

# Pleasanton Weekly



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Page 14

NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

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Page  
**12**

**Council discusses new plan for how to manage all 200,000+ things the city owns and maintains**

- 5 | **NEWS** Shh! Council OKs railroad quiet zone consultant
- 7 | **NEWS** PUSD faces even higher deficit than projected
- 15 | **TRI-VALLEY LIFE** Coach reflects on run-in with cancer



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# WHAT A WEEK



BY JEREMY WALSH

## Champions for pets

More than 30 local families benefited from free spay and neuter surgeries for their pets at Valley Humane Society in Pleasanton, as part of a special campaign across the Bay Area one weekend last month.

“Champions for Pet Health: Communities Partnering for Wellness and Spay & Neuter” brought together funding and resources for nine animal support organizations to waive fees for surgeries, vaccinations and microchips to help address a backlog in the region while also reducing the number of homeless cats and dogs.

“We believe every pet deserves access to essential veterinary care — not just when adoption is the goal, but as a cornerstone of community welfare,” said Melanie Sadek, president and CEO of Valley Humane.

“Families who love their pets shouldn’t be forced to compromise on care because of cost or other barriers,” she added in a post-campaign press release. “This event was about more than surgeries: it’s about giving pets a healthier life and giving our community the resources to keep them safe at home.”

The collaboration held Dec. 6 and 7 exemplifies the good work done year-round by Valley Humane Society, one of 10 Tri-Valley nonprofit beneficiaries of our 2025-26 Pleasanton Weekly Holiday Fund — which continues for two more weeks.

The need for animal care support remains pronounced in the Tri-Valley, Sadek told me in an email exchange before Christmas.

“Many families struggled this year with the rising cost of care for their beloved animals — something we expect to continue next year — yet Valley Humane remains committed to keeping people and pets together,” Sadek said, with the calendar turning to 2026. “Thanks to our community’s generosity, we can prevent unnecessary surrenders and support our most vulnerable neighbors by providing food, veterinary support, and a safety net when they need it most.”

Valley Humane does so much for the pet community, facilitating adoptions of dogs and cats, offering food through its AniMeals Pet Food Pantry program, coordinating emotional support for people through its Canine Comfort Pet-Assisted Therapy initiative and raising critical awareness for their cause and associated issues.

But perhaps their most critical work is being done at its Phil Scholz Veterinary Surgery Center on Spring Street in downtown Pleasanton, where they assist area rescue groups and shelters with spay and neuter surgeries, provide medical care for dogs and cats in its charge and now taking on public clients for veterinary services.

That’s where the nonprofit coordinated 69 spay/neuter operations on the first weekend of December during the “Champions for Pet Health” campaign.

Sponsor Tony La Russa, the retired Hall of Fame baseball manager of the Oakland Athletics and other teams, was on hand with his daughter Bianca at Valley Humane to promote accessible veterinary care during the event.

His La Russa Rescue Champions was among four national foundations sponsoring the campaign, joining the Dave & Cheryl Duffield Foundation, Maddie’s Fund and BISSELL Pet Foundation.

All told, the partner organizations delivered more than 600 spay and neuter surgeries over the two days, thanks to the national foundations and local supporters.

Participating in “Champions for Pet Health” is truly representative of the approach Valley Humane takes day in and day out. As the nonprofit touts of its mission, “Whether you’d like to adopt an animal, share your passion for pets, or meet like-minded people, Valley Humane Society is Your Means to a Friend.”

Even though we’ve entered the new year, there is still time to donate to help Valley Humane and nine vital Tri-Valley nonprofits through our 2025-26 Holiday Fund — like my wife and I did earlier this week.

The other beneficiaries are Axis Community Health, CityServe of the Tri-Valley, Culinary Angels, Goodness Village, Open Heart Kitchen, Pleasanton Partnerships in Education Foundation, Sunflower Hill, Tri-Valley Haven and Tri-Valley REACH.

The Holiday Fund offers a great bang for the buck for residents, businesses and community groups interested in contributing to multiple charity causes at once. These nonprofits do such important work in critical areas of need in our community: nutrition, health care, housing, senior services, domestic violence and education.

The Holiday Fund is managed by our Embarcadero Media Foundation, itself a 501(c)(3) nonprofit, so donations are fully tax deductible and eligible for corporate matching, and every single dollar raised will go directly to the beneficiaries (split evenly among the 10) because we cover all administration and other expenses at no cost.

