

Pleasanton Weekly

Luxury Homes
Fall Preview

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TOWN
SERIES

DREAMING OF DOWNTOWN DUBLIN

TIMELINE TO CREATE 'MAIN
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WHAT A WEEK



By JEREMY WALSH

Reading our obits

The creator of one of Pleasanton's favorite Christmas traditions. A young Dublin Elementary School teacher who explored her passions for education and travel while battling cancer. Two men who very well may have worked on your teeth as a child or an adult.

Just a snapshot of the notable people in the Tri-Valley whose lives were memorialized by family and friends in recent obituaries posted to our Lasting Memories page online and in our newspaper.

Death has been on my mind professionally a lot the past two weeks. Our Police Bulletin in last Friday's paper reported on four deadly crashes (with six fatalities total) in a short span. This week we have a story on a Livermore High alum convicted of murder. We are also working on a follow-up article on the state investigation and new lawsuit stemming from a 2-year-old dying after becoming unresponsive at daycare in Dublin back in April.

Reading the local obits on our website, and elsewhere, helps keep me grounded amid that tough coverage — because the remembrances reinforce the impact of life and loss on all of us.

It was with that perspective that I approached the sad news of Bob Widmer's passing.

An Air Force veteran who worked as a manufacturing executive and later a software consultant, Widmer was a loving husband, father and grandfather who began cementing his place in the hearts of countless Pleasanton families 26 years ago with the holiday decoration display that would become regionally and nationally famous, Widmer World.

"Bob's generosity and thoughtfulness has had a significant and lasting impact on our community, one that has impacted and inspired hundreds of thousands of visitors from all over the world. He will be missed, but his legacy will live on in the wonderful memories of others," his son-in-law, Pleasanton City Councilmember Craig Eicher, told me Monday.

Widmer died Sept. 28 at age 81 of complications from multiple chronic ailments. He will be remembered at a memorial service this Friday (Oct. 24) at 1 p.m. at Graham-Hitch Mortuary.

The family will also pay tribute by continuing the Widmer World tradition later this year.

"He would have wanted that, and Susan, my mother-in-law, is not ready to call it quits," Eicher said. "As for the future, we haven't made any decisions about the future and are taking it one day at a time."

Eicher knows first-hand the

healing power that the holiday display offers.

"My favorite part of Widmer World — and I believe it was Bob's too — was the positive uplifting impact we had on some of the incredible people who visited each year," he said. "The experience becomes contagious, and heart warming to witness their joy."

Uplifting also seems an apt word to describe the imprint Hannah Zarubin left on this world.

The Foothill High School graduate taught first grade at Dublin Elementary School, including for three years while battling cancer. She accepted a medical leave for this year after receiving a terminal diagnosis over the summer, according to her obituary. Surrounded by loved ones, Zarubin died Oct. 2 at just 30 years old.

After reading her obit, I soon found the "Hannah's Hope Team" page on GoFundMe, where people helped raise nearly \$250,000 to support Zarubin's medical bills and her desire to keep traveling, particularly to Europe. She also chronicled her cancer experience on the webpage.

The post she wrote Aug. 26 sharing with everyone her terminal diagnosis and decision to enter hospice encapsulates the beautiful and the horrible of the human experience.

"Thank you for continuing to walk alongside me through this journey," Zarubin wrote near the bottom. "Your prayers, love, and encouragement mean more than I can ever put into words. I don't know what tomorrow holds, but I do know I am surrounded by love today — and that brings me peace."

"This isn't the update I wanted to write, but it's where I am right now. I'll keep fighting with everything I have — and in the meantime, if anyone figures out how to turn a cheeseburger and fries into a liquid, please let me know," she said, with a tongue-in-cheek reference to her dietary restrictions.

Seek out her full note online. Be prepared, it's a gut punch. Zarubin's obituary can be found on our Lasting Memories page.

You can also read more about the lives and legacies of folks like Dr. Ford G. Roberts (86), a retired Pleasanton orthodontist; Nancy Bordes (80), a former Dublin teacher whose son Jeff is a renowned jazz band leader; Dr. Joseph F. Pennisi Sr. (82), a longtime local dentist; Dr. Uvaldo Palomares (88), an educator and author; and Paula Ellis (67), a wife, sister, mother and grandmother who was "gentle, kind-hearted and always had a listening ear." ■

About the Cover

The city of Dublin aims to transform its downtown into a pedestrian-friendly gathering place with mixed-use, visually appealing developments, but it is not yet known when (or if) construction will kick off toward the city's vision.

Cover design by Doug Young.

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Streetwise

ASKED AROUND TOWN

So what's been weighing on your mind lately?



Sheri Holland *Lawyer*

Weighing on my mind lately is the very real possibility that freedom as we know it in this country will be completely gone. That a cop could arrest me based upon my appearance alone. That I could be arrested for expressing my opinion. That our election system could be taken away and that we will be ruled by a dictator. It sounds so crazy — but don't laugh because it's not the least bit funny.



Christy Van De Graaf,
with Milo

Strategic marketing/global communications

Balancing our time is a big issue. Between work, family and volunteer activities in the community, we sometimes feel a bit overwhelmed. But everything we do brings us joy so we just try to be mindful of maintaining a good, healthy balance.



Alex Ben

Senior manager (manufacturing/engineering)

Our new baby. 'Nuff said.



Maddie Gallagher

Teacher

Right now, nothing is weighing on my mind because all of the things that recently were, no longer are. For example, I had been thinking a lot about my role as maid of honor at my sister's wedding, but she just got married so that's no longer on my plate. Congrats Kaitlin and Cody!



David Frank

Retired

Weighing on my mind is what the future is going to look like for my grandchildren. I'm concerned about the climate, education and the affordability of life for them.

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Foothill Band Review

Dozens of high school and middle school marching bands from across Northern California, Nevada and Oregon will be coming together in Pleasanton this Saturday (Oct. 25) for the 51st annual Foothill Band Review.

The event will feature bands from different divisions competing at Foothill High School as well as the marquee parade, which will pass through downtown Pleasanton in the morning and early afternoon and result in street closures down Main Street.

The competition and judging zone will take place early in the morning between St. Mary and Division streets with field show competitions taking place at Foothill around 3 p.m. The event will end approximately at 10 p.m. with a final performance by the Foothill High marching band.

Train of Lights

The wait is over for those wishing to attend one of this year's Train of Lights rides, as tickets go on sale Saturday (Oct. 25) at 10 a.m. for the 90-minute roundtrip rides that go through the Niles Canyon, which will be adorned with festive holiday lights.

According to Niles Canyon Railway, the organization postponed this year's ticket sales in order to address website issues that have led to ticket purchase issues in the past. The system will be ready to go this weekend at ncry.org.

PDA brew crawl

The Pleasanton Downtown Association will be hosting its 13th annual Halloween Brew Crawl this Saturday (Oct. 25) from 5-8 p.m.

Participants will come together for a night of beer tasting throughout several breweries and businesses throughout downtown Pleasanton. Events are encouraged to wear costumes and Halloween gear to get into the spooky spirit.

Tickets are currently available at pleasantondowntown.net and will also be sold — if available — at the starting location the day of the beer crawl, which will be the Museum on Main.

Harvest Festival

Local artisans and small business owners will be gathering at the Alameda County Fairgrounds this weekend for the 53rd annual Harvest Festival Original Art and Craft Show.

The three-day festival, which starts on Friday (Oct. 24), will feature hundreds of vendors who will be selling art, photography, jewelry, food and much more. Tickets are currently being sold at harvestfestival.com. ■

School board takes first look at potential \$13M+ in budget cuts

'We've been deficit-spending, and we have to correct our structural deficit,' Ghysels says

BY CHRISTIAN TRUJANO
Pleasanton Unified School District counselors, health service assistants and custodians were just some of the positions that the Board of Trustees discussed cutting as part of last week's budget discussion.

During the special board workshop on Oct. 16, the trustees reviewed the full list of 60 proposed reductions to the 2026-27 budget, which included cuts to staff across various departments, reductions for district office management and the phasing out of programs such

as the elementary school outdoor education program.

"We need a balanced budget where the revenues generated meet the expenditures for that year, knowing that every year there's slight variations," said PUSD assistant superintendent of business services Ahmad Sheikholeslami. "We need to have flexibility in the budget as well," he added.

Members of the affected employee groups and some parents took to the podium to speak against several of the proposed cuts, many of whom were met with thunderous

rounds of applause from the audience to show solidarity against the most controversial cuts.

"These cuts are looking to directly affect the educational services that our students get," Association of Pleasanton Teachers President Evan Branning said during the meeting. "You have been set up for failure ... you were given a list of \$13 million (in cuts) with no options to pick. You will drain our schools; you will leave us in worse shape than we have ever been."

District staff said the range of total cuts should be somewhere

between \$10 million and \$13.5 million — all of the proposed cuts in the list presented that night total to just over \$13.4 million in savings, according to staff's presentation.

PUSD is currently facing a structural deficit that staff have attributed to declining enrollment, rising operating costs like salaries and benefits and the expiration of one-time state and federal funds.

"We've basically been spending more than receiving for the last seven years," Superintendent

See **BUDGET CUTS** on Page 10



SOPHIA SUCATO

Pleasanton Unified School District Superintendent Maurice Ghysels (far left) and Pleasanton Middle School principal Marco Lopez pose for a photo with several PMS students on the new turf.

Pleasanton MS celebrates newly renovated sports field

Measure I project features synthetic turf, new play courts

BY CHRISTIAN TRUJANO
Pleasanton Middle School parents, students and staff celebrated the grand opening of the school's brand-new synthetic turf field and track last week.

The field renovation project is one of the first marquee Measure I projects that has been completed since voters approved the \$395 million general bond back in November 2022. And according to district officials, the

other two middle schools in town could soon follow suit with construction anticipated to begin in January.

"Ultimately this field is about our kids," PMS principal Marco Lopez said during the Oct. 15 ribbon-cutting ceremony. "It gives our panthers a safe, modern space to play, learn and compete."

For years, it has been widely known that the field at PMS was riddled with problems. Students like Akhil Gunampally — an

eighth grader who currently serves as the school's student body president — said he has seen the field covered with gopher holes and geese feces.

"Before it looked old and not that good ... it didn't look professional — it was good for a school but now it's so professional and it looks good," Gunampally told the Weekly. "It's a good attribute to our school and it will make our

See **FIELD** on Page 7

Council OKs new utility discount

Combining programs, city moves to only income-based offer

BY CHRISTIAN TRUJANO

The Pleasanton City Council voted 4-1 Tuesday to discontinue the city's two current utility discount programs and adopt a new, single-tiered structure where the city will now offer a 30% discount to residents who qualify for low-income under the PG&E CARE program.

With the new discount program, which takes effect March 1, 2026, residents will need to meet qualifying criteria such as not using more than 24 ccf of water — a reduction from 30 ccf (centum cubic feet) — and proof of residency in Pleasanton.

Low-income facilities and senior facilities, as well as residents in facilities with a shared master meter, will all continue to receive the discounts as they meet the required qualifications.

"This approach supports the City Council's priority of responsible financial planning and equitable use of public funds by ensuring that limited utility discount funds are distributed fairly and sustainably," public works director Siew-Chin Yeong said during the Oct. 21 meeting.

Councilmember Julie Testa was the lone dissenting vote. She called

See **DISCOUNTS** on Page 10



GUY CUMMINS / PROBONOPHOTO.ORG

The main "No Kings" rally in Pleasanton last Saturday drew a large crowd to the intersection of Hopyard Road and Valley Avenue.



JIM NOEL

More than 100 people gathered near Stoneridge Creek retirement community in Pleasanton on Saturday to protest against tyranny.

Tri-Valley turns out to spread message of 'No Kings'

Weekend rallies among nationwide day of demonstrations against Trump administration

BY JUDE STRZEMP
AND CIERRA BAILEY

A peaceful protest in Livermore last Saturday attracted approximately 3,500 demonstrators as part of the nationwide rallies dubbed "No Kings", according to officials from local event organizer Livermore Indivisible.

The gathering Oct. 18 protested what Livermore Indivisible officials described as "authoritarian excesses and corruption of the Trump administration".

In neighboring Pleasanton, another No Kings demonstration was organized by seniors at Stoneridge Creek retirement community.

According to Stoneridge Creek resident and organizer Candy Lindskog, their rally drew more than 100 people and they counted more than 200 cars that honked in solidarity while driving by the group.

"Our rallies are an event where we can express displeasure with our government. We wanted to use our senior voices," Lindskog told Livermore Vine in an email. "Our rallies are only for an hour, and the walk to the corner is only about 200+ yards, so anyone can participate."

"In a retirement community, not everyone drives. But our rallies are close to home, and those with canes or walkers can participate. Several residents said it was the first rally they had been to, while others said it reminded them of the '60s and '70s," she added.

In addition to the Stoneridge Creek rally, another larger demonstration also took place in Pleasanton at the corner of Hopyard Road and Valley Avenue. Attendees said the event drew a couple thousand people and even had a special appearance from Congressman Eric Swalwell (D-Livermore).

Attendees of local rallies Saturday were among the approximately 7 million people protesting nationwide at over 2,700 "No Kings" events, as part of the second day of demonstrations this year. The non-violent rallies appeared in all 50 states, the District of Columbia and cities around the world, according to Livermore Indivisible officials.

"On a daily basis, Trump and his enablers and billionaire cronies are working to break down constitutional checks and balances to consolidate power and to enrich themselves, at our expense," Livermore Indivisible Steering



JIM NOEL

Demonstrators in Pleasanton displayed signs expressing their discontent with the government and federal agencies like ICE.

Committee member Marla Kirby said in a statement.

"Its allies in Congress, on the Supreme Court and in American institutions are not holding Trump and his administration accountable for increasing abuses of power, cruelty and corruption," Kirby added. "So, it's up to the people — it's up to all of us to stand up and speak out."

Lasting from approximately 11 a.m. to 1 p.m., demonstrators in Livermore stood along the blocks extending from the corner

of Portola and North Livermore avenues.

The attendees displayed handmade signs and American flags, some even donning costumes to appear as Lady Liberty, handmaids from Margaret Atwood's dystopian novel "The Handmaid's Tale" and animals.

Among the attendees was Shana Peete, CEO of Redwood City-based Center for Excellence in Nonprofits, and her son.

