestle Glen Rd

Oakland, CA 94610

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 September 03 2025. (PLW Sep 19, 26, Oct 3 and 10, 2025)

SWASS INVENSINS

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617438

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

1.) SWASS INVENSINS , located at 166 SHANIKO CMN, FREMONT, CA 94539, ALAMEDA County.

This business is conducted by: an Individual.

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

SWAPNA PEDDI

166 SHANIKO CMN

FREMONT, CA 94539

Registrant began transacting business under the fictitious business name(s) listed above on 07/07/2025

This statement was filed with the County Clerk Recorder of Alameda on September 05 2025. (PLW Sep 12, 19, 26 and Oct 3, 2025)

GOLDEN STATE LUXURY GROUP FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617559

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

1.) GOLDEN STATE LUXURY GROUP , located at 480 St John St. #240 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):

MICHAEL G ROBERTS RE

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 COUNTY

Case No.: 25CV133875

TO ALL INTERESTED PERSONS:

Petitioner: Andrew Eligio filed a petition with this court for a decree changing names as follows:

ANDREW ELIGIO to LEON SCOTT MARSH
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 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: 07/31/2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Sep 12, 19, 26 and Oct 3, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA COUNTY

Case No.: 25CV142442

TO ALL INTERESTED PERSONS:

Petitioner: Christi Violett Bickham filed a petition with this court for a decree changing names as follows:

CHRISTI VIOLETT BICKHAM to VIOLETT CHRISTI BICKHAM
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: 11/21/25, 9:00AM, Hayward Hall of Justice Dept. 514 of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: 9/11/25

Danielle Harbour

JUDGE OF THE SUPERIOR COURT

(PLW Sep 26, Oct 3, 10 and 17, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE

OF:

MARY C. TAI

Case No.: 25PR133722

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

A Petition for Probate has been filed by:

THERESA MY TAI-BOTTENHORN in the Superior Court of California, County of Alameda.

The Petition for Probate requests that:

THERESA MY TAI-BOTTENHORN 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 November 19 2025 at 9:45 AM in Dept 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:
Robert K. Roskoph, Esq.
Crist Biorn Shepherd Roskoph APC
2479 E. Bayshore Road, Suite 155
Palo Alto, CA 94303
650-321-5000
(PLW Sep 26, Oct 3 and 10, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE

OF:

WILLIAM COULTER WALSH III

Case No.: 25PR143558
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WILLIAM COULTER WALSH III.

A Petition for Probate has been filed by:
Thomas W. Hancock in the Superior Court of California, County of Alameda.

The Petition for Probate requests that:
Thomas W. Hancock 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 October 13 2025 at 9:45 AM in Berkeley Courthouse of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704.

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

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

Attorney for Petitioner:
Emily J. Buchbinder
Law Office of Emily J. Buchbinder
525 Capitol Avenue
Capitol, CA 95010
831-462-1313
(PLW Sep 19, 26 and Oct 3, 2025)

Place a legal notice at
PleasantonWeekly.com/legal_notices/

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:
Robert K. Roskoph, Esq.
Crist Biorn Shepherd Roskoph APC
2479 E. Bayshore Road, Suite 155
Palo Alto, CA 94303
650-321-5000
(PLW Sep 26, Oct 3 and 10, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE

OF:
GILDA R. VERSALES (ALSO KNOWN AS GILDA RAQUEL D. VERSALES-MEDINA, GILDA RAQUEL D. VERSALES, AND GILDA RAQUEL VERSALES)

Case No.: 25PR125402
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GILDA R. VERSALES (ALSO KNOWN AS GILDA RAQUEL D. VERSALES-MEDINA, GILDA RAQUEL D. VERSALES, AND GILDA RAQUEL VERSALES).

A Petition for Probate has been filed by:
Solace V. Medina in the Superior Court of California, County of Alameda.

The Petition for Probate requests that:
Solace V. Medina 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 October 13 2025 at 9:45 AM in Berkeley Courthouse of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704.

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

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

Attorney for Petitioner:
Solace V. Medina in the Superior Court of California, County of Alameda.

The Petition for Probate requests that:
Solace V. Medina 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 October 13 2025 at 9:45 AM in Berkeley Courthouse of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704.

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Attorney for Petitioner:
Solace V. Medina in the Superior Court of California, County of Alameda.

The Petition for Probate requests that:
Solace V. Medina 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 October 13 2025 at 9:45 AM in Berkeley Courthouse of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704.

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

Public Notices

DV-730 Order to Renew Domestic Violence Restraining Order

Instructions: Restraining Order After Hearing (form DV-130, JV-255, or JV-265) must be attached to this form.

① Protected Person

Name: ROBERT LATONA

② Restrained Person

Full Name: AYLA ORTIZ

Address: 2503 SANTA RITA ROAD #49

City: PLEASANTON State: CA Zip: 94566

③ 624 Enzo Way Apt. #11

Livermore, CA 94551

④ Renewal and Expiration

The request to renew the attached restraining order is:

a. Granted.

The attached restraining order is renewed and will (check one):

(1) Expire on (must be renewed for at least five years) (date): _____ (time): _____ a.m. p.m. midnight

(2) Not expire (permanent order)

(*Child custody, visitation, property, and support orders may have been changed (modified) and may be different from those issued on the attached restraining order.)

See also: A24-0082, A24-0086 - WUDIA

b. Denied. The attached restraining order expires as stated in that order.

This is a Court Order.

Rev. January 1, 2024
File: January 1, 2024, Mandatory Forms
Family Code, § 8545

(CLETS) Essential
cets.com | DForm

DV-730, Page 1 of 3

⑤ Hearing

There was a hearing on (date): _____ at (time): _____ a.m. p.m.