We humbly ask you to consider contributing through the third weekend in January. The grants are then typically distributed to the nonprofits in late March or April, providing a nice infusion of funding during a slower fundraising time of spring. Learn more at [PleasantonWeekly.com/holiday\\_fund](http://PleasantonWeekly.com/holiday_fund). ■

### About the Cover

Pleasanton is nearly done developing its inaugural Asset Management Plan, which city officials say will help the current and future City Councils prioritize repair and replacement projects based on up-to-date data and analysis on all city-owned assets. Photos by Christian Trujano.

Cover design by Doug Young.

Vol. XXVI, Number 48



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## When someone says something to you that you find offensive, how do you typically respond/react?



**Carol Zhou**  
*Author*

If someone says something offensive to my face, how I respond depends on who they are. If it's someone I know, I will tell them what they said was rude and why. But if it's a stranger I will likely say nothing and walk away. These days I am more concerned about personal safety, and it's hard to know what people might do.



**Will Schultz**  
*Graduate student/Japanese instructor*

How I react depends upon how offended I feel. I tend to be very non-confrontational, but I will ask questions to understand what's behind their rationale and then I'll explain to them why their reasoning is off.



**Andres Nieto**  
*Server/bartender*

I actually don't react or respond at all. I'm the type of person who looks for the positive in every situation and gives people the benefit of the doubt. So if someone offends me, I just shrug it off and move on.



**Danika Schultz**  
*Marketing*

I usually do my best to laugh off anything someone says to me that I don't like. Unless it's just too offensive, in which case I'll say something like "Well, that's offensive." And then the person will often walk back what they said, or at least think about why their comment was so offensive to me.



**Greta Kip**  
*Museum administrator*

I tend to speak up. I try to do it thoughtfully and to offer context, but I'm sure I sometimes offend the offender. I'm OK with that though because I feel pretty strongly that people should think before they speak.

—Compiled by Nancy and Jeff Lewis

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

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## DIGEST

### Holiday drives

The Livermore Area Recreation and Park District collected two-dozen 40-gallon bins of food and two truckloads of donated toys as part of the organization's Holiday Food Drive and Toys for Tots Toy Drive this holiday season.

"We're really grateful for the community's support," Jill Kirk, LARPD's community services manager, said in a press release. "The amount of food and toys donated was incredible, and we hope it makes a big difference for families and kids this holiday season."

LARPD said the food was delivered to Tri-Valley Haven to support individuals and families experiencing food insecurity while the toys were sent to children across the region through the U.S. Marine Corps Toys for Tots program.

### 925 GIVES recap

Three Valleys Community Foundation recently highlighted the success of its newest regional philanthropic campaign — 925 GIVES — and how it raised \$117,184 for 87 local organizations in its debut in the fall.

"Donors, nonprofits, businesses, and volunteers joined forces to strengthen the 925 region and beyond — proving the power of giving where you live," 3VCF officials stated in its 925 GIVES website. "Together, we amplified local impact, supported vital causes, and showed what's possible when our community unites."

According to the website, the campaign received nearly 470 donors. The Livermore Amador Symphony Association received the most donations with 40 while the SPARC Theater in Livermore received the highest amount of donation at nearly \$11,000. The Embarcadero Media Foundation finished in fourth place with \$5,121 in donations.

### ONE dashboard

The city of Pleasanton introduced a new online dashboard, allowing residents to monitor the progress of ONE Pleasanton, the city's five-year strategic plan.

"The new dashboard enhances public access by giving the community a clear view of the actions and outcomes being achieved through the Strategic Plan," City Manager Gerry Beaudin said in a press release.

The plan's goals include fiscal sustainability, optimizing the organization, investing in the environment, safeguarding the city and community development. The dashboard highlights the progress made toward achieving each goal and ongoing implementation efforts.

According to the dashboard, 66% of the 47 strategies to achieve those goals are on track for completion and 13% have already been completed. ■

## Shh! Council OKs funding for railroad quiet zone consultant

Tri-Valley Haven grants, \$1.9M Black Tie contract, new cemetery fees also on crowded consent

**By Christian Trujano**  
The Pleasanton City Council has approved funding to hire a consultant firm to develop a railroad quiet zone, a move that many residents who live near the train tracks have been asking the city to do throughout 2025.

Following the council's unanimous approval of the \$168,858 contract with Kimley-Horn and Associates as part of the Dec. 16 meeting's consent calendar, city staff expect the entire process to establish the quiet zone to take about

21 months to complete. Consent calendar items are considered routine in nature and are typically approved by a single vote without discussion.

"Although it will take many steps, the better part of two years and require approvals from the railroad and federal agencies, we believe this will ultimately result in improved quality of life for all of us who live, work and visit downtown Pleasanton," Jim Lehrman, a Pleasanton resident who lives near the Union Pacific Railroad train tracks, wrote on his Change.org petition he started nearly a year ago.