"I feel very encouraged to see so many people out here who recognize the gravity of the times and know that it's our responsibility as citizens to pump the brakes and demand justice and live up to our democracy," Peete said in a statement. "As a Black woman, I have an added layer of responsibility to those who came before me to ensure that equal justice for all is real, that we can participate in democracy and this is what democracy looks like."

Another attendee Caroline Robinson said, "My daughter attends school with children from immigrant families. It's important that we use our privilege to support others."

During the event, yellow was

displayed en masse as a symbol of unity between present-day efforts and historical nonviolent movements against authoritarian regimes, according to Livermore Indivisible officials.

The color serves as a reminder that peaceful protests to assert that America's power belongs to the people, not kings, has been integral to the U.S. since its founding, Livermore Indivisible officials said.

The parallel dates back to 1776 when the U.S. declared independence from Great Britain due to hostile treatment by King George III, Kirby said.

Many of colonists' issues with the king resonate in modern day such as his obstruction of justice, intimidation of judges, refusal to assent to laws, cutting off trade with other countries, imposing taxes — now tariffs — without consent, standing armies in the colonies without consent and protection of allies from punishment, Livermore Indivisible officials said.

"Two hundred fifty years ago, we rejected a tyrannical king, and today we reject the Trump administration's illegal power grabs in disregard of the Constitution and rule of law," Kirby added. ■

Donut Wheel not being displaced amid building sale

'As the sale is structured, no tenant faces unexpected rent increases'

BY JUDE STRZEMP

A sign advertising "Building for Sale" along the roofline of Donut Wheel in Livermore ignited concerned chatter this week on social media.

Sale of the property located at 2017 First St. is currently pending, Realtor Rich Buckley confirmed

with Livermore Vine.

"As the sale is structured, no tenant faces unexpected rent increases," Buckley said. "This means stability to the current array of tenants."

"I personally believe they each want to continue to stay put," Buckley added.

In addition to the decades-old

donut shop, the \$4 million building houses JAK Wear, Elimabrose's Cut, Lashes by LLLILLY and Blossom Laundromat.

"The property owner feels it's time to move on," Buckley said of the sale.

Donut Wheel representatives did not respond for comment as of Friday afternoon. ■



JEREMY WALSH

While the building that houses Donut Wheel downtown Livermore is being sold, unexpected rent increases for leasees is not anticipated.

IKEA scraps plan to build Dublin store

Company selling 28-acre parcel as it shifts focus to smaller-format stores

BY CIERRA BAILEY

The long-awaited Dublin IKEA store will not be moving forward as the company plans to sell the property it purchased within the city, according to an announcement from officials Friday.

After years of no movement on the project, the city said it was informed that the Swedish home furnishings company is shifting its focus to smaller-format stores by repurposing vacant retail spaces.

“This new strategy is intended

to enhance convenience, reduce delivery costs for customers, and meet the company’s sustainability goals,” the city’s statement said.

In 2018, the Dublin City Council at the time approved plans for a proposed 317,000-square-foot IKEA store on an approximately 28-acre parcel in eastern Dublin. The proposal also included a 93,000-square-foot commercial center intended for additional retailers and restaurants.

The project received the

necessary entitlements, but construction did not proceed and those approvals have since lapsed, the city said. The project site currently remains undeveloped.

Despite not forging ahead with the previously approved expansion plan, the door is still open for the Tri-Valley to see an IKEA come to the region in the future.

According to the city of Dublin, IKEA officials said that the company “remains committed to future growth in the Bay Area, especially in the Tri-Valley.” ■



CONTRIBUTED IMAGE

An artist rendering of the previously proposed IKEA store planned for construction in Dublin.

Alameda County students improve test scores

Local CAASPP results better than state average in English, math, science

BY BAY CITY NEWS SERVICE

Students in Alameda County outperformed their peers statewide in last year’s assessment tests for English, math, and science, according to county education officials.

The California Assessment of

Student Performance and Progress for the 2024-2025 school year showed that 56% of the county’s students demonstrated mastery of English Language Arts, 48% did so in math and 42% did so in science.

That’s above state averages of 49%

for ELA, 37% for math and 33% for science.

It’s also a 1 percentage point increase compared to the previous year’s scores and above pre-pandemic scores in science, according to the Alameda County Office of Education.

Also, the county’s ELA and math

scores are nearly back to pre-pandemic levels — just 0.6 percentage points below in ELA and 0.8 points below in math.

Foster Youth saw the biggest gain in ELA with a 9.4 percentage point jump and in science with a 3.4 percentage point increase. Filipino

students saw a 2.3 percentage point increase in ELA, 3.1 percentage points in math and 2.3 percentage points in science.

African American students gained 0.6 percentage points in ELA, 1.3 percentage points in math and 2 percentage points in science. ■

FIELD

Continued from Page 5

school much better.”

In the past, local community groups such as We Are Pleasanton have raised awareness and attempted to address the deteriorated middle school field following the failure of Measure M in 2020.

However, not much came out of those efforts, which is why when Measure I passed in 2022, the district prioritized the Pleasanton Middle School field to be at the top of the bond’s project list.

‘Ultimately this field is about our kids. It gives our panthers a safe, modern space to play, learn and compete.’

Marco Lopez,
PMS principal

Design for the new track and field began in the fall of 2023 and construction started in March of this year. The scope of work for the project included converting the main grass field to synthetic turf, installing an all-weather track, renovating the surrounding existing grass area, adding new play courts and making necessary accessibility upgrades.

According to Aaron Kael, executive director of facilities, construction and bond programming for the district, one significant difference

from the old field to the new one is that students were actually able to use the athletic field on Oct. 15 despite the rain over the previous two days. The school would have had to let the old field dry up for a few days before students could use it.

Kael also mentioned that the synthetic field material is made out of hypoallergenic, natural products that can be used for many purposes. In regards to the surrounding natural grass fields, which will eventually feature a cricket pitch, Kael said it could take another two to three months for the seedlings to take root before students can use it but it ultimately depends on weather conditions.

Until this point, the district has spent nearly \$5.5 million related to construction and purchase of the new turf and track, according to Kael, with the district also expecting to pay roughly \$2.3 million for other soft costs related to the final phases of wrapping up the project.

And while Kael noted it is a little early to estimate the final amount the district would have paid for the overall project, he said the total costs are projected to come under budget — the total amount of Measure I funds that had been budgeted for the PMS field project was about \$9.72 million, Kael said.

“Because of your investment, our panthers now have a field that reflects panther pride,” PUSD Superintendent Maurice Ghysels said during the ribbon-cutting ceremony.

Many of the speakers during the event noted how important the

completion of the project was for the school community.

“It’s one thing to be at the dais and talk about these projects — it’s another thing to stand here in the middle of a completed field that looks so gorgeous,” PUSD Board of Trustees President Justin Brown said at the event.

Bill Butler, a longtime Pleasanton resident with a background in education and who helped with the campaign supporting the approval

of Measure I in 2022, said the project’s completion means a lot to the community.

“Our Pleasanton downtown has natural borders. This is kind of our southwest corner of our town and what used to be an eyesore now is something really beautiful,” Butler told the Weekly.

Butler also said now that this first Measure I project is done, he can’t wait to see what other improvements are made across the district

thanks to the support of residents who voted for the bond measure.

“When we can have infrastructure projects like this, it’s why we do it,” he said.

As for the other two field renovation projects at Hart and Harvest Park middle schools, Kael said the district is already bidding out to find contractors and that construction — if everything goes as planned — is expected to begin for both in January. ■

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Michelin-star chef opens restaurant in Livermore

L Campo serves 'simple and rustic' Spanish plates at intersection of local, international products

By JUDE STRZEMP

A new restaurant downtown Livermore is bringing authentic Spanish cuisine to the city's culinary scene.

Under the hand of Michelin-starred chef and co-owner Torsten Schulz, L Campo serves tapas, paelas and churros along with an assortment of charcuteries, cheeses and wines.

"I am very flexible — I can cook a lot of different things, but I think there is a lack of Spanish restaurants in the Bay Area," Schulz told Livermore Vine. "The idea of L Campo is to keep it as authentic as possible, outside of Spain, but still keep it really simple and rustic."

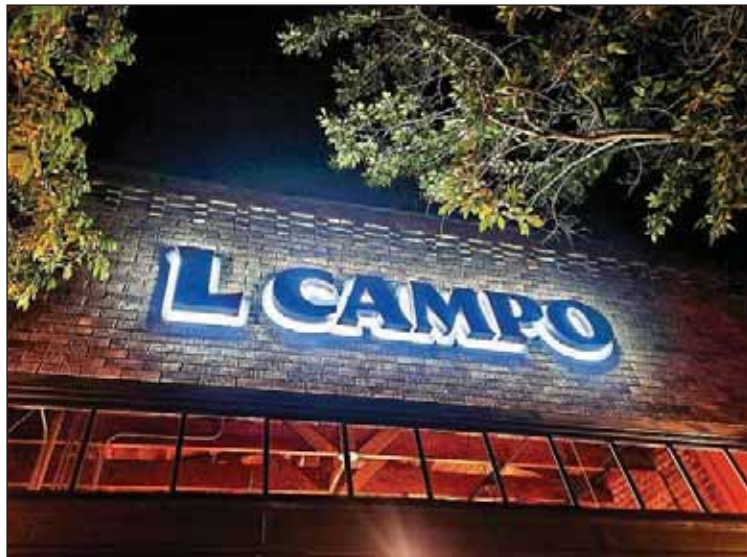
Located at 2059 First St., L Campo — which translates to "The Field" — follows a farm-to-table model with fresh and locally sourced ingredients.

"One thing in Livermore that is absolutely beautiful is that we have olive and wine producers here," Schulz said. "It gets me excited everyday."

Schulz also incorporates into dishes Spanish imports such as ham, rice, chocolate and some olive oils and wines.

Long before opening L Campo with his main business partner CJ Vural, Schulz first tried his hand at cooking in 1992.

"I never learned cooking at



L Campo has been serving authentic Spanish cuisine in Livermore since the restaurant's soft opening Aug. 25. The eatery focuses on serving rustic-style food with local and international ingredients.

home or with my parents," Schulz said. "Cooking at home was pretty boring."

Instead, he took on a culinary apprenticeship at 16 years old.

"I was kind of thrust into it by my sister, who stirred me into the direction of becoming a cook," Schulz said. "I guess she saw something in me that I didn't see."

As he progressed with the apprenticeship, he found that he enjoyed the working environment.

"I like the high-octane energy in the kitchen. I like the stress. I like

'The idea of L Campo is to keep it as authentic as possible, outside of Spain, but still keep it really simple and rustic.'

Torsten Schulz,
L Campo co-owner and chef

the need for coordination, the need for organization. It's good for me,"



PHOTOS COURTESY LIVERMORE DOWNTOWN INC.

Schulz said. "I love it. I'm kind of addicted to it."

Schulz was also attracted to a career in cooking for the opportunity to travel the globe — something he took in stride during the following decades as he worked in Spain, Germany, China, Italy, England, Greece, Portugal and across the U.S.

"I've picked up a lot of different experiences in a lot of different countries, from a lot of different people, so I am fluid in gastronomy," Schulz said.

Most recently, Schulz opened Kali

Greek Kitchen with Vural in Palo Alto.

After the success, Schulz and Vural envisioned opening a second restaurant. The pair mutually agreed that they would serve Spanish cuisine.

Still on Schulz's mind was a restaurant he opened in 2008 in the countryside of Spain — also dubbed L Campo — which shuttered due to an economic downturn.

It was time to revive the name, Schulz said.

L Campo later celebrated its soft opening Aug. 25 in Livermore. ■

County boosts funds for immigrant protection programs

Expands rapid response hotline, legal defense, community outreach amid rising ICE activity

By BAY CITY NEWS SERVICE

The Alameda County Board of Supervisors last week unanimously approved \$3.57 million in emergency funding to bolster services for immigrants and refugees as federal immigration enforcement increases across the country.

The new funding will expand the county's rapid response hotline, legal defense programs, and community outreach efforts, bringing the county's total investment in immigrant protections this year to more than \$7 million.

"As (President) Trump escalates his mass deportation machine, we must escalate our community defense," said Supervisor Nikki Fortunato Bas, who chairs the Alameda County Together for All Ad Hoc Committee. "We're telling our community that we are your partner to fight back against increased ICE enforcement and potential racial profiling."

The money comes in response to a doubling of regional U.S. Immigration and Customs Enforcement operations between January and July and

recommendations from local advocacy groups. It includes:

- \$1.98 million to the Alameda County Immigration Legal Education Partnership to expand the rapid response hotline to seven days a week.
- \$1.04 million to the California Coalition for Immigrant Justice for deportation defense and legal services.
- \$514,000 to Trabajades Unidos Workers United for countywide education and community organizing.
- \$50,000 to the county Public Defender's Office to help offset

rising litigation and application costs for low-income immigrants.

Supervisor Elisa Marquez, chair of the county's Public Protection Committee, said the investment moves the county closer to establishing a permanent Office of Immigrant and Refugee Affairs.

"We are charting a path toward building the infrastructure needed to protect and serve our community, regardless of who occupies the White House," Marquez said.

The latest \$3.57 million emergency funding follows a series of prior allocations by the board to

bolster immigrant defense and support services.

In March, they earmarked \$2.2 million for programs aimed at protecting the region's immigrant and refugee communities in response to heightened federal immigration enforcement.

The board had also approved \$50,000 to fund legal services and rights education and \$1.3 million to increase the capacity of the county public defender's Immigration Unit to provide deportation defense and legal services to immigrant clients facing removal from the country. ■

Officials unveil Draft Plan Bay Area 2050+

Envisioned as 25-year roadmap for housing, transit and climate goals throughout region

By BAY CITY NEWS SERVICE

Bay Area planners on Monday released a sweeping draft plan outlining how the region could grow through 2050, proposing new strategies to tackle housing affordability, improve public transit, and prepare for climate risks across nine counties and 101 cities.

The Metropolitan Transportation Commission and the Association

of Bay Area Governments unveiled Draft Plan Bay Area 2050+, an update to the region's long-term plan adopted in 2021, along with a draft environmental impact report open for public comment until Dec. 18.

The plan charts a 25-year roadmap for a more "affordable, connected, diverse, healthy and vibrant" Bay Area, built on 35 strategies covering housing, the economy, transportation and the environment.