These people were at the hearing (check all that apply):
① The person in ① The lawyer for the person in ① (name): Barry D. Witt, Esq.
② The person in ② The lawyer for the person in ② (name):

⑥ Lawyer's Fees and Costs

The person in ① in ② must pay the following lawyer's fees and costs:

Pay to: _____ For: _____ Amount: \$ _____ Due date: _____

Pay to: _____ For: _____ Amount: \$ _____ Due date: _____

⑦ Service by Person in

(Check a or b.)

a. No other proof of service is needed. The people in ① and ② attended the hearing, either physically or

remotely (by telephone or videoconference), or agreed in writing to this order.

b. The person in ② was not present. The person in ① must have person in ② served with a copy of this

order by (check all that apply):

(1) Mail at the address listed on form DV-710

(2) Other: 2503 Santa Rita Rd #49, Pleasanton, CA 94566

(3) The court has scheduled a firearms and ammunition compliance hearing. The person in ① must have

person in ② served with a copy of this order by (check all that apply):

</

Tim McGuire
DRE 01349446



McGuire Olson
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**262 Birchcreek Drive
Pleasanton**



2 bed • 2.5 bath • 1,221 +/- sq ft
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**2456 Crestline Road
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**1804 Tanglewood Way
Pleasanton**



4 bed • 2 bath • 2,112 +/- sq ft
Listed at \$1,998,888

**1253 Ridgewood Road
Pleasanton**



4 bed • 3 bath • 2,146 +/- sq ft
Call for details

**2320 Sandpiper Way
Pleasanton**



4 bed • 2 bath • 2,167 +/- sq ft
Call for details

**5254 Ridgevale Way
Pleasanton**



4 bed • 2.5 bath • 2,047 +/- sq ft
Call for details

**2909 Moreno Ave
Pleasanton**



3 bed • 2.5 bath • 1,761 +/- sq ft
Sold for \$1,175,000

\$2 Billion

Combined Sales
Volume

1800+

Families' Real Estate
Dreams Come True

\$140 Million

Sales Volume
in 2024

400+

5 Star Online
Reviews

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* Per MLS 1/1/2024-12/31/2024 by number of transactions. **Per WSJ Real Trends 2024. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.

Look at what my clients are saying ...



"Kris is so outstanding in her field. She sold our house on the Sacramento river and brought us multiple offers. She handled every aspect of the sale extremely well from staging to marketing to a broad audience to working with the prospective buyers. We're very happy with the job that Kris did for us and highly recommend her."

— Seller and buyer Bruce and Julie



KRIS MOXLEY
REAL ESTATE

"A year ago Kris was our listing agent and we were so fortunate to get us through the selling process of our home. Her thorough approach, her ongoing updates and communication, her advice on things that could help us sell property faster were very innovative, easy and result oriented. We started getting offers in the first week of listing and were able to get the best offer to close within a month as promised in our first meeting. Thank you very much Kris for your support and ending our 2023 with big smile on our face. Appreciate each and every step you took along the way to sell our property."



"We're grateful for her perfect mix of old-school service and professionalism, with cutting-edge technology, that brought us a successful home purchase. Kris Moxley, an outstanding realtor, is highly professional, dedicated, and knowledgeable. We highly recommend her to anyone seeking a trustworthy real estate professional."

— Seller and buyer Bruce and Kathy



OPEN SUNDAY 1 TO 4



AVAILABLE

1834 Brooktree Way, Pleasanton

4 Bedroom, 2 Bathroom,
1,854 Sq Ft
Lot with 18' wide
side yard access
New Price
\$1,645.000



COMING SOON

Livermore, Court Location

- 4 Bdr - one on main level
- 3 Bathrooms
- 2,496 Sq Ft
- 9,497 Sq Ft lot size

Pleasanton, near downtown & Schools

- 3 Bdr, one story
- 2 Ba
- 1,673 Sq Ft
- 6,700 lot size

Kris Moxley

925.519.9080

DRE 00790463

moxleyrealestate.com

kris@moxleyrealestate.com



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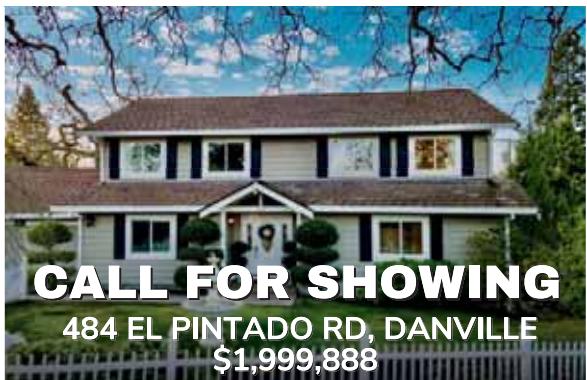
OPEN HOUSE
4336 MUIRWOOD DR, PLEASANTON
\$1,698,000



OPEN HOUSE
5990 PERIDOT PL, DUBLIN
\$1,888,000



CALL FOR SHOWING
444 CABONIA CT, RUBY HILL
\$2,149,000



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\$1,999,888



PENDING
REPRESENTING
SELLER & BUYER
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\$4,388,000



SOLD
\$108K ABOVE
ASKING!
627 EAST ANGELA ST, PLEASANTON
\$1,707,000

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- Coordination with Estate Planning
- Tax & 1031 Exchange Resources

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DeAnna Armario & Brianna Armario | (925) 694-0802 | Info@Armariohomes.com | www.ArmarioHomes.com
459 Main Street, Pleasanton | DRE #01363180 #01967027 | Broker DRE# 02065804