The petition, which called for the city to establish the quiet train zone, garnered over 400 signatures before declaring victory following the council's approval Dec. 16.

"Thank you to the Pleasanton mayor and City Council, and to all the supporters of this petition," Lehrman wrote.

Around the beginning of 2025, a number of residents who live near or right next to the train tracks around downtown began showing up to Pleasanton City Council

meetings to voice how the loud train horns have affected them over the years. Students shared stories about being sleep deprived after being woken up the night before and others said the noise, in general, was unwelcoming to not just residents, but visitors to the downtown as well.

According to the Dec. 16 staff report, the Federal Railroad Administration in 2006 adopted federal regulations regarding train horns which established criteria

See **COUNCIL** on Page 11



A 60-unit affordable housing project for individuals with I/DD, dubbed Sunflower Hill at Grace Pointe, is now onto the financing phase of development. COURTESY CITY OF DUBLIN

## Dublin approves Grace Pointe

Sunflower Hill complex expected to open in 2028

**By Jude Strzemp**  
A n affordable, 60-unit housing project in Dublin for people with intellectual and developmental disabilities (I/DD) has moved onto the financing stage of development, following unanimous approval of the proposal's final project entitlement by the Dublin Planning Commission this month.

The three-story, multi-family residential project dubbed Sunflower Hill at Grace Pointe is set to include a community room, makerspace, fitness room and central courtyard with amenities and 36 parking spaces, according to a staff report prepared by Dublin senior planner Gaspere Annibale.

Of Grace Pointe's 60 units, 59 are set to be rented at affordable rates — 30%-60% of the area

median income — for people with I/DD along with one resident manager unit, according to Susan Houghton, Sunflower Hill founder and board president.

Set to be located at the northwest corner of Dublin Boulevard and Brannigan Street, Grace Pointe is part of the larger Dublin Centre project — formerly known as SCS Dublin — a four-parcel area covering 54 acres north of Dublin Boulevard between Tassajara Road and Brannigan Street, according to the staff report.

As part of the Dublin Centre project by Landsea Homes, Grace Pointe will be among a separate mixed-use development set to feature 500 residential units, 105 accessory dwelling units, approximately 38,000 square feet of retail commercial uses, a public park and a community center,

according to the staff report.

Following the approval Dec. 9, Sunflower Hill must fund the approximately \$48 million residential project with its partners Satellite Affordable Housing Associates and DAHLIN Group Architecture/Planning, according to Houghton.

Aiming to begin construction in 2027, with leasing in late 2028, Houghton said that Sunflower Hill will be focused on gathering funds next year for the housing project.

Once constructed, the project will help meet the rising demand for affordable housing for adults with I/DD, Houghton explained.

"We have the vision, architecture, programmatic plans and ability to execute," Houghton told the Pleasanton Weekly. "Now we just need the financing!"

See **GRACE POINTE** on Page 10

## Lacey named LPFD chief

Department vet has interim tag removed after 4 months

**By Christian Trujano**

Aaron Lacey, a longtime Livermore-Pleasanton Fire Department employee who had been serving as the interim chief since August, has been officially appointed as the department's new permanent chief, according to a joint press release from the two Tri-Valley cities.

Lacey succeeds former LPFD chief Joe Testa, who retired from his post on Aug. 15 after nearly 30 years with the department.



Aaron Lacey

"I am honored to be appointed fire chief and continue serving the communities of Livermore and Pleasanton," Lacey said in the joint Dec. 18 press release. "Our department is built on a strong tradition of excellence and a commitment to delivering the highest level of service. I look forward to supporting our team as we carry that mission forward."

Lacey first joined LPFD in 2005 and has since served as fire captain and fire battalion chief before he was promoted to the role of deputy chief in 2020. He also previously served as interim fire chief for a brief time in 2021, before Testa was named chief.

See **CHIEF** on Page 7

# Pleasanton city manager gets 3.5% raise

City attorney, management and other employees also receive compensation boosts

BY CHRISTIAN TRUJANO

The Pleasanton City Council unanimously approved a number of labor contract agreements during the consent calendar portion of its Dec. 16 regular meeting, which included 3.5% raises for both the city manager and city attorney as well as separate salary increases for city management, confidential employee groups and unionized city employees.

While there wasn't much discussion on the three compensation items included in the consent calendar — which are items considered routine in nature and are typically approved by a single vote — Mayor Jack Balch took some time during the meeting to recognize some of the comments he received from community members regarding the labor matters.

“Our labor contracts do not align or expire at the same time,” Balch said. “While these actions that we're taking tonight may appear synchronized because they appear before us at the same time, they are not.”