A new companion effort, Transit 2050+, aims to coordinate improvements across the region's dozens of transit systems.

The draft targets a 21% reduction in per-person greenhouse gas emissions by 2035, exceeding state goals, and projects a 25% drop in overall housing and transportation costs — or nearly half for low-income households — if fully implemented.

It also envisions 45% more

residents with access to frequent transit and 25% more protected open space by mid-century.

More than 17,000 residents helped shape the draft through surveys and public meetings. The MTC and ABAG will host four webinars beginning Oct. 29, followed by in-person hearings in San Francisco, Fremont and Novato, before adopting a final plan in early 2026.

A webinar session for Alameda and

Contra Costa county folks to provide input is scheduled for Nov. 5 from 6-7:30 p.m. Use Zoom link <https://bit.ly/eastbaywebinar> (Webinar ID: 869 8283 4999; passcode: 682098; 888-788-0099 U.S. toll free).

Residents and organizations can review the full plan and submit comments online at PlanBayArea.org/draftplan, or by mail to the MTC Public Information Office at 375 Beale St., San Francisco. ■

Pleasanton workers hit by new round of Kaiser layoffs

Local admin and IT positions among more than 150 cuts

By JEANITA LYMAN

Pleasanton employees behind the scenes of Kaiser Permanente's direct health care operations were among those impacted by the company's most recent round of layoffs.

Although Kaiser's patient-facing Tri-Valley outposts were not among those impacted by the strike, 43 administrative and IT workers at the East Bay health care organization's Pleasanton offices were among the 184 employees cut throughout the Northern California region this month.

According to a statement from Kaiser, the move to cut staff from "business functions, primarily in IT

and food services" — roles that do not provide direct patient care — came from an ongoing goal to "put our people and resources where they are needed most."

"We do not make these decisions lightly," a Kaiser spokesperson said. "The people affected by these staffing changes have made important contributions to Kaiser Permanente. We are helping them transition into other roles within Kaiser Permanente where able."

That sentiment was nearly identical to one issued by a spokesperson for the company last year, when the Pleasanton workers were hit by two other rounds of layoffs. Those rounds brought the total number of layoffs at

the Pleasanton office to 162 between November 2023 and June 2024.

While the 43 layoffs announced this month made it the largest round since then, the company's Pleasanton workforce continued to be chipped away at earlier this year, with more than 80 positions already axed this year prior to the latest round. The 43 layoffs this month bring the tally to close to 200 local jobs lost since over the course of less than two years.

"It is important to note that none of these changes will affect the quality of Kaiser Permanente's patient care and service, which is always our primary focus," a Kaiser spokesperson said this month and in 2024. ■

Businesses shut down after downtown Danville fire

Cause and origin of blaze on East Prospect Avenue remain under investigation; no injuries reported

By JEREMY WALSH

A nighttime fire caused heavy damage to a strip mall-style commercial building in downtown Danville on Monday, closing a handful of local businesses indefinitely.

The cause of the blaze along East Prospect Avenue remains under investigation, as does the point of origin — although the two units most directly hit by flames and smoke were a neighboring eyelash studio and hair salon, according to the San Ramon Valley Fire Protection District.

The fire broke out just before 10 p.m. Monday (Oct. 20). "Heavy smoke and fire that was coming out of the main structure; you could view it from Prospect," SRVFPD battalion chief Joe Bradley told DanvilleSanRamon about what the first-arriving firefighters observed.

The multi-unit commercial building is on the north side of East Prospect Avenue between Hartz Avenue and Front Street, behind the vacant former Starbucks and across the street from the Danville Senior Center and Veterans Memorial Building.

The Moda Mi clothing boutique is the building's street-facing tenant, with Lashify Studio Danville, South Austin Lane and Taru Japanese Cuisine among the other units behind it.

"Crews arrived on scene and initiated an aggressive fire attack and were able to knock down the fire," SRVFPD deputy chief Jonas Aguiar said.

The lash studio and the hair salon sustained the most damage inside from both flames and smoke, while neighboring units had some damage related to smoke and the firefight.

The strip mall's patio overhang and the building's roof were also charred.

No injuries were reported, and none of the surrounding buildings in the tightly bunched block were damaged, Bradley said.

The smell of smoke and burnt debris were still prominent on the stretch of East Prospect nearly 12 hours later, as fire crews remained on the scene mopping up and conducting their investigation. Some of the businesses' owners and workers were also on hand, and the sight caught the eye of many passersby in downtown Tuesday morning, including a field trip group from St. Isidore School.

All of the businesses in the damaged strip mall were closed Tuesday, with no confirmed reopening timeframe. The occupants would have to receive clearance from the town's building inspector, Bradley noted. ■



JEREMY WALSH

The scene in downtown Danville on the morning after a fire caused major damage to a strip-mall style building along East Prospect Avenue on the night of Oct. 20.

TAKE US ALONG



France road trip, part deux: The Markel family spent two weeks driving through France in a re-creation of a road trip taken 20 years earlier — but this time with the kids! The highlight of the adventure was a visit to Conques, a small medieval village in Southern France where Jenny lived briefly as a child. Pictured (from left) are Jenny Mack, Patrick Markel, Kanoa Markel and Ellen Markel.

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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DISCOUNTS

Continued from Page 5

out that the now-approved program does not consider higher cost of living in Pleasanton and that homebound seniors who make just over the qualifying income will be negatively impacted by the discontinuance of the senior discount program.

"I'm just very disappointed," Testa said. "For a community of character, I think that we should be able to support that vulnerable population ... and this recommendation doesn't address that population."

For many years the city has offered a 20% discount for single-family residents age 65 years or older, regardless of income level, and a separate 30% discount for residents who qualify as a low-income family.

The senior discount program

currently has approximately 3,200 enrolled customers while the low-income program has about 225 enrolled customers.

To qualify for the low-income program, the registered account holder must participate in the PG&E CARE (California Alternate Rates for Energy) Program, which "caps household income eligibility at \$53,000 or less for a family of three."

During the last budget development cycle — along with the utility rate-setting process — staff analyzed the feasibility of continuing both programs as the two combined cost the city roughly half a million dollars last fiscal year. After receiving input from the council, staff returned Tuesday with final recommendations.

According to Yeong, using the PG&E program as a foundation for the new single-tiered city program helps because it already uses

a well established, state-approved income verification process which helps minimize the administrative workload for city staff and eliminates the need for staff to manage its own income verification system.

"By aligning Pleasanton's utility discount with the PG&E CARE program, the city can ensure that the discount reaches residents who are both income qualified and verifiable in financial need," Yeong said.

Other updates to the program include applying the discount to Pleasanton's and Zone 7 Water Agency's fixed and variable charges for water and Pleasanton's fixed charges for sewer and capping the maximum total discount program budget, which is funded by the city's General Fund, to \$425,000.

Staff will return for a six-month check in — or when 50% of that cap is met — to review and discuss

the new discount program.

During the discussion, Testa read letters from people including Carrie Oldes, the Meals on Wheels program manager for Spectrum Community Services, who said homebound seniors are struggling enough as it is and suggested that the new discount program structure might make things even worse for this population.

Testa noted that she didn't have any alternative proposals Tuesday to address her continued concern because she felt after the Sept. 16 meeting — where she and Mayor Jack Balch had a heated back and forth on the topic — there wasn't consensus on having an income-qualified, senior-focused program.

"I tried very hard to put that together in our last discussion and I did not feel that it was being received or understood," Testa said.

Vice Mayor Jeff Nibert also voiced concerns about leaving out

certain groups of seniors under the new discount program but he ultimately supported the new structure. Councilmember Matt Gaidos noted that he had spoken with some seniors who understood that the new program structure is designed to help those who most need it.

"Collectively, though, it is a half million dollars that we are allocating to this program," Balch said. "The same dollars that could keep the senior center open, that could expand (recreation) programs, bolster the library programs ... so I think seniors understand that it is all part of the plan."

In addition to rolling out a communication plan to inform residents about the new changes over the coming months, the council also voted to support Balch's friendly amendment to have staff look into opening up enrollment windows either quarterly or annually. ■

BUDGET CUTS

Continued from Page 5

Maurice Ghysels said during the meeting. "We've been deficit-spending, and we have to correct our structural deficit."

According to staff, PUSD's unrestricted expenditures exceeded its revenues by \$7.2 million during the 2024-25 fiscal year which, as a result, reduced the district's reserves to 0.55% — well below the state's 3% minimum reserve requirement.

These financial challenges were further laid out by the Alameda County Office of Education in a Sept. 12 letter explaining how the county approved the district's 2025-26 budget with several conditions that PUSD needs to meet by Nov. 8 to address the budget shortfall in the current and following fiscal years.

"Over the current three-year budget period, the district's Unrestricted General Fund reserves are projected to decline from \$1.95 million in 2024-25 to a negative \$29 million in 2027-28," according to the county letter. "Similarly, the Restricted General Fund reserves are projected to decrease from \$8.6 million in 2024-25 to \$5.6 million by 2027-28. When a district plans to spend more on its core program than it takes in in revenue, it is called a structural deficit."

Although staff noted some improvements in the district's year-end closing financial estimates, changes in non-positional salary costs and special education costs have improved the overall budget challenges, the district will need to cut deeper this school year in order to ensure long-term financial security.

"We always knew that we would have to do additional cuts this year — that was never a mystery," Board President Justin Brown said during the Oct. 16 meeting.

Over the past year, the school board initiated a "Budget Engagement & Realignment" process that has included staff and community town halls and a sequence of special board workshops that all began earlier this month as a way to gather input from the community regarding future budget cuts and revenue-generating options.

The goal is to identify and approve a set of reduction and revenue strategies for the 2026-27 budget by Nov. 6.

Staff went through each of the line reductions and answered questions from the board who asked how the proposed reductions would impact students and offered insight on other possible areas to cut.

Some of the main discussion points had to do with revisiting staff's proposal to reduce the work year of district office management by two years and the overall cuts to district administrators. Some trustees said they wanted staff to see if that number could be increased and if staff could find more cuts in the district office so that they could try and avoid making cuts to positions and departments that would directly affect more students.

However, most of last week's discussion circled back to the employee positions that would likely get cut as part of the proposed reductions.

According to the preliminary list of reductions, the following positions would be on the chopping block if they are not ruled out by the board: elementary school vice principals, high school coordinators of operations, middle school and high school secretaries, health service assistants at all grade levels and various types of specialists in science and physical education.

Integration and intervention

specialists as well as library assistants were some of the other positions listed for reductions.

"All of these different people you guys are trying to cut, you're cutting layers of safety nets away from our kids," Hannah Koning, a PUSD parent, said during public comment.

Sheryl Pacheco, the head counselor at Amador Valley High School, also said high school counselors are already overworked due to last year's cuts and any additional reductions will reflect negatively in their ability to help students.

'All of these different people you guys are trying to cut, you're cutting layers of safety nets away from our kids.'

Hannah Koning,
PUSD parent

"There's an increase in need and there's less counseling and I'm worried for our kids," Pacheco said.

Trustees Mary Jo Carreon and Charlie Jones spoke up about some of the cuts having to do with employees' professional development which would have to be first negotiated and agreed upon by the respective employee unions. Carreon made the argument that if the unions don't agree with the cuts, it could leave the district in a bad position with those labor unions.

Other cuts that would need to be negotiated with respective unions include reducing the work year for certain staff and increasing the staff allocation ratio, which could lead to higher class sizes and combined classes.

Jones also questioned just how much the district actually has to

make in cuts. He said he would like PUSD to do more in validating the need to make over \$10 million in cuts this year.

"It's all in the classroom for these (cuts). All of them, almost," Jones said. "We have to be true about how we got into this situation, why we're here, where we're at and what we have to do to compensate for that reality."

Toward the end of the meeting Brown said the board needs to be united in agreeing on the district's financial state if they want to make any meaningful decisions when it comes to the reductions.

Brown was also the only one at the meeting who threw out a potential reduction target of minimum \$11 million in reductions that the district should make based on staff's data.

"If we do our deep dive with staff and the number changes, then we could change the target but (\$11 million to \$11.5 million) is the realistic number because I don't want to be in the same position next year," Brown said. "Last year we cut the absolute minimum, and I'm proud of the fact we kept cuts as far away from the classroom as possible ... round two, this is a lot deeper set of cuts."

Board Vice President Kelly Mokashi also said that while she agrees that the district needs to take ownership of its past financial mistakes and commit to do the work regarding the budget cuts, she said she didn't want to rush any decisions.

District staff was working on further analysis based on the board's input and will return to the board this Thursday (Oct. 23) for another workshop. Following that meeting, trustees will be tasked with narrowing down the proposed list of reductions by Oct. 30, which is when the board is set to meet again this month for another special budgeting session. ■

ENGAGEMENT ANNOUNCEMENT

Rosenblatt – Allen

Jerry and Carol Rosenblatt of Pleasanton are pleased to announce the engagement of their son, Josh Rosenblatt, to Sarah Allen, daughter of Cindy Allen, and Dan and Joleen Allen.

Sarah graduated from Independence High School in San Jose in 2009, and has a Bachelor of Arts degree from San Jose State University. She works at Rutherford Management Company as an Executive Administrative Assistant.

Josh graduated from Amador Valley High School in 2010, attended Las Positas Community College and earned an EMT certificate and a certificate in Fire Service Technology. He works for Cardinal Glass Company as Safety Manager.

Their wedding is planned for December 2025.



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Christian Trujano

Reporter for Pleasanton Weekly a publication under the umbrella of the nonprofit Embarcadero Media Foundation.



“I am a strong supporter of open government and freedom of information. I love digging through data and information to find answers.”

Arden Margulis

Reporter for The Almanac a sister publication of Pleasanton Weekly under the umbrella of the nonprofit Embarcadero Media Foundation.



“When I read good journalism, I expand my mind, foster empathy, and feel engaged.”

Hannah Bensen

Reporter for Palo Alto Weekly a sister publication of Pleasanton Weekly under the umbrella of the nonprofit Embarcadero Media Foundation.





COURTESY CITY OF DUBLIN

The city hopes to see its downtown redeveloped over the coming decades, beginning with the Dublin Place shopping center. Seen here is a rendering of an envisioned town square located where Dublin Place is today.

DREAMING OF DOWNTOWN DUBLIN

Timeline to create 'main street experience' uncertain amid pullback of Dublin Commons proposal

BY JUDE STRZEMP

At the intersection of two main thoroughways, large lettering announces the entrance to "Downtown Dublin".

Cars zip past the sign and along Dublin Boulevard, buffered on each side by large parking lots and big-box retailers.

It was a typical mid-September afternoon in Dublin.

As the city aims to create a walkable, mixed-use area at its center, the shift away from expansive parking lots and vehicle-centric roadways is anything but immediate.

Following years of project planning, movement toward redeveloping the city's downtown receded from public view late last year when a developer pulled project entitlements from City Council consideration.

The retracted Dublin Commons project proposal sought to develop the Dublin Place shopping center, an area currently anchored by Target, located at 7200 Amador Plaza Road.

Proposed by property owner American Realty Advisors in concert with Hines, Dublin Commons was a mixed-use project of up to 275,000 square feet of retail — consisting of 155,000 square feet of new retail and 120,000 square feet of existing retail — 535,000 square feet of research and development in life science, 1,510 multifamily residential units and a new town square, as of September 2024.

The proposed site is envisioned by the city as the starting point to revitalizing its downtown into a

pedestrian friendly gathering place with mixed-use developments that are also visually appealing.

The Dublin City Council was set to hold a public hearing regarding the project at the Oct. 1, 2024 regular meeting, but it was postponed to an undetermined date upon the applicant's request.

Since the last staff update in October 2024, staff and the property owner continue to work together on a revised plan that incorporates feedback received during city council meetings, said Hazel Wetherford, Dublin deputy city manager and economic development director. They are currently reviewing the proposal layout, final design and necessary agreements, Wetherford added.

However, no upcoming council actions are expected at this time regarding the Dublin Commons project, Wetherford said.

It is not yet known when construction will begin on the city's vision of a revitalized downtown, Wetherford added.

"The revitalization is intended to enhance quality of life by creating more public spaces and walkable streets where people live, work, socialize, create and gather, becoming a full-blown center of community life," Mayor Sherry Hu told the Weekly.

A LAY OF THE LAND

Under the Downtown Dublin Specific Plan, the city's downtown spans 284 acres of land generally



COURTESY DUBLIN HERITAGE PARK & MUSEUMS

Dublin's first traffic signal, located at the intersection of San Ramon Road and Amador Valley Boulevard, is sited in the city's present-day downtown.



The Pleasanton Weekly, Livermore Vine and DanvilleSanRamon.com are embarking on a cover story series in 2025 exploring the downtowns throughout the Tri-Valley. Our project arrives at the freeway crossroads for reporter Jude Strzemp's feature on the future envisioned for downtown Dublin.

bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west and Amador Valley Boulevard to the north. However, some of the plan area extends beyond these bounds.

The DDSP, originally adopted in February 2011, also sections the downtown into three areas with specific guidelines for each: the retail district, transit-oriented district and Village Parkway district.

Currently, downtown Dublin serves primarily as a regional retail hub, Hu said.

Retailers such as Target, Ross and Marshalls represent a "unique niche" in the region and attract patrons from the entire Tri-Valley, the DDSP states.

The area also provides some transit-oriented housing, but is largely focused on auto access and big-box retail, Hu added.

Downtown Dublin is currently dominated by automobiles due to the area's large block sizes, wide and busy roadways, large building footprints and expansive parking lots, the DDSP notes.

By comparison, neighboring downtowns are pedestrian-friendly with small boutique stores, shops and restaurants, Wetherford explained.

But unlike Pleasanton and Livermore, Dublin never had a railroad stop, Wetherford said.

As she explained, it is common for railroad stops to organically grow into a main street with hotels, restaurants and markets. "We have a downtown," Wetherford said. "What we don't have is a main street experience that you see in neighboring communities, like in Livermore and in Pleasanton."

"It's something that this community has asked for," Wetherford added. "In the 14 years that I've been here, that's been the one thing that I've constantly heard from the community."

But according to some members of the community, the city doesn't even have a downtown at all.

Local historian Steve Minnear told the Weekly that in his opinion, "There is no downtown Dublin."

CITY TAKES AIM AT A VISION

Building up a downtown with the "main street experience" has been a yearslong goal for the city, according to Wetherford.

Based on community feedback, Wetherford pointed to Pleasanton, Livermore, Walnut Creek and Danville as having inspiring downtowns.

The planned revitalization is also meant to support local economic growth, attract new businesses and strengthen Dublin's identity as a regional destination, Hu said. In becoming a more walkable area, the work will also improve sustainability.

Prior to the DDSP, there were five specific plans applicable to areas considered downtown Dublin. Previous plans — the majority of which were adopted in 2000 — permitted the additional development of nearly 3.2 million square feet of non-residential development, 740 dwelling units and 150 hotel rooms, according to the DDSP.

Guy Houston, who was mayor during those deliberations in 2000, said downtown Dublin was envisioned with inspiration from Walnut Creek.

Just as Walnut Creek is at the



The Downtown Dublin Specific Plan section



JUDE STRZEMP

Spirit Halloween has been a temporary occupant the past two autumns for the large storefront vacated by Hobby Lobby. For the rest of the year, it is among several notable empty buildings in Dublin Place dormant amid real estate dealings and redevelopment proposals.

crossroads of I-680 and Highway 24, Dublin is at the crossroad of I-680 and I-580, he noted.

“I always said for years, downtown Dublin is Walnut Creek, 30 years later,” the former mayor said.

Building upon the DDSP, the council approved the Downtown Dublin Preferred Vision in November 2019 as a roadmap to improving the retail district of downtown Dublin over the next 30 to 50 years, according to the city website.

The three main principles of the preferred vision are the siting of a 1-acre town square, a new street grid network with walkable blocks and “downtown character,” defined by mixed-use development.

The city would like to see construction of its vision begin with the town square and supporting restaurant and retail, but they acknowledge that the starting point can take on different forms, Wetherford said.

As part of the preferred vision approved in 2019, the city aimed to achieve the town square and related surrounding development in the next five years.

Notably, the preferred vision is different from a plan, Wetherford explained.

“The Downtown Preferred Vision was developed to illustrate the types of land uses and development patterns the community wanted to see — it is a vision, not a detailed redevelopment plan,” Wetherford said.

It is expected that a property owner or developer would use the city’s preferred vision as a conceptual foundation when preparing an actual proposal, Wetherford explained.

Market factors play a role in the downtown redevelopment, said Inge Houston, president and CEO of the Dublin Chamber of Commerce.

“We can all say, ‘We want this.’ But a developer is going to come in and say, ‘But we’re willing to build this. This is what we want to invest our money in,’” she said.

The city would need to pay for the projects in order to get exactly what it envisions, she added.

The desire for a more pedestrian friendly, main street experience that Wetherford touched on is reflected in the views of longtime residents and

business owners who don’t see their city as having a true downtown.

When Dublin formed at the historic crossroads near present-day I-580 and I-680, there were a couple hotels, a church and houses from about 1860 to about 1960, Minniear explained.

“That was the little, off-roads market town that was Dublin,” Minniear said.

“The developers come in from the 1960s basically to now, and they build housing developments and strip malls,” he added.

But arguably, there was a semi-modern downtown recognized in the 1980s and ‘90s along Village Parkway, from Amador Valley Boulevard to Dublin Boulevard, Minniear said.

Noting the busyness of intersections, Three Sheets Craft Beer Bar manager Ana Snoh agreed that Dublin doesn’t seem to have a downtown. “It just kind of feels like one major street,” Snoh said.

Dick Green, owner of Dublin Vacuum along Village Parkway, said he doesn’t see the city as having a downtown either.

Pleasanton’s Main Street is an old-timey downtown, according to Green. “Dublin really doesn’t have that kind of situation,” he said.

WHEN DOES THE VISION TAKE SHAPE?

Within the retail district sits two shopping centers, Dublin Place and Dublin Plaza.

On one side of the district, Dublin Plaza is known for housing businesses such as CVS, Daiso and Fitness 19.

On the other side is Dublin Place, featuring stores and restaurants such as Target, PetSmart, Chipotle, Panera Bread and Yafa Hummus.

Dublin Place also hosts empty storefronts that were once home to Lucille’s Smokehouse BBQ restaurant in the northeast corner, Toys “R” Us, Burlington, Coko’s Bakery Restaurant and Hobby Lobby — the latter of which is momentarily occupied by Spirit Halloween.

“It’s a ghost town, instead of a downtown,” former Dublin planning commissioner Stephen Wright said of the area.

Dublin Place serves as the city’s first area of focus in the downtown revitalization, according to Wetherford.

Since the preferred vision was approved in 2019, ARA — current-day owner of Dublin Place — began working with a developer to create the Dublin Commons project proposal, according to Wetherford.

Following multiple purchases at Dublin Place — including ARA’s recent purchase of the building that formerly housed Burlington as well as nearby Bassett Furniture — ARA became the sole property owner of the shopping center.

Project applicant Hines and ARA, submitted their formal application May 17, 2024 for the Dublin Commons project.

Target was slated to remain in its present-day location, while the areas currently featuring PetSmart, Yafa Hummus, Chipotle and Panera Bread were proposed for new uses in research and development.

By Sept. 10, 2024, the Planning Commission recommended the approval of the Dublin Commons project to the City Council.

Separate from the Dublin Commons project proposal, but located in the same shopping center, the council approved a project dubbed Dublin Place North in August 2024.

Applicant Hines proposed the construction of a new 33,125-square-foot, multi-tenant commercial building and associated site improvements at the northeastern corner of the shopping center. Anticipated tenants include existing Dublin Place lessees, PetSmart, Panera Bread, Chipotle, BMO Bank and Yafa Hummus, according to an Aug. 20, 2024 staff report prepared by Dublin principal planner Amy Million.

As part of the project, Hines proposed tearing down two existing commercial buildings — formerly housing a bank and Grocery Outlet — totaling 28,800 square feet.

Previously in 2019, ARA acquired the property through a partnership with the city for the purpose of relocating existing tenants, according to the staff report. ARA committed \$3.7

million toward the purchase and the city committed \$3 million.

As part of the city’s commitment of those funds, ARA agreed via memorandum of understanding through June 2023 — among other actions — to obtain termination rights and or relocation rights for any future leases.

“The proposed project possesses unique development challenges and attempts to address these while eliminating barriers to implement the Downtown Dublin Preferred Vision and the Dublin Commons project,” the staff report states.

The development was made to align with the city’s long-term vision for downtown Dublin, the applicant wrote to the city in July 2024 in an appeal of the Planning Commission’s previous denial of the project’s site development review permit.

“The (Dublin Place North) project is our critical first step to make this vision a reality,” according to the applicant.

Ownership does not have unilateral right to terminate or relocate the tenants, according to the appeal.

“Consequently, to convince these tenants to agree to relocate, the project was specifically designed to accommodate the tenants’ many requirements, with ownership providing considerable financial concessions,” the appeal states.

“If the proposed site plan ignored the tenants’ specific requirements, the tenants would simply stay in place for the duration of their leases and the DDSP vision would be unachievable for the next several decades,” the applicant added.

Neither ARA, Target nor PetSmart responded to requests for comment.

While the kick-off to construction toward a reimagined downtown Dublin is currently unclear, the city continues to work with ARA on revising the Dublin Commons proposal as part of implementing its preferred vision.

“Ultimately, the goal is a downtown that is active, inclusive and beneficial for residents and visitors alike,” Hu said. ■



COURTESY CITY OF DUBLIN

ions the downtown into three districts with development standards for each.



COURTESY CITY OF DUBLIN

A rendering shows American Realty Advisors’ vision for the Dublin Commons project prior to pulling the proposal from the City Council’s Oct. 1, 2024 meeting agenda.

Community Pulse

POLICE BULLETIN

Ex-teacher, coach found guilty in teen sex abuse case

The jury in a child sex abuse case involving a former cheer coach and biology teacher in the San Ramon Valley was entering what a judge described as “part 2” of the trial last Friday after reaching guilty verdicts on a majority of charges earlier that day.

Jurors found Nicholas Moseby guilty of two felony counts — a lewd act upon a child and sending or showing harmful material to a minor — two misdemeanor counts of child molestation, and one misdemeanor count of sexual battery. They found him not guilty of one felony count of lewd act

upon a child under the age of 14, and could not reach a verdict in another felony count for a lewd act upon a child.

While jurors had anticipated that the verdict would mark the end of the six-week long trial — having come in to deliberations early and taken only short lunch breaks in recent days, according to the judge for the case — they were informed after presenting the verdict that the earlier portion of the trial was “part 1”, with a “part 2” introduced Friday afternoon.

That part consists of reaching a verdict on four different aggravating circumstances. The prosecution is arguing that the victim of the two felony acts Moseby was found guilty of was “especially vulnerable”, that the abuse was conducted with “sophistication and planning” on Moseby’s part, that he

maintained a position of authority and trust over the victim, and that the guilty verdicts mark an escalation of his previous criminal conviction for public intoxication in 2009.

According to Contra Costa County Superior Court Judge Joni Hiramoto, who has presided over the trial, the court would have to organize a new jury makeup since the current one failed to finish final deliberations Friday, with one juror set to travel out of the country the following day. The next court date is set for next week.

Moseby, who denied all charges and has been out of custody since late 2022 on \$200,000 bail, is set to remain out of jail prior to sentencing. The sentencing hearing in the case was not scheduled as of Friday.

— Jeanita Lyman

Livermore High alum guilty in Tracy murder trial

A Livermore native and his girlfriend were found guilty of first-degree murder and other charges last week for killing a stranger during a confrontation at a Tracy gas station more than three years ago.

Stockton residents Jeremy Wayne Jones faces a possible base term of 27 years to life in state prison while Christina Lyn Garner is looking at 50 years to life related to the murder of Justin Peoples when they’re sentenced in San Joaquin County Superior Court next month, prosecutors said.

“These verdicts hold the defendants accountable for their brutal actions and reaffirm our commitment to justice,” San Joaquin County District Attorney Ron Freitas said in a news release.

Jones, 53, attended Livermore High School growing up and listed Livermore as his hometown, although he had relocated to Stockton, according to his Facebook page that was active at the time of his arrest in 2022. He and Garner pleaded not guilty to the charges against them.

During the joint trial this fall, prosecutors laid out the circumstances of the violent attack. Authorities told the jurors that 30-year-old Peoples had stopped at the gas station just to get change and brushed past Garner, leading to a confrontation where Jones stabbed Peoples multiple times and Garner shot him in the head.