He added that the effective dates and timelines for the three labor contracts are all different and that discussing the various agreements at the same time improves transparency between the community and the city's actions concerning compensation.

“Like my fellow council members, we are trying to increase transparency and accountability,” Balch said. “I believe by the council

hearing these contracts tonight, at the same meeting, we're actually increasing accountability and transparency so that the public can see them in full context and better understanding of the differences between the three contracts we're evaluating.”

Balch said the city would commonly see these agreements spread throughout the year, which he said could burden the public to “recall historical context for comparability.”

“At least, that's been my experience,” he said.

The first two labor agreements that the council amended were the contracts for City Manager Gerry Beaudin and city attorney Dan Sodergren.

The contracts were amended to provide 3.5% raises to the two city executives, which are retroactive to Sept. 1, as part of their annual review process. Beaudin's annual salary will now be \$343,512 while Sodergren's will go up to \$301,905, according to the respective contract amendments.

Both Beaudin and Sodergren did not receive any pay raises in 2024 due to budget constraints; however, Beaudin did get an extra six months of severance assurance after

a positive review last year.

The council also voted yes on updating the purchasing procedures manual which, in part, effectively increases Beaudin's approval authority for “general goods and services (e.g., equipment, office supplies and repair services) and professional services (e.g., consultation and engineering) from \$100,000 to \$200,000.”

Councilmember Craig Eicher pulled the item from consent to have further discussion for the sake of transparency on the policy decision to raise Beaudin's signing authority.

“My concern is the transparency for council and the community on that gap that's in there,” Eicher said.

Beaudin then explained that the intent for the increase in his office's signing authority was to improve efficiency.

“There's about 50 agenda reports per year, on average, that come forward with between \$100,000 and \$200,000,” Beaudin said. “Those are very rarely ... discussed in any detail — they're usually on consent — and so the goal here was to be a little bit more efficient. Especially with our finance department's limited staff resource time.”

Finance director Susan Hsieh also explained that neighboring cities have a similar \$200,000 signing authority for their city manager's offices.

Following an individual meeting with Eicher beforehand, Beaudin

said the city will plan on producing regular reports to the council on any contracts his office signs off on that are between \$100,000 and \$200,000.

In addition to Beaudin's and Sodergren's approved raises, the council also voted as part of the consent calendar to increase the pay schedule for city management and confidential employee groups by 3% this fiscal year. According to staff, those employees also did not receive a cost-of-living increase in 2024 because of budget issues.

“The most recent wage adjustment for the management and confidential group took effect on Sept. 2, 2023,” the Dec. 16 staff report stated. “Staff's recommendation of a three percent (3%) increase is consistent with market data, (consumer price index), and the city's internal equity with labor.”

However, staff noted that this increase does not mean each manager or confidential employee will immediately see a raise in their salaries.

“An adjustment to the range does not automatically result in an adjustment to individual employees' salaries,” staff stated in the Dec. 16 agenda report. “Salary placement is determined separately, and based on factors such as qualifications, performance, internal equity, and compaction.”

The last item that the council approved in regards to employee compensation was the tentative agreement between the city and the labor union that represents over 200 employees across various departments.

The agreement between the city and Pleasanton City Employees Association (PCEA), American Federation of State, County and Municipal Employees Local 955, which the council previously

reviewed during its Dec. 2 meeting, will now replace the previous memorandum of understanding between both parties, which expired on March 31.

The PCEA represents about 204 employees across a range of positions at the city including clerical positions, police dispatchers, recreation employees, planners, engineers, and maintenance employees.

Under the new agreement, salary ranges will go up by 3% once after April 1 of 2026 and once again in 2027 during the same month.

The new contract also stipulates that the city will provide \$1,000 in longevity pay annually to bargaining unit employees who have been with the city for 10 consecutive years, with payments distributed biweekly. That total payout will also be raised to \$1,100 in 2027.

Police dispatchers and police dispatch supervisors who obtain a peace officer standard training (POST) certificate will also now receive a certain percentage of certification pay depending on the level of training they obtain.

Other key terms for the contract include an increase to the amount for bilingual pay from \$50 to \$100; a slight increase to the meal pay for employees required to work more than 12 hours consecutively without a dinner break; an increase to allowances for safety boots; and increase to both the call back and standby time policies.

“I would like to say, for each of the groups under those labor agreements, I appreciate the hard work, dedication and contributions that each of these groups are bringing to Pleasanton,” Balch said. “Thank you very much, on behalf of the community.” ■



Gerry Beaudin

## Meadowlark Dairy opens store in downtown Livermore

Limited offerings currently available upon soft opening at first expansion location

BY JUDE STRZEMP

Pleasanton-born ice creamery known for its soft-serve cones recently unveiled its Livermore location as part of the shop's soft opening.