The jury returned guilty verdicts on Oct. 14 — first-degree murder for both defendants, using a knife in the commission of a murder for Jones, and use of a firearm and gun possession by a felon for Garner, according to the DA’s office.

The sentencing hearing is scheduled for Nov. 17 at 9:30 a.m. in Department 8D before San Joaquin County Superior Court Judge Charlotte J. Orcutt.

— Jeremy Walsh

Fatal fire victim ID’d

Authorities have confirmed the identity of the Danville man killed inside a vehicle in a garage fire near Bay Club’s Crow Canyon Country Club last week, with the investigation into the circumstances still ongoing.

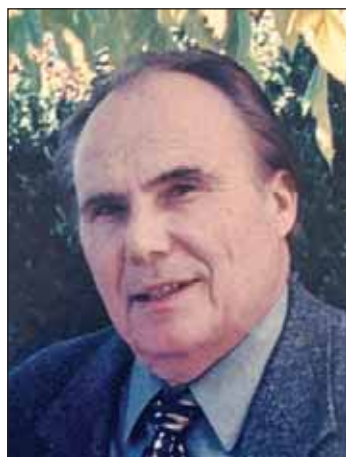
The decedent was 68-year-old John Domanico, according to the Contra Costa County Coroner’s Division.

The Danville Police Department had no new public updates on the case when contacted Tuesday and declined to reveal what prior connection, if any, Domanico had to the garage in the gated Crow Canyon Heights neighborhood.

San Ramon Valley Fire Protection District crews found that Domanico was dead inside a vehicle while they battled a fire enveloping a garage on Oneida Court at around 1 p.m. Oct. 13. Danville police reported that witnesses said the vehicle had crashed into the garage that afternoon and the driver was trapped inside.

No other people were in the vehicle, garage or residence at the time, SRVFPD said. The case remains under separate investigation by fire and police officials. ■

— Jeremy Walsh



Robert Widmer

April 13, 1944 - September 28, 2025

Bob was born in North Dakota to Oscar and Lydia Widmer, and was the youngest of ten children raised in Kimberly, Idaho. He proudly served in the U.S. Air Force during the 1960s.

On June 6, 1969, Bob married the love of his life, Susan Rose. Together, they raised two daughters, Kimberly Eicher and Kristine Widmer in Pleasanton, California. Bob and Susan found great joy in spending time with their three grandchildren: Joseph Eicher, Jillian Eicher, and Micaela Widmer.

Professionally, Bob worked for many years as an executive in the manufacturing industry, though he found his greatest fulfillment later in life as a software consultant. He was an active community member who enjoyed playing bocce ball and participating in American Legion events.

Bob’s true passion was spreading holiday cheer through his beloved Christmas display, Widmer World. For over 26 years, Bob opened his backyard to the community, creating a magical holiday experience visited by people from around the world. Widmer World was even featured on *The Great Christmas Light Fight* and became a cherished local tradition.

A celebration of Bob’s life will be held on Friday, October 24th at 1:00 PM at Graham-Hitch Mortuary in Pleasanton. All are welcome to attend. In lieu of flowers, donations may be made to the American Legion in Bob’s memory.

PAID OBITUARY

Ford G. Roberts

July 26, 1939 – October 14, 2025

Dr. Ford G. Roberts, retired orthodontist and longtime resident of Pleasanton, passed away peacefully on October 14, of cancer.

He grew up in Hinsdale, Illinois. After attending college at Cornell University, he completed his dental training and orthodontics residency at the University of Illinois Chicago College of Dentistry. He also served briefly as a dentist in the Navy. He moved with his wife Mary and growing family to Pleasanton in 1972.

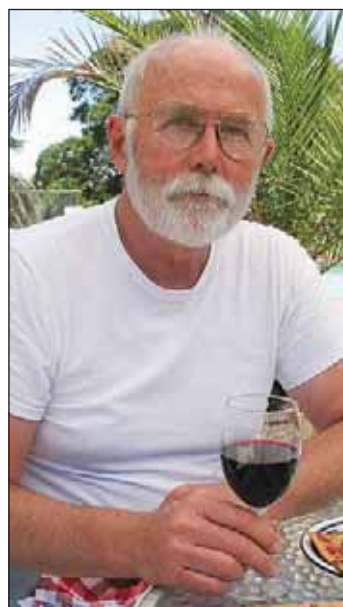
He had an orthodontic practice on Cedarwood Lane in Pleasanton for 36 years (1972-2008), where he straightened the teeth of several generations of students in local high schools and middle schools. His open-plan office was a warm and welcoming space that often felt like a community center. Every day he wore his trademark uniform to work: white pants and brightly-colored striped T shirts. It was truly a place of smiles.

He was an expert carpenter who loved building things. He also enjoyed cooking pizza, organizing family archives, collecting rocks on the beach, posting silly photos on Facebook, and tending to his extensive gardens and their overly complicated irrigation systems. With the help of his family (and his vintage tractor) he planted and cultivated a small working vineyard, from which he made excellent Cabernets, Chardonnays, and Zinfandels that he shared with friends. In recent years, Dr. Roberts could be found every Saturday morning at the Pleasanton farmers’ market, talking to old patients and bothering the vendors.

He is survived by his wife Mary, his four children, Jennifer, Ford, Glynnis, and Crowan, and three grandchildren.

A Celebration of Life is being planned for December, on a date to be determined. Details will be posted on Dr. Roberts’s Facebook page.

In lieu of flowers, the family asks that donations be made to the Friends of Open Space and Vineyards in Dr. Roberts’s name. Link: <https://www.fov.org>



PAID OBITUARY

Lasting Memories

Search obituaries or submit a memorial.

[PleasantonWeekly.com/obituaries](https://www.pleasantonweekly.com/obituaries)

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LETTERS

Livermore's homeless crisis

As a lifelong Tri-Valley resident and Livermore homeowner since 2015, I've watched this city transform — and not for the better.

When my family bought our home, homelessness wasn't a visible issue. Today, we see encampments near parks, individuals screaming or wandering into traffic, and groups congregating outside the homeless shelter on North Livermore Avenue, where conditions have spilled into nearby neighborhoods. What was meant as a resource to help people has instead become a magnet for problems the city has failed to manage.

This isn't about politics — it's about public safety, community pride and the quality of life for families who call Livermore home.

Mayor Marchand recently responded to my concerns by claiming that the point-in-time (PIT) count shows homelessness is decreasing. That is simply incorrect. The city's own data show an increase from 242 people in 2022 to 277 in 2024.

Equally troubling was the mayor's comparison of Livermore to Oakland and Fremont — large, urban cities with vastly different conditions. Livermore should be compared to neighboring suburbs like Pleasanton, Dublin, San Ramon and Danville — communities that maintain order and refuse to let their cities become regional dumping grounds.

Families across Livermore have seen first-hand how city policy failures have impacted our public spaces. Encampments now sit near children's fields and parks, trash and drug paraphernalia litter sidewalks, and people in crisis are visibly suffering in public areas meant for families.

I want to acknowledge that Livermore police and city employees are doing an impossible job, one set up for failure from the start. The problem lies not with them, but with a failure of leadership and messaging that prevents meaningful progress.

Housing alone will not fix this. The U.S. Supreme Court's 2024 decision in City of Grants Pass v. Johnson made clear that cities have the authority to enforce order and safety in public spaces. The tools exist — it's the will that's missing.

This issue is not about compassion versus enforcement. We can care about those who are struggling while also protecting the families who live here. Livermore deserves leadership that values families, safeguards neighborhoods, and restores pride and safety.

— Kyle Colvin

Power vs. justice in government

In "The Republic", Socrates presents a vision of political order founded on justice, wisdom, and the moral integrity of rulers. He argues that true

stability arises when those in power govern not for personal gain, but for the good of the whole community.

The philosopher-king, motivated by reason and guided by virtue, contrasts sharply with the tyrant, who seeks power for its own sake. According to Socrates, such a tyrant is doomed to instability: his rule depends on fear rather than respect, and his self-serving actions alienate the very people whose loyalty sustains his authority.

The result is a cycle of hatred, unrest, and eventual collapse. In this way, Socrates connects moral corruption at the top with the decay of the entire political order.

Machiavelli, writing nearly two millennia later, approaches the question of power from an entirely different perspective. In "The Prince", he abandons moral idealism in favor of a stark realism that examines how rulers actually gain and maintain power.

For Machiavelli, political success depends on effectiveness, not virtue. A wise ruler must be prepared to act immorally when necessary, using deceit, manipulation, or even cruelty to preserve the state. Stability, in this framework, stems from strength, adaptability, and the calculated use of fear rather than moral righteousness.

The contrast between Socrates and Machiavelli thus reveals a fundamental tension in political philosophy: whether legitimacy arises from moral justice or from pragmatic control. Socrates views power as corrupting when divorced from virtue, while Machiavelli treats moral restraint as a potential weakness in a world governed by ambition and uncertainty.

Yet both thinkers share a concern for stability and the endurance of the state. Where Socrates sees justice as the foundation of enduring harmony, Machiavelli sees power itself as the tool to secure it.

Together, they frame the enduring debate between ethics and realism in political life — a debate that continues to shape political thought to this day.

— John Williams

On uncovered procedures

Your published story in the Pleasanton Weekly on the Dublin mother with breast cancer who said she was denied coverage by her health care provider did not make sense to me until I read that she did not want to utilize the standard procedures that that provider utilized.

Instead the mother wanted to use the cryoablation procedure. She chose to reach out to the public on a GoFundMe platform in order to raise the necessary \$100,000 required for her chosen procedure.

Making a choice to not utilize the medical care procedure provided to her by her caregiver and wanting the public to pay for her chosen treatment somehow does not sound right. Any thoughts on that?

No judgments, just my opinion.

— David Gutierrez



Joseph Francis Pennisi, Sr.

October 4, 1942 – September 11, 2025

Joseph F. Pennisi, Sr., DMD

Joseph F. Pennisi, Sr., DMD, known to family and friends simply as Joe, passed away peacefully on September 11, 2025 at the age of 82, surrounded by loved ones.

Born and raised in Brooklyn, NY, Joe graduated from American International College in Massachusetts, where he met the love of his life, Joann. They were married in 1964, and Joe went on to earn his dental degree at The New Jersey College of Dentistry & Medicine (Formerly known as Seton Hall). Upon graduation, Joe served his country in the U.S. Navy as a Lt. Commander of the Dental Corps. During his tenure, he was stationed at Camp Pendleton as the Dental Director for the Marine base.

After his Honorable Discharge, Joe & Joann moved back to Stoneybrook, NY for a period of time, before permanently migrating back to Northern California.

In 1975, Joe and Joann settled in Pleasanton, California, where Joe practiced dentistry for 20 more years. For almost 50 years Pleasanton was home, before he and Joann later moved to Rossmoor in Walnut Creek.

Joe was a devoted husband, father, and grandfather whose greatest joy was his family. He and Joann shared a loving marriage and raised four children together: Joe Jr. (Lauren), Rob (Holly), Mike (Lindsey), and Alison (1977 - 2007). He was a proud grandfather to Chloe, Joey, RJ, Anthony, Reese, and Lucas.

A true family man, Joe coached his children's soccer, football, baseball, & softball teams, supported them in all their endeavors, and later became a constant presence at his grandchildren's games and events. His dedication, encouragement, and love left an indelible mark on each of them.

Throughout his 82 years, Joe embraced adventure and travel. He and Joann visited much of the USA, Europe, Russia, China, and Canada, making memories together wherever they went. Joe loved all sports, golfing frequently, and spent several summers fishing for salmon in British Columbia. He also enjoyed the companionship of a wide circle of friends who enriched his life.

Joe will be remembered for his steady kindness, his devotion to family, and the countless lives he touched as a dentist, coach, and friend.

He is survived by his beloved wife of 62 years, Joann, his 3 sons, daughters-in-law, and his cherished grandchildren.

A celebration of Joe's life is planned for: Saturday, November 15, 2025 at 1pm Danville Veteran's Hall, Danville, Ca.

PAID OBITUARY

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PLEASANTON PREPS

Amador goalie Suresh continues strong season

By DENNIS MILLER

Fall postseason schedules out; some NCS tournaments start next week

The Amador Valley girls' water polo team had a strong week, winning its lone East Bay Athletic League game and then going 3-1 in the Tri-Valley Tournament to take fifth place.

The EBAL game was a 14-5 win over Dublin.

Susan Swyers continued her torrid scoring run this season with six goals to pace the Dons. Addi Drain and Abigail Jones scored three each, with Anusha Shelatkar and Zahra Alami scoring one each.

Deepika Suresh had 12 saves to pace the Amador defense.

The Dons opened the Tri-Valley Tournament with a 16-4 win over Terra Linda.

Swyers scored 10 goals to lead the attack. Drain added three goals, Shelatkar had a pair, and Caitlin

Brown had one goal. Suresh had eight saves for the Dons.

In the second match, the Dons fell 8-7 to Leigh. Swyers scored four goals, Drain two and Jones 1. Suresh has 12 saves to keep Amador in the game.

In game three, the Dons got back to their winning ways, beating Castilleja 13-7. Drain had four goals to lead the Dons, with Swyers, Jones and Brown scoring two goals each. Alami and Claire Kunich each had a goal.

Suresh had six saves for the Dons.

In the last match, Swyers had five goals to pace the Dons to a 12-4 win over Harker.

Drain and Jones had three goals each, with Alami adding the final Dons tally. Suresh ended her outstanding tournament with eight saves.

Foothill girls' volleyball

The Falcons kept their EBAL roll going as they swept Dublin and Livermore last week.

The week started with the Falcons celebrating Senior Night by sweeping Dublin 25-21, 25-9, 25-18.

All eight seniors played a role in the victory. Tanvi Powar, Danielle Yeh, Maddie Adai, Sophia Zhang, Serena Wu, Addison Monnastes, Brooke Stedman and Paige Nelson played their final regular season game at Foothill.

The week ended with a 25-7, 25-10, 25-15 win over Livermore. The highlights came from Ilayda Caglar (6 kills, 3 blocks), Addie Boeschenstein (4 kills, 1 block), Sewa Adesuyi-Fasuyi (4 kills, 1 ace) and Olivia So (8 digs, 2 aces).

The Falcons were set to visit Amador Valley on Tuesday night,



ESTHER MULLIKAN

Deepika Suresh has been a major factor in the goal for the 2025 Amador Valley girls' water polo team.

and then host a first-round match in the EBAL playoffs on Thursday night.

NCS playoffs approaching

As the EBAL regular season is nearing an end, it's time for the fall North Coast Section playoffs to begin.

Here is a rundown of when the respective sports have their postseason competitions.

NCS girls' volleyball is the first sport to get going, with the playoffs set for next Tuesday (Oct. 28) to Nov. 8 at home sites. Flag football will be taking place Oct. 28 to Nov. 6.

NCS girls' golf is set for Nov. 3 at

the Windsor Golf Club. Girls' water polo is set for Nov. 5-15.

In girls' tennis, the team tennis portion of NCS is Nov. 11-15 at Northgate, with the singles and doubles tournament taking place Nov. 17-18 at Foothill.

The EBAL singles and double tournaments will take place Nov. 6-7 at The Club in Livermore.

NCS cross country will be run Nov. 22 at Hayward High as usual. The EBAL meet is set for Nov. 8 at Newhall Park.

NCS football is set for the first round on Nov. 14-15. The semifinals will take place Nov. 21-22, and the championship games are set for Nov. 28-29. ■

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Halloween & Fall Fun

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. 24-25; Oct. 30 to Nov. 1. Visit ipc.ludus.com/.

GHOSTS OF DUBLIN Grab a flashlight and take a walk through the historic Dublin Pioneer Cemetery, where history has a haunted side and hear spine-chilling tales of hauntings and recent paranormal encounters. 7:30-10:30 p.m., Oct. 24-25. \$15/\$18NR. 6600 Donlon Way. Visit dublin.ca.gov.

HARVEST FESTIVAL Shop a vast collection of local makers and small business owners all in one place with hundreds of handcrafted and mindfully curated art and crafts featuring photography, fine jewelry, specialty food, blown glass, wood art, metalwork, vintage wares and more. Oct. 24-26. Visit alamedacountyfair.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.

FLOATING PUMPKIN PATCH Float in and find the perfect pumpkin at the city of Dublin's Floating Pumpkin Patch for swimming, pumpkin decorating, games and more. 1:30-3:30 p.m. and 4:30-6:30 p.m., Oct. 25. \$20R/\$24NR. The Wave. Visit dublin.ca.gov.

DOWNTOWN PLEASANTON'S HALLOWEEN BREW CRAWL This one-of-a-kind event brings together beer lovers and Halloween enthusiasts from all over the Bay Area. Receive a commemorative glass for beer tasting and sample some of the best brews while enjoying the festive Halloween atmosphere. 5-8 p.m., Oct. 25. Visit eventbrite.com.

DUBLIN TRUNK OR TREAT Dublin Police Services invites the community to participate in its annual Trunk or Treat event at Don Biddle Community Park. This fun, Halloween-inspired event, provides a safe alternative to door-to-door trick or treating. 5-9 p.m., Oct. 25. 6100 Horizon Pkwy.

PLEASANTON ROTARY HALLOWEEN SPIRIT RUN Start and finish in Downtown Pleasanton Main St. Proceeds support scholarships for Pleasanton students and community and international projects of The Rotary Club of Pleasanton. 8:30 a.m., Oct. 26. Visit pleasantonrotary.org.

PUMPKIN CARVING AT THE PARK Get into the Halloween spirit with an LARPD Ranger and carve a pumpkin. Bring your own pumpkin and carving tools. 2-3 p.m., Oct. 26. Ranger Station Picnic Area,

5035 Arroyo Road, Livermore. Free registration at larpd.org.

ENCORE PLAYERS AT LIVERMORE LIBRARY Livermore 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.

PLEASANTON TRUNK OR TREAT If looking for a safe, fun and family-friendly place to collect candy on Halloween, join for Trunk or Treat and dress up in costume to collect candy from decorated cars at Valley Community Church. 5:30-7:30 p.m., Oct. 31. 4455 Del Valle Pkwy. Visit vc.church/event-listings/trunk-or-treat.

G&M FARMS G&M Farms, Pumpkin Patch and Corn Maze, is open Wed-Sun through Oct. 30. No pets allowed. 487 E. Airway Blvd., Livermore. For more information, visit gmfarms.com.

JOAN'S FARM AND PUMPKIN PATCH Activities include a corn maze, Old West Town, inflatable slide, old farm equipment and more. Through Oct. 31, closed Mondays. 4351 Mines Road, Livermore. Visit joansfarm.com.

KR FARMS KR Farms is all about family, fun and seasonal memories. Includes pumpkin patch, bounce houses, arcade, mini golf and more. Open daily. 5000 Arnold Road, Dublin. Visit k-rfarms.com.

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.

Entertainment

ROCKY HORROR PICTURE SHOW WITH NELL CAMPBELL Join the original Columbia, Nell Campbell, for a screening of the original unedited movie with a live shadow cast and audience participation, costume contest and more. 8 p.m., Oct. 24. Tickets \$95-\$220. Visit livermorearts.org.

DESI COMEDY FEST DIWALI DHAMAKA Desi Comedy Fest is the Biggest South Asian Comedy Festival in America showcasing the funniest South Asian comedians from around the world to create a unique live comedy experience for the South Asian diaspora. 7 p.m., Oct. 26. Tickets \$28. Visit firehousearts.org.

ALWAYS A BRIDESMAID This Encore Players production is the rollicking tale of four loyal and determined women who definitively answer the question, Just how far are you willing to go to keep a promise to a friend? 7:30 p.m., Nov. 1 and 2 p.m., Nov. 2. Tickets \$25. Visit livermorearts.org.

ANNIE AT THE BANKHEAD This CYT Tri-Valley performance based on

the comic strip features some of the greatest musical theatre hits ever written. 1 p.m., Nov. 1-2, 8-9, and 6:30 p.m., Nov. 1, 8. Tickets \$20-\$30. Visit livermorearts.org.

Farmers Markets

PLEASANTON FARMERS MARKET The Pleasanton Farmers' Market is Saturday year round featuring vendors with seasonal fruits & vegetables, plus artisan goods. 9 a.m. to 1 p.m. West Angela Street.

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

Exhibits

8TH ANNUAL PAINT PLEASANTON Pleasanton Art Association outdoor painting (Plein Air) competition opens Oct. 25 with early morning registration and sign-in and stamping required for participation. Event closes the afternoon of Oct. 26 with a display of completed artwork and an awards ceremony. For more information visit pal-art.com.

EMILIE MUNSCH - INSPIRED BY NATURE This Lobby Exhibition features 13 works by the artist celebrating a decade of tactile exploration and environmental mindfulness through the medium of collage. Through Oct. 25. Visit firehousearts.org.

THE WORK OF WINGS The Work of Wings exhibit at the Livermore Civic Center Library showcases the Livermore Art Association exploring flight, freedom, growth and transformation. This vibrant mix of media invites viewers to reflect on art's power to help us rise, transform and take flight. Oct. 1-31.

JILL VELLINGER EXHIBIT The Firehouse Arts Center features the work of Jill Vellinger on the Nancy Thompson Memorial Wall featuring approximately 10 of the artist's representative still lifes and landscapes. Through Nov. 1. Visit firehousearts.org.

DIA DE LOS MUERTOS EXHIBIT This exhibit, a traditional Meso-American holiday dedicated to honoring ancestors, will be on display at the Pleasanton Senior Center 12-3 p.m., Nov. 1.

TRI-VALLEY PHOTO SHOWCASE Livermore Valley Camera Club presents the winning entries from its annual Click 25 photography contest at the Livermore Civic Center Library. This juried exhibition celebrates the creativity and vision of amateur photographers from across the Tri-Valley region. Through November.

PET OF THE WEEK



TVAR

'Lemme at 'em!'

Decked out here for Halloween, Scrappy Doo is an adorable, mellow youngster who loves to cuddle and be near his foster family. An ideal home for him will provide lots of love, regular walks and plenty of playtime. He gets along with other respectful, similar-size dogs. Scrappy Doo is a 1-year-old miniature Pinscher mix with a smooth, brownish/tan coat, long legs and beautiful gold eyes. He weighs 14 to 15 pounds. He is neutered, vaccinated and microchipped. Visit tvar.org.

Government

COMMUNITY MEETING A community meeting for the East Pleasanton Policy Framework (EPPF) to introduce the project to the public and seek input in an open house format on the key issues for East Pleasanton, and ideas about future potential land uses. 6-7:30 p.m., Oct. 28. Pleasanton City Water Services, Remillard Room.

performed by 15 musicians with dazzling multimedia effects in an intimate setting. Begin with lunch at Manteca Sizzler, then head by motorcoach to the Gallo Center for the Arts in Modesto. 11:30-6:30 p.m., Nov. 23. \$147R/\$161NR. Register at larpd.org.

BRIDGE AT PLEASANTON SENIOR CENTER Join for Bridge 12:45-3:45 p.m., Tuesdays and Thursdays. Drop-in fees apply.

AMERICAN STYLE MAH JONGG Join for American Style Mah Jongg at the Pleasanton Senior Center, Tuesdays and Fridays, 12:45-3:45 p.m. Drop-in fees apply.

DROP-IN MAHJONG AT RLCC American Version Mahjong meets 1-4 p.m., Wednesdays in the Sycamore Room. Free lessons are available if new to the game. Drop in fees apply. Robert Livermore Community Center.

SENIOR PLAYERS READERS THEATER This program at the Pleasanton Senior Center is 10 a.m. to 12 p.m., Thursdays. Drop-in fees apply.

VINTAGE LOUNGE PUZZLING Stop by the Vintage Lounge to showcase to enjoy puzzle-solving. 9 a.m. to 4 p.m., weekdays, Livermore Senior Center, 4444 East Ave.

See **CALENDAR** on Page 19

Business

BUSINESS ALLIANCE MEETING The Livermore Valley Chamber of Commerce virtual Business Alliance Meeting is 8-9:30 a.m., the first Wednesday of each month. For more information, visit livermorechamber.org.

PLEASANTON YOUNG PROFESSIONALS MIXER Join the Pleasanton Young Professionals mixer, 5 p.m., the first Thursday of each month. No host bar, free raffle. Free for Chamber members to attend, \$10 for guests. Visit pleasanton.org.

Seniors

SENIOR (50+) POP UP TRIP Experience Mannheim Steamroller Christmas and enjoy classic hits

Employment

Senior caregiver offering personalized in-home care and companionship. 14 years' experience. Call Emily Reed (925) 786-2162.

Embarcadero Media Foundation is an independent multimedia news organization looking for talented and creative people to produce outstanding journalism and results for our advertisers through print and online. Learn more at tinyurl.com/EMF-careers.

The Pleasanton Weekly offers employment advertising.

If you wish to learn more about the advertising options, please visit PleasantonWeekly.com/employment_ads/.

Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 606762

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): ROSE WELLNESS THERAPY & CONSULTING 248 3rd Street #1100 Oakland, CA 94607 FILED IN ALAMEDA COUNTY ON: 05/23/2024 UNDER FILE NO. 606762 REGISTRANT'S NAME(S): VANESSA ROSE SHEA 248 3rd Street #1100 Oakland, CA 94607 THIS BUSINESS WAS CONDUCTED BY An Individual.

This statement was filed with the County Clerk Recorder of Alameda County on October 14 2025. (PLW Oct 24, 31, Nov 7 and 14, 2025)

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)

Public Auction - Aircraft Cessna 172R N24671 10/30/25 12:00 noon www.ashmancompany.com. Inspection of plane at American Aircraft Sales, 550 Airway Blvd, Livermore, CA 94551 on Oct 29 from 10:00am - 2:00pm. Auction by licensed and bonded Ashman Company Auctioneers and Appraisers, Inc. (PLW Oct 17 and 24, 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)

KARMA FINANCIAL COUNSELING

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618207

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

1.) KARMA FINANCIAL COUNSELING , located at 777 PALOMINO DRIVE, UNIT B, 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):

GHOST DREAMS LLC 777 PALOMINO DRIVE, UNIT B PLEASANTON, CA 94566

State of Incorporation/Organization: CALIFORNIA

Registrant began transacting business under the fictitious business name(s) listed above on 10/03/2025

This statement was filed with the County Clerk-Recorder of Alameda on October 10 2025.

(PLW Oct 24, 31, Nov 7 and 14, 2025)

CAKE DELIGHT

BITE OF JOY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618081

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

1.) Cake Delight , 2.) Bite Of Joy , located at 147B North Livermore Ave, Livermore, CA 94550, Alameda County. Mailing Address: 4374 Fitzwilliam Street Dublin, CA 94568 This business is conducted by: a Limited Liability Company.

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

CAKE DELIGHT LLC 4374 Fitzwilliam Street Dublin, CA 94568

State of Incorporation/Organization: California

Registrant began transacting business under the fictitious business name(s) listed above on 11/15/2014

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

(PLW Oct 17, 24, 31 and Nov 7, 2025)

PMS (PROFESIONAL MOVING SERVICE)

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617988

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

1.) PMS (PROFESIONAL MOVING SERVICE) , located at 25341 Cypress Ave Apt. 35 Hayward, CA 94544, Alameda County. Mailing Address: 4217 Orinda Way Bakersfield, CA 93306 This business is conducted by: an Individual.

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

JUAN PEREZ 4217 Orinda Way Bakersfield, CA 93306

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 30 2025.

(PLW Oct 10, 17, 24 and 31, 2025)

K. J. HERZOG INSURANCE AGENCY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618040

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

1.) K. J. Herzog Insurance Agency , located at 235 Main Street, Pleasanton, CA 94566, Alameda County.

This business is conducted by: a Corporation.

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

HERZOG INSURANCE SERVICES, INC. 235 Main Street 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 October 02 2025.

(PLW Oct 17, 24, 31 and Nov 7, 2025)

MR. TECH DEPOT

WATCHDOG IT

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618196

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

1.) Mr. Tech Depot , 2.) Watchdog IT , located at 3431 Brookdale Blvd., Castro Valley, CA 94546, Alameda County.

This business is conducted by: an Individual.

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

MICHAEL RAYMOND

3431 Brookdale Blvd.

Castro Valley, CA 94546

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

This statement was filed with the County Clerk-Recorder of Alameda on October 09 2025.

(PLW Oct 17, 24, 31 and Nov 7, 2025)

PESHA DEVELOPMENT

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618105

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

1.) Pesha Development , located at 2930 Domingo Ave 1571 Berkeley, CA 94705, Alameda County.