The expansion of Meadowlark Dairy into Livermore follows months of anticipation,

as business ownership confirmed with Livermore Vine in November 2024 that they were in the early stages of expanding to the neighboring city.

Despite the shop's grand opening being set for the new year, the ice creamery within the former Bank of the West building at 2287

Second St. was already bustling with patrons two days before the Christmas weekend.

In addition to ice cream, milk and other dairy products were up for sale inside the shop as well as bottled beverages and Meadowlark-branded merchandise. Frozen items, however, were not yet available for purchase as signs posted on their freezers noted they'd be “coming soon.”

Ahead of the grand opening, the store aims to bolster public awareness of the Livermore shop and give customers a sneak peek of what's to come while employees get their training in as well.

The Livermore Meadowlark Dairy shared on social media its soft opening hours from 11 a.m. to 6 p.m. Mondays, Tuesdays and Friday through Sunday. The store is closed on Wednesdays and Thursdays. The store also advises checking Google and Yelp for updated hours. ■



CIERRA BAILEY

The Meadowlark Dairy is now open in downtown Livermore, marking the ice cream shop's second location.

## TAKE US ALONG



**Our Lady of the Rocks:** Scott Fredianelli, Lauren Traurig, Joel Traurig and Jena Traurig spent two weeks exploring Montenegro and Croatia last summer. Here, they enjoy Our Lady of the Rocks in the Bay of Kotor in Montenegro.

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.

# PUSD faces higher deficit than projected

Budget going to county with negative certification, bringing additional oversight and support

BY CHRISTIAN TRUJANO

The Pleasanton Unified School District Board of Trustees recently approved the district's first interim budget report for its 2025-26 fiscal year, which indicated some small improvements in the district's financials; however, the deficit is still \$3 million more than what staff had hoped for going into the new year.

Due to the updated deficit numbers, PUSD is now projecting a negative ending fund balance of \$2.5 million, which means the district will have to submit its first interim report to the Alameda County Office of Education (ACOE) with a negative certification.

"This is a serious matter," Board President Kelly Mokashi said during the Dec. 11 board meeting. Prior to the discussion, Mokashi

was voted in as board president for the new year — Trustee Laurie Walker was also named the new vice president.

"I am embarrassed to be in this state," Mokashi added. "That being said, we're all accountable, we're going to have to do something about it ... we're going to have to get our sleeves back up and keep working."

According to assistant superintendent of business service Ahmad Sheikholeslami, the negative certification indicates to the county that PUSD will not meet its financial obligations in the current or subsequent fiscal years. The classification will also bring additional oversight and support from the ACOE in the form of a fiscal adviser who will work with the county's fiscal crisis management and assistance team

(FCMAT) to conduct a fiscal health risk analysis.

Sheikholeslami said with the county's help, the district will continue to work through its budget cycles to clear the negative balance and return the district's budget to a positive certification.

"The variance that we're getting is smaller this time than last time, but it's still a variance," Trustee Justin Brown said. "And I do think having the additional oversight will help (and) give us even more certainty than we have."

The first interim budget report is the first of two updates that staff present every year in regard to its annual budget. The report uses actual revenues and expenditures from July 1 through Oct. 31, as well as other updated financial information, to provide a clearer picture

of the district's current financial situation.

According to Sheikholeslami, some positive news is that the ending fund balance for the district's unrestricted budget — funds that don't have to be committed to certain expenditures — went down from negative \$5.8 million to negative \$2.5 million.

However, the first interim report projects PUSD to have a \$4.7 million deficit for the current fiscal year, which is larger than the \$1.7 million the district had predicted in its 45-day budget update.

When the school board first approved the 2025-26 budget, PUSD's projected deficit was \$7.7 million so in that sense, the \$4.7 million deficit was an improvement. However, due to that \$3 million deficit variance between the 45-day budget

update and the first interim budget report, PUSD is expecting to exceed its available reserves, which is what led to the \$2.5 million shortfall in the ending fund balance.

"I'm very frustrated that we're in this position that we have a negative \$2.5 million ... I don't know how we got to this position," Trustee Mary Jo Carreon said during the meeting.

According to Sheikholeslami, the main reason behind the variance was increased costs for the district's special education program. He also pointed to other expenditures such as increased projected costs as a result of salaries and benefits, settlements, legal expenses and operational costs as reasons for the unexpected variance.

Sheikholeslami noted that the

See **DEFICIT** on Page 11

## CHIEF

Continued from Page 5

Prior to his departure, Testa played a key role throughout his career in "strengthening training and operational readiness" at the fire department.