This business is conducted by: an Individual.

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

HANNAPESHA WOLMAN-CLAPSADLE 2930 Domingo Ave 1571 Berkeley, CA 94705

Registrant began transacting business under the fictitious business name(s) listed above on 10/06/2025

This statement was filed with the County Clerk-Recorder of Alameda on October 06 2025.

(PLW Oct 24, 31, Nov 7 and 14, 2025)

SHARON LOUISE COACHING

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618224

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

1.) Sharon Louise Coaching , located at 1 Kelton Ct, Unit 1J, Oakland, CA 94611, Alameda County.

This business is conducted by: an Individual.

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

SHARON LOUISE TAGHAVI 1 Kelton Ct, Unit 1J Oakland, CA 94611

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

This statement was filed with the County Clerk-Recorder of Alameda on October 10 2025.

(PLW Oct 24, 31, Nov 7 and 14, 2025)

YAMAHA ROAD SIDE ASSISTANCE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617746

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

1.) YAMAHA ROAD SIDE ASSISTANCE , located at 2345 Kennedy Ave #4 Union City, CA 94587, Alameda County.

This business is conducted by: an Individual.

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

YAMA BADR 2345 Kennedy Ave #4 Union City, CA 94587

Registrant began transacting business under the fictitious business name(s) listed above on 09/17/25

This statement was filed with the County Clerk-Recorder of Alameda on September 17 2025.

(PLW Oct 24, 31, Nov 7 and 14, 2025)

CHASE ELECTRIC

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618113

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

1.) Chase Electric , located at 3701 Old Santa Rita Rd, Suite 24 Pleasanton, CA 94588, Alameda County. Mailing Address: 1630 Buena Vista Avenue Livermore, CA 94550

This business is conducted by: a Corporation.

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

PAUL HENNINGS ELECTRIC AND COMPANY INC. 1630 Buena Vista Avenue Livermore, CA 94550

State of Incorporation/Organization: California

Registrant began transacting business under the fictitious business name(s) listed above on 11/19/2015

This statement was filed with the County Clerk-Recorder of Alameda on October 06 2025.

(PLW Oct 24, 31, Nov 7 and 14, 2025)

JOIE STUDIO

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617802

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

1.) Joie Studio , located at 4024 Vineyard Ave Pleasanton, CA 94566 , Alameda County.

Mailing Address: 4682 Chabot Drive Unit 10442 Pleasanton, CA 94588

This business is conducted by: a General Partnership.

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

STANLEY DOUGLAS 4682 Chabot Drive Unit 10442 Pleasanton, CA 94588

SIBYLLE DOUGLAS 4682 Chabot Drive Unit 10442 Pleasanton, CA 94588

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

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

(PLW Oct 10, 17, 24 and 31, 2025)

UNION JACK LOUNGE AND KITCHEN

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617381

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

1.) Union Jack Lounge And Kitchen , located at 706 Main Street Pleasanton, CA 94566, Alameda County. Mailing Address: 3533 Vineyard Ave Pleasanton, CA 94566

This business is conducted by: a Limited Liability Company.

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

DEMERARA DINING GROUP LLC 3533 Vineyard Ave 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 03 2025.

(PLW Oct 10, 17, 24 and 31, 2025)

ADD FROSTING

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617796

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

1.) Add Frosting , located at 525 Selby Ln Unit 1 Livermore, CA 94551, Alameda County.

This business is conducted by: an Individual.

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

MARIA DINA MAE OJEDA 525 Selby Ln Unit 1 Livermore, CA 94551

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 16 2025.

(PLW Oct 10, 17, 24 and 31, 2025)

STRADA

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617945

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

1.) STRADA , located at 6743 Dublin Blvd. Suite 32, DUBLIN, CA 94568, Alameda County. This business is conducted by: a Limited Liability Company.

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

KKW ENTERPRISE, LLC 6743 DUBLIN BLVD. SUITE 32 DUBLIN, CA 94568

State of Incorporation/Organization: California

Registrant began transacting business under the fictitious business name(s) listed above on September 3rd, 2025

This statement was filed with the County Clerk-Recorder of Alameda on September 29 2025.

(PLW Oct 10, 17, 24 and 31, 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, C 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 22 2025.

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

RH FINE CABINETRY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617940

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

1.) RH FINE CABINETRY , located at 5107 Norma Way APT#24 Livermore, CA 94550, Alameda County.

This business is conducted by: an Individual.

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

RAUL HERNANDEZ EQUIHUA 5107 Norma Way APT#24 Livermore, CA 94550

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

This statement was filed with the County Clerk-Recorder of Alameda on September 29 2025.

(PLW Oct 10, 17, 24 and 31, 2025)

JOX MEDIA

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 618079

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

1.) JOX Media , located at 3938 Stoneridge Dr, Apt 1, Pleasanton, CA 94588, Alameda County. This business is conducted by: a Corporation.

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

JOX CONSULTING INC 3938 Stoneridge Dr, Apt 1 Pleasanton, CA 94588

State of Incorporation/Organization: California

Registrant began transacting business under the fictitious business name(s) listed above on September 1, 2025.

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

(PLW Oct 10, 17, 24 and 31, 2025)

MPOWER CONSULTING

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 617931

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

1.) Mpower Consulting , located at 5112 Genovesio Dr. Pleasanton CA 94588, Alameda County.

This business is conducted by: an Individual.

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

STEVE MCCOY-THOMPSON 5112 GENOVESIO DR PLEASANTON CA 94588

Registrant began transacting business under the fictitious business name(s) listed above on AUGUST 25 2025

This statement was filed with the County Clerk-Recorder of Alameda on September 29 2025.

(PLW Oct 10, 17, 24 and 31, 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, 1

Public Notices

Continued from previous page

SONG MATCHA
ECOSIP SUPPLY CO
BAAN THAI
MOO MOO THAI
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 , located at 1707 GRAND VIEW DRIVE BERKELEY, CA 94705, ALAMEDA County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are):
TANG SONG LLC
1707 GRAND VIEW DRIVE
BERKELEY, CA 94705
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 15 2025.
(PLW Oct 3, 10, 17 and 24, 2025)

ECOPACKS
ARF SOURCING
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 617349
The following person (persons) is (are) doing business as:
1.) EcoPacks , 2.) ARF Sourcing , located at 5403 Cameo Ct, Pleasanton, CA 94588, Alameda County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are):
SM3 LLC
5403 Cameo Ct
Pleasanton, CA 94588
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 06/10/2025
This statement was filed with the County Clerk-Recorder of Alameda on September 02 2025.
(PLW Oct 3, 10, 17 and 24, 2025)

JST PEOPLE STRATEGY
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 617948
The following person (persons) is (are) doing business as:
1.) JST People Strategy , located at 2648 International Blvd, STE 301 #299, Oakland, CA 94601, Alameda County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are):
JST PEOPLE STRATEGY, L.L.C.
2648 International Blvd, STE 301 #299
Oakland, CA 94601
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 9/26/2025
This statement was filed with the County Clerk-Recorder of Alameda on September 29 2025.
(PLW Oct 10, 17, 24 and 31, 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 Drive, Suite 109 Pleasanton, CA 94588, Alameda County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are):
BOBCOMM LLC
5653 Stoneridge Drive, Suite 109
Pleasanton, CA 94588
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)

GOLDEN SKY GRAPHICS & SIGNS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 618029
The following person (persons) is (are) doing

business as:
1.) Golden Sky Graphics & Signs , located at 350 Main Street Suite H2 Pleasanton, CA 94566, Alameda County. Mailing Address: 1514 Calle Santiago Pleasanton, CA 94566. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are):
GOLDEN SKY ENTERPRISES INC
1514 Calle Santiago
Pleasanton, CA 94566
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2025
This statement was filed with the County Clerk-Recorder of Alameda on October 01 2025.
(PLW Oct 10, 17, 24 and 31, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 5CV145948
TO ALL INTERESTED PERSONS:
Petitioner: Marina Kakaulina filed a petition with this court for a decree changing names as follows:
OLIVIA MICHELLE BEKHMETIEVA to OLIVIA MICHELLE PELIN
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: 12/26/2025, 9:00am, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador St., Hayward, California, 94544. A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: 10/02/2025
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Oct 17, 24, 31 and Nov 7, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA COUNTY Case No.: 25CV147267
TO ALL INTERESTED PERSONS:
Petitioner: PACHİYANG filed a petition with this court for a decree changing names as follows:
PACHİYANG to PACHI YANG
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: 12/12/2025, 9:00 AM, HAYWARD HALL OF JUSTICE of the Superior Court of California, County of ALAMEDA COUNTY located at 24405 AMADOR STREET, HAYWARD, CA 94544. A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: 10/08/2025
THOMAS J. NIXON
JUDGE OF THE SUPERIOR COURT
(PLW Oct 17, 24, 31 and Nov 7, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA COUNTY Case No.: 25CV125136
TO ALL INTERESTED PERSONS:
Petitioner: Nailea Posada filed a petition with this court for a decree changing names as follows:
ALEJANDRO GAEL POSADA to ALEJANDRO GAEL BERMUDEZ POSADA
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: 10/17/2025, 9:30am, Civil of the Superior Court of California, County of Alameda County located at 24405 Amador Street, Hayward, Ca, 9454. 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: 06-05-2025
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Oct 17, 24, 31 and Nov 7, 2025)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV144227
TO ALL INTERESTED PERSONS:
Petitioner: Dario Francisco Motomochi Hernandez and Susana Marcela Cedillo Pliego filed a petition with this court for a decree changing names as follows:
JAVIER MOTOMOCHI CEDILLO to JAVIER MOTOMOCHI
MATEO MOTOMOCHI CEDILLO to MATEO MOTOMOCHI
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: November 14th 2025, 9:00 am, Alameda County Superior Court of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544. A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: September 23th, 2025
Thomas J Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Oct 3, 10, 17 and 24, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
THERESA BROWN, AKA THERESA RUBY BROWN
Case No.: 25PR148503
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of THERESA BROWN, AKA THERESA RUBY BROWN.
A Petition for Probate has been filed by: WILLIAM DAVIS in the Superior Court of California, County of Alameda. The Petition for Probate requests that: WILLIAM DAVIS 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 December 01 2025 at 9:45 a.m. in Berkeley Courthouse, Department 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King Way, Berkeley, CA, 94704.
If you object to the granting of the petition,

you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner in Pro Per:
William Davis
115 Glenbridge Court
Pleasant Hill, CA 94523
925-726-6171
(PLW Oct 24, 31 and Nov 7, 2025)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
LYN ENCARNACION JOSON
Case No.: 25PR129794
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LYN ENCARNACION JOSON.
A Petition for Probate has been filed by: Emily Rose Encarnacion Illo in the Superior Court of California, County of Alameda. The Petition for Probate requests that: Emily Rose Encarnacion Illo 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 27 2025 at 9:45 AM in Berkeley Courthouse, Dept 201 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:
Jessica Gordon, Esq. / Oliver Morrison, Esq.
Gordon Trust Law
2121 Avenue of the Stars, Suite 800
Los Angeles, CA 90067
310-321-3646
(PLW Oct 10, 17 and 24, 2025)

Place a legal notice at
[PleasantonWeekly.com/legal_notices/](https://www.PleasantonWeekly.com/legal_notices/)

CALENDAR

CALENDAR

Continued from Page 17

SPECTRUM MEALS ON WHEELS
Spectrum Meals on Wheels provides home delivered meals (60+). For more information, call 510-881-0305 or visit [spectrumcs.org/senior-services/meals-on-wheels](https://www.spectrumcs.org/senior-services/meals-on-wheels).

Support

VETERANS EVENT Pleasanton Library hosts the VA Palo Alto Mobile Medical Outreach team to provide veteran benefits review, enroll veterans for care with the VA Palo Alto Health System, answer questions about VA services and provide medical care for enrolled veterans. 9:30 a.m. to 2:30 p.m., Oct. 27. 400 Old Bernal Ave.

COPING WITH THE HOLIDAYS Join for an evening to discuss ways to cope with the holidays. All are welcome regardless of religious affiliation. 7 p.m., Nov. 6. St Elizabeth Seton, 4001 Stoneridge Drive, Pleasanton. Call Barbara with questions at 925-846-3904.

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. Heritage Estates, 900 E Stanley Blvd., 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 seven 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.

Volunteer

DRESS A GIRL AROUND THE WORLD Join to make simple dresses for girls in third world countries and help with sewing, ironing and cutting. Sewing machines or sergers, irons, ironing boards and scissors are needed. 9 a.m.-3 p.m., Oct. 25. Holy Cross Lutheran Church, 1020 Mocho St., Livermore. For questions contact suzbeck@yahoo.com.

RIDECARE VOLUNTEERS NEEDED
RideCare is CityServe premier transportation program that connects older adults and individuals with disabilities with free transportation and connects them to locations throughout greater Alameda County. Visit [cityservecares.org/ridecare](https://www.cityservecares.org/ridecare).

Community Calendar

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

A SPECIAL SECTION BY THE PLEASANTON WEEKLY

LUXURY HOMES PREVIEW



COURTESY GETTY IMAGES

The Calendar vs. The Market: Is real estate still seasonal?

Shift in 2025 raises an important question for both buyers and sellers

BY DEVIN DAVIS

For decades, the rhythms of the real estate market have been as predictable as the changing seasons.

Spring brought eager buyers armed with preapprovals, summer sustained the momentum with families eager to move before the school year and fall ushered in a notable slowdown that persisted through winter.

Do these old patterns still hold true?

This past summer challenged many of our assumptions about real estate seasonality. While speculation swirled about a shift toward a buyer's market, fueled by increased inventory and cautious consumer sentiment, the reality has been more nuanced.

"As I've said, and many of my colleagues have said, we're seeing a much more balanced market," explained Tracey Esling, 2025 president of the Bay East Association of Realtors. "Buyers and sellers may often need it to be one's market or the other, but it's not that simple. It's not the extreme buyer's market some predicted, but it's also not the frenzied seller's market we experienced in recent years."

This balanced environment might be redefining the "best" time to buy or sell.

Recent data suggests that mid to late October, traditionally considered the beginning of the market's slow season, may offer one of 2025's most advantageous

windows for buyers.

The month presents a compelling combination with an estimated 30% more active listings than average in the San Francisco Bay Area compared with the start of the year, potential savings from price reductions, and less competition from other buyers.