"He led the department through the California State Fire Marshal's Fire Academy accreditation in 2018 and coordinated the department's first Instructional Services Agreement with Las Positas College to expand firefighting training opportunities," officials wrote.

The department and two cities expect the streak of strong leadership to continue with Lacey.

Lacey brings "significant operational and regional leadership experience" to his position as LPFD chief after notably serving with the California Regional Urban Search and Rescue Task Force and being deployed to several major emergencies such as Hurricane Irma, which hit Florida in 2017, and multiple wildfires.

He also served as president of the Alameda County Training Officers — a collective of fire representatives who coordinate fire service training — and as area director for the California Fire Training Chiefs, according to the press release.

"Chief Lacey has continually shown the leadership, vision, and dedication required to guide a department recognized for its high-quality service and organizational excellence," Livermore City Manager Marianna Burch and Pleasanton City Manager Gerry Beaudin said in the joint press release. "We are confident that, under his direction, the Livermore-Pleasanton Fire Department will continue to thrive and serve our communities with distinction." ■



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# Dublin council formally opposes reopening prison

With future of site unclear, city sends message of support to residents who fear ICE will take over facility

By JEANITA LYMAN

A contingency of Tri-Valley residents and activist groups from across the Bay Area scored a victory last month when the Dublin City Council passed a resolution formally opposing the reopening of the troubled federal prison site that was shuttered last year.

The resolution, requested by Vice Mayor Jean Josey following a lengthy public comment session in the wake of a vigil outside City Hall in November, was ultimately passed unanimously by the council after hours of discussion and debate Dec. 16.

"I'm very pleased that the Dublin City Council listened to its residents and did the honorable and responsible action by passing the resolution formally opposing the placement of a detention center in this city," said Dublin resident Liz Schmit in a press release from the ICE out of Dublin Coalition.

"I do not like to see people deprived of their safety. I do not like to see people deprived of their constitutional rights. I do not like to see people deprived of their mental health. And with ICE, that's all we get," Schmit added.

Deprivation of safety, constitutional rights and mental health support have already become part of the legacy of the former federal women's prison across Arnold Road from the county's Santa Rita Jail. The Federal Correctional Institution, Dublin formally shuttered late 2024 amid widespread allegations — and criminal charges — of sexual abuse and assault, as well as medical malpractice and health hazards such as mold and asbestos in the aging facility that was built in 1974.

"The beautiful City of Dublin should shine a beacon of light and loudly proclaim that they will no longer tolerate being the home



COURTESY ICE OUT OF DUBLIN COALITION

More than 40 people spoke in favor of the Dublin City Council's resolution opposing the reopening of FCI Dublin on Dec. 16.

of the 'Dublin Rape Club,' wrote Darlene Baker, who was incarcerated at the facility from April 2022 to February 2023 and assaulted by its medical officer, in a letter to the City Council. "I respectfully urge the Council to use every means available to ensure this facility is never opened again, including and especially use as an ICE facility housing vulnerable immigrants."

The closure of the prison, and the associated criminal convictions of multiple former staffers, was set to put an end to that legacy in December 2024.

But months later, news began to circulate — with limited publicly available information — that the site was being eyed for resurrection as an immigration detention facility as Immigration and Customs Enforcement activity escalated in the early days of the second Trump administration in February.

In the months since, the ICE out of Dublin Coalition has taken shape, made up by a wide-ranging group of Tri-Valley residents and regional activist groups, with multiple public events garnering hundreds of attendees and aimed at increasing

awareness of the site's potential reopening while sending a message to the federal government that an ICE detention facility is not welcome in the Bay Area.

The group brought that message and turned its attention toward local government at Dublin City Hall, where hundreds gathered outside for a vigil ahead of the Nov. 18 council meeting and dozens spoke in the non-agenized public comment portion to call on the council to pass a formal resolution opposing the reopening of the former prison.

While the city lacks authority over the federally owned site, advocates asked for the resolution to be passed as a way of sending a message to Dublin residents — approximately 40% of whom are immigrants, according to Josey — and to the federal government.

The resolution formalizes the city's existing stance, according to a staff report from City Manager Colleen Tribby, which is that "no form of detention operation is appropriate at the former FCI Dublin location, given its history of abuse, infrastructure deterioration, and associated

impacts on the community".

City officials have taken their own steps in the months since the possibility of the prison's resurrection emerged, expressing concerns and seeking more information and clarification.

"Federal representatives have acknowledged these concerns, and the City continues to track federal actions related to the site," Tribby said.

The city sent an initial letter to the U.S. Department of Homeland Security and Bureau of Prisons in April, following up with a second letter on Nov. 17 reiterating previous concerns and emphasizing its opposition to the reopening of FCI Dublin.

The BOP ultimately responded this month, first on Dec. 5, stating that the bureau "has no plans to reopen" the facility and "no indication that the facility will be repurposed by ICE". On Dec. 10, BOP officials added that the bureau intends to "permanently deactivate, close, and dispose of FCI Dublin, and to divest itself of the facility", with the property being transferred to the U.S. General Services Administration.

However, that doesn't necessarily eliminate the potential for the site to be used by ICE or another government agency. Property that is transferred to the GSA is first offered to other federal agencies. Only if no agency identifies a need for the property is it then declared surplus, opening a path for its sale or use for other purposes.

That possibility led to an amendment that was included in the resolution ahead of the final vote Dec. 16, adding GSA to the list of federal agencies called on for "open and transparent communication with the City regarding any decisions affecting the site".

Numerous other amendments were proposed and concerns raised

in the discussion ahead of the council vote, particularly about walking the line of supporting all residents regardless of immigration and documentation status without venturing into sanctuary city policies and language — something that has put other Bay Area cities with that sanctuary designations on the federal government's "naughty list" over the past year.

"You use language that is inviting, perhaps, and that you would think might lead to assumptions about where we're heading," District 1 Councilmember Mike McCorriston said.

"We're not heading in the direction of a sanctuary city. We're not heading anywhere near that," McCorriston added. "We're not harboring illegal aliens. That is not our intent. But what we are saying simply in this document is that regardless of who you are, if you're a resident of this city, we want you to feel safe."

With multiple motions and amendments on the table, Josey said it was important for the council to send a unified message.

"I would love for us to reach consensus on this item and not end up in a 3-2 vote personally," Josey said. "I think it is important to our community that we stand united on this particular thing. If we cannot agree on language, and this ends up in a divided vote, I think it does not send the message to the federal government that we want to send. I also think it does not send the message to the citizens of Dublin that we want to send."

That sentiment was ultimately taken to heart by the council, who voted 5-0 to pass the resolution with an additional amendment eliminating specific language about immigration and legal status, but expressing support for all residents' health and safety. ■

## Livermore unveils new downtown parking garage

Four-level structure on South L Street accommodates over 450 vehicles

By JUDE STRZEMP

A four-level, 452-space parking garage downtown Livermore is officially open to the public, city officials have announced on social media.

The new Livermore Village (L Street) Parking Garage, located off South L Street between Railroad Avenue and First Street, joins a pair of existing garages downtown that provide a total of 774 spaces — Livermore Valley Center parking structure and I Street Parking Garage.

With an all-in cost estimated at \$40.2 million, the newly opened

garage is anticipated to provide sufficient parking for future developments downtown.

The garage opened shortly later than anticipated, as city officials previously expected it would open during fall of 2025. However, completion of the structure marks the city's progress on its "major" downtown revitalization projects, according to the city's website.

In addition to the new garage, the overall project also included expanding the existing landscaped pathway to First Street east of the garage, creation of crosswalks on L Street and Veterans Way, demolition

of 2048 First St., the creation of an arch from the demolished building on private property south of the garage and placement of associated utilities for the structure including a new sewer line south of the garage, the city's website states.

It was not immediately clear whether all elements of the garage project have been completed.

"A big thank you to our engineering team and to building, landscaping, maintenance, streets and all the other city staff and community partners who worked hard to bring this project to completion," city officials wrote Dec. 23 on social media. ■



COURTESY CITY OF LIVERMORE

The Livermore Village (L Street) Parking Garage within the city's downtown is open to the public.

# 'The first leader of the Falcons'

Remembering Foothill High School founding principal Neil Sweeney

BY CHRISTIAN TRUJANO

Many Pleasanton Unified School District community members, both past and present, have been mourning the death of Foothill High School's founding principal and longtime educator, Neil Sweeney, while also celebrating the legacy he left behind.

"He had a wonderful career, a great family, and countless friends," Keith Sweet, a former Pleasanton educator who followed Sweeney to Foothill when the school first opened, told the Weekly. "I am a better person for having known him."

Sweeney died Nov. 30. He was 99 years old.

Sweeney was born in 1926 and raised in San Francisco where he spent his adolescence attending school, working as a delivery driver and playing football, which became one of his biggest passions in life, according to his online obituary.

After high school, Sweeney received a football scholarship to Saint Mary's College in Moraga but, upon turning 18, he enlisted in the Navy during World War II. After the war, he returned to graduate from St. Mary's in 1950, where he

met his wife, Beverly.

Sweeney always aspired to coach football and so he decided to get into teaching so that he could also coach, according to Donna Kamp McMillion, who interviewed Sweeney for her book, "Cruising Down Memory Lane: Stories of Pleasanton in the 1950s."

**'He had a wonderful career, a great family, and countless friends.'**

**Keith Sweet,**  
former Pleasanton educator

McMillion said Sweeney at first was considering teaching in San Francisco, mainly because of the better pay at the time. However, Tom Hart, a college friend and fellow longtime Pleasanton educator, persuaded Sweeney to work in Pleasanton.

After an odd interview underneath a tractor with the district's superintendent at the time, Sweeney got his first teaching job at Amador Valley High School. McMillion said the superintendent was in the process of repairing the

tractor during the interview.

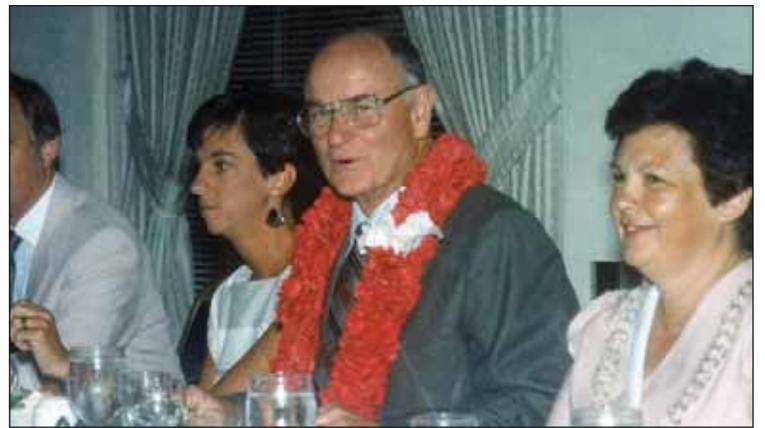
While Sweeney pursued his dream and coached Amador's football team, McMillion said Sweeney quickly realized he was just as passionate about teaching and molding the minds of future generations as he was about coaching football.

Sweeney quickly rose through the ranks at Amador and eventually became principal before he helped start Foothill High School in the early 1970s.

"He will always be remembered as the first leader of the Falcons, helping establish Foothill High School in 1973 as the school's first principal," current Foothill principal Sebastian Bull said in a statement to the Weekly. "He was integral in the planning and design of the initial campus while he was working at Amador and then opened our school."

Bull said he and the rest of the Foothill community were saddened to hear about Sweeney's death, acknowledging all that the founding principal did for the school.

"I always appreciated the time he took to share with me his experiences at Foothill and how it all began," Bull said. "As current principal, I am honored to follow in his



COURTESY DONNA KAMP MCMILLION

A photo shows Neil Sweeney, who recently died Nov. 30 at the age of 99, during his retirement dinner in 1986.

footsteps and to continue honoring the Foothill traditions and foundation he laid as the first principal."

Sweet, who was interviewed by Sweeney for a job at Amador in 1971, also spoke about Sweeney's character as an administrator during those early years.

"He had a warm smile and a demeanor that made you feel he was a man of integrity, honesty and that he had a good sense of humor," Sweet said. "I doubt that I have ever been as comfortable in an interview as that day with Neil."

While he didn't get the job at Amador — Sweeney instead found him a position at Harvest Park Middle School — Sweet did eventually follow Sweeney to Foothill once the high school opened.

"Neil called me and asked if I would consider helping him open up Foothill High and I jumped at the chance as he had great visions for what we could do there," Sweet said. "He had great empathy for students and was heavily invested in providing a school environment that was safe and nurturing and one that provided many opportunities for student growth."

After two years as principal, Sweeney moved into the district office serving in various administrator roles before retiring as deputy superintendent in 1986. Sweeney continued to live a full life organizing athletic conference championships, writing stories and

See **SWEENEY** on Page 11

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# Dublin teen leads agriculture tech startup

Aruswamy also among inventors of autonomous farming robot

By JUDE STRZEMP

Under the leadership of a Dublin High School student, a startup tech company called Terran aims to increase the yield and profitability of small-scale farming with its automated hydroponics system.

Led by DHS senior Nithin Aruswamy, the system was designed in response to the rising cost of small-scale farming including the price of water as well as soil degradation and their inability to purchase expensive agricultural technology.

Other founding members of Terran include Ethan Chen of Mountain View, Rohan Philip of Oak Park and Agastya Sidher of Singapore.

The founding of Terran marked Aruswamy's second recent agritech venture. Previously, he began inventing an autonomous robot for small-scale farming alongside 11 other individuals, according to the provisional patent application.

Although Terran's hydroponics

system has not yet been implemented at farms, the startup has received national recognition for its business plan by multiple nonprofit organizations.

"Our goal is to integrate into actual farms," Aruswamy