"The traditional spring and summer rush still exists, but there are buyers who understand market dynamics and recognize opportunities in what used to be considered the off-season," Esling said. "Sellers who choose to remain on the market through fall tend to be more motivated, and buyers have more room to negotiate without the pressure of multiple offers."

This shift raises an important question for both buyers and sellers: should you still consider the calendar when considering real estate decisions, or are the market conditions during the moment when someone is in the market all that matter?

A well-priced home with strong presentation can attract serious buyers year-round.

For buyers, the evidence increasingly suggests that patience may be rewarded. Those willing to shop when competition thins, whether that's late fall, winter, or even early spring before things heat up, often find sellers more willing to negotiate on both price and terms.

Esling said, "The seasonality of real estate in the Tri-Valley may not be all that prevalent. We currently have

a market made for anyone who is ready to take that next step to buy or sell. Contrary to popular belief, the market doesn't have to be for one or the other."

The reduced pressure also allows for more thoughtful decision-making, rather than the rushed choices that characterize competitive spring markets.

"We're still seeing some seasonal patterns," Esling noted, "but they're not nearly as pronounced as people truly believe. Life circumstances don't always align with 'traditional' spring selling season. Buyers and sellers who focus solely on the calendar might miss the opportunities right in front of them."

Perhaps the more important question isn't whether real estate is seasonal, but whether seasonality should dictate your decisions. In a balanced market where neither buyers nor sellers hold overwhelming leverage, the "right time" to buy or sell increasingly depends on your personal readiness, financial situation, and long-term goals rather than the date on the calendar.

"If you've been waiting for the perfect moment to enter the market the answer might be simpler than you think," Esling added. "The best time is when you're prepared, properly advised and ready to make a move that aligns with your life plans, regardless of what season it happens to be." ■

Editor's note: Devin Davis is a public affairs specialist for the Bay East Association of Realtors, which is based in Pleasanton.



Devin Davis



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 abroad audiences to working with prospective buyers. We're very happy with the job that Kris did for us and highly recommend her."

*—Bruce and Julie, Sellers
Sacramento River, Island home*



"Kris did a wonderful job helping us sell our home in Pleasanton. We were on a tight schedule, and she listened to our concerns and worked very hard to make sure we had the best chance of getting our home sold. She did an amazing job of staging and marketing our home and went above and beyond to host open houses for us. She has been a true partner and resource, and we'd highly recommend her to anyone who is interested in getting top notch service as either a buyer or seller."

—Deb and Kim, Sellers in Pleasanton



1834 Brooktree Way, Pleasanton
Listed at \$1,645,000



80 Canary Court, Livermore
Listed at \$1,550,000
Received 4 offers in 5 days



4946 Sequoia Avenue, Dublin
Sold for \$1,900,000

COMING SOON

Coming Soon to Pleasanton

Updated and ready to move right in, this one-story home offers 3 Bdr 2 Bath with 1,673 SqFt of living space. Enjoy a 6,700 SqFt lot size.

There is still time to buy or sell a home before Christmas!

Let's set up a time to talk.



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How latest tech boom is reshaping the real estate market

Newly minted AI billionaires fuel demand for ultra-luxury homes in more markets

BY KEN DELEON

Silicon Valley's newest superstars do not wear jerseys. They write code. Fueled by the rise of artificial intelligence, a fresh wave of wealth is reshaping the local housing market at a pace that rivals any past boom.

In the first quarter of 2025, sales of homes priced above \$5 million rose 82% across the Bay Area. In Santa Clara County, March closed with a 115% year-over-year spike. While the U.S. housing market has cooled under high interest rates, the region's luxury is accelerating.

I've been in Bay Area real estate for two decades, and I've never seen demand shift this quickly. Today's AI

innovators are receiving compensation packages on par with professional athletes. That liquidity flows directly into real estate, often within days of stock vesting or acquisition announcements.

Silicon Valley has always minted millionaires, but what's different now is the speed of wealth creation. Companies barely five years old are minting billionaires, and their executives are seeking homes that signal both success and sanctuary. Buyers accustomed to making complex business decisions are applying the same logic to real estate: Identify the best property, move quickly, close fast.

LUXURY REDEFINED

This new class of buyers is changing the definition of luxury. They want estates that double as personal innovation hubs: properties with server-ready infrastructure, theater-grade acoustics for private briefings and layouts designed for both prestige and privacy. Advanced security systems are nonnegotiable, and the infinity pool is no longer the defining feature. Today, comfort has to pair with features fit for a global chief executive.

GEOGRAPHIC HOT SPOTS

The hot spots for high-end homes are starting to shift, too. Atherton and Palo Alto, longstanding ultra-luxury enclaves, are reigniting with bidding wars as AI executives vie for proximity to Stanford. Menlo Park and Los Altos Hills are rising stars, thanks to their proximity to labs, venture capital corridors and private schools. In the East Bay, vineyard estates and hilltop compounds are being reimaged as serene, but connected, retreats.

These shifting patterns are redrawing the Bay Area's real estate map. Where past booms concentrated wealth in a handful of ZIP codes, today's AI buyers are broadening the ultra-luxury market.

A NEW UNICORN, A NEW WAVE OF BUYERS

Each AI unicorn triggers another wave of buyers. When a startup announces a multibillion-dollar funding

round or acquisition, my phone lights up with inquiries for premier listings. One buyer recently toured half a dozen properties in one afternoon and wanted to put in an offer that evening. The pace reflects not only urgency but confidence.

It's not just Bay Area talent reshaping demand, either. Buyers from New York, London and Asia are relocating to be near AI founders, investors and research centers. They view Silicon Valley not only as a workplace but as a global capital of innovation. They want to be part of its social and intellectual ecosystem.

LOOKING AHEAD

For longtime residents, this influx raises both opportunities and challenges. Rising valuations strengthen neighborhood equity but also intensify competition for inventory. While affordability concerns are real, so are the philanthropic and civic contributions many of these new homeowners bring. The balance between growth and community will define how local cities evolve in this new era.

Markets rise and fall, but this cycle feels less like a bubble and more like a structural reset. Artificial intelligence is not a single product or trend. It is a general-purpose technology reshaping industries worldwide. The fortunes it generates are fueling a sustained demand for homes that meet the ambitions of those at the forefront.

For homeowners considering selling, the opportunity has rarely been greater. For buyers, decisiveness is key. For all of us, the arrival of AI's new elite is a reminder that Silicon Valley's greatest export has always been reinvention. ■

Editor's note: Embarcadero Media periodically publishes guest columns by local real estate experts. This week, Ken DeLeon shares insights into how the artificial intelligence sector is impacting the ultra-luxury market. DeLeon is the founder of DeLeon Realty based in Palo Alto. He graduated from Berkeley Law and attended the Stanford Graduate School of Business. He frequently writes and speaks about trends shaping Silicon Valley's housing market.



COURTESY GETTY IMAGES

HOME SALES This week's data represents homes sold during Aug. 4-8 for Pleasanton, Livermore and Dublin.

PLEASANTON

4151 Alvarado Street Bottarini Living Trust to K. & G. Spears for \$1,285,000

6321 Camino Del Lago Fang Family Trust to C. & L. Yan for \$1,700,000

5290 Crestline Way Karooni Trust to Bay Area Executive Re & Dev Gr for \$1,485,000

3815 Northwood Court Seon Living Trust to Singh Family Trust for \$1,657,500

3862 Pimlico Drive S. Pal to R. & S. Rao for \$715,000

2643 Rasmussen Court Grave Family Trust to P. & V. Srinivas for \$1,820,000

3761 Smallwood Court House Family Trust to S. & D. Velamuri for \$2,875,500

3707 Trenery Drive R. Srirama to Anand Family Trust for \$3,750,000

1549 Trimmingham Drive P. Sharanabasawa to S. & A. Patil for \$1,203,500

LIVERMORE

2381 Allegro Street Arruda Family Trust to Hall Family Trust for \$2,225,000

285 Edythe Street A. & C. Rosendin to T. Nguyen for \$1,165,000

988 Flurry Drive L. Chedella to V. & U. Polkampally for \$1,182,000

2039 Galloway Common M. Murray to S. & S. Jordan for \$875,000

2385 Gamay Common J. Gennaro to A. & B. Defazio for \$2,825,000

389 James Street M. & D. Hamilton to F. & A. Shaikh for \$821,000

1123 Lucille Street M. & G. Wilkendorf to K. & J. Holtman for \$1,200,000

1387 Meadow Court Davies Trust to A. & M. Owen for \$1,400,000

4772 Nicol Common #101 Dalrymple Living Trust to R. Oconnor for \$405,000

1074 Peppertree Place M. & D. Schlientz to A. & C. Avanzino for \$1,400,000

4588 Phyllis Court National Residential to M. & S. Kandavalli for \$1,660,000

4148 Redwood Road K. Broadus to M. & C. Zabaneh for \$821,000

5771 Running Hills Avenue Hamblett Trust to C. & C. Andrade for \$793,000

244 Selby Lane V. Singh to B. & Y. Peng for \$1,010,000

4152 Sugar Pine Way Keeth Living Trust to E. & A. Valdez for \$810,000

465 Swallow Court B. & A. Defazio to L. Stover for \$1,400,000

914 Wagoner Drive Maloney Family Investments LLC to B. & S. Ramachandra for \$950,500

1843 Warsaw Avenue L. Small to P. Krasnicki for \$1,188,000

1492 Windsor Way S. Chakraborty to V. & A. Kappagantula for \$1,555,000

2522 Wood Hollow Drive Dixon Family Trust to A. & I. Dryanovski for \$2,798,000

3991 Yale Way A. Koch to K. & K. Vamvouris for \$850,000

DUBLIN

5623 Central Parkway Z. Yin to P. & A. Sarampally for \$1,550,000

5803 Corbin Street V. Rana to Aparna Family Trust for \$1,565,000

5501 De Marcus Boulevard #641 Sundaresan Family Trust to R. Reginaldo-Roxas for \$600,000

6228 Dove Avenue Lennar Homes Of California LLC to S. & L. Bolla for \$874,500

3465 Dublin Boulevard #239 Rao Family Trust to I. Nain for \$640,000

3465 Dublin Boulevard #141 Darshna Trust to Inb LLC for \$680,000

7299 Elba Court Rinna Family Trust to S. & A. Jackson for \$1,225,000

4176 Healdsburg Way Jjbprusty Family Trust to S. & N. Nookala for \$1,830,000

5621 Maymont Lane A. & V. Walse to S. & M. Mohan for \$1,775,000

4220 Midlands Court Y. Birla to N. & K. Raghavendra for \$1,200,000

3347 Monaghan Street H. Xu to T. Luu for \$860,000

Source: California REsource

SALES AT A GLANCE

PLEASANTON (AUG. 4-8)

Total sales reported: 9
Lowest sale reported: \$715,000
Highest sale reported: \$3,750,000
Average sales reported: \$1,832,388

LIVERMORE (AUG. 4-8)

Total sales reported: 21
Lowest sale reported: \$405,000
Highest sale reported: \$2,825,000
Average sales reported: \$1,302,595

DUBLIN (AUG. 4-8)

Total sales reported: 16
Lowest sale reported: \$600,000
Highest sale reported: \$1,900,000
Average sales reported: \$1,172,906

SAN RAMON (SEPT. 22-26)

Total sales reported: 19
Lowest sale reported: \$400,000
Highest sale reported: \$2,050,000
Average sales reported: \$1,350,000

Source: California REsource

VENEMA HOMES

EXPERIENCE



EXCELLENCE

LUXURY SELLERS *If You Want Results Like These, List With Venema Homes This Fall*

LUXURY BUYERS *Don't Wait The Right Homes Are Here Now*

SOLD
Represented with Alexis Venema
925-963-5446
1916 Ticino Court, Pleasanton
\$6,500,000
Source: Open House

SOLD
Represented Buyer with Liz Venema
433 Saint Mary Street, Pleasanton
\$4,580,000
Source: Past Client



SOLD
Venema Represented Buyer with Lisa Desmond
925-352-5065
1569 Via Di Salerno, Pleasanton
\$5,558,888
Source: Open House

FOR SALE
5 Bedrooms | 4 Bathrooms | 4,027 Sq. Ft.
641 Varese Court, Ruby Hill
\$3,599,000

FOR SALE
4 Bedrooms | 4 Bathrooms | 4,468 Sq. Ft.
1655 Orvieto Court, Ruby Hill
\$3,885,000

FOR SALE
5 Bedrooms | 3 Bathrooms | 3,395 Sq. Ft.
4073 Stanley Boulevard, Pleasanton
\$2,650,000

FOR SALE
5 Bedrooms | 3 Bathrooms | 2,835 Sq. Ft.
3134 Arbor Drive, Pleasanton
\$2,199,000



ARMARIO HOMES

TRI-VALLEY LUXURY REALTY

From Market Prep to Maximum Profit

*Armario Homes
Delivers Results*

FREE HOME
VALUATION




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5550 SAN JUAN WAY, PLEASANTON
\$1,299,000



OPEN SAT & SUN
1038 DIVISION ST, PLEASANTON
\$2,099,000



OPEN SAT & SUN
444 CABONIA CT, RUBY HILL
\$2,075,000



OPEN SAT & SUN
4336 MUIRWOOD DR, PLEASANTON
\$1,698,000



CALL FOR SHOWING
5990 PERIDOT PL, DUBLIN
\$1,888,000



**SOLD
REPRESENTED
SELLER & BUYER**
1751 SPUMANTE PL, RUBY HILL
\$4,265,000

PUMPKIN CARVING CONTEST



1ST PLACE PRIZE:
Winner's photo featured
in Pleasanton Weekly
AND \$100 Amazon Gift Card



Contest is for children of all ages, help from friends & family is encouraged!

HOW TO ENTER

OCT 27TH – Submission Deadline
Email us 1 photo of your carved pumpkin
and 1 photo of the carvers with their
creation to:

Email - Info@Armariohomes.com



OCT 28TH – VOTING TIME!
Tell your friends and family to follow us on
Facebook & Instagram and vote for your
Jack-o'-Lantern!

  [@ArmarioHomes](https://www.instagram.com/ArmarioHomes)

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**\$1.1 Billion
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459 Main Street, Pleasanton | DRE #01363180 #01967027 | Broker DRE# 02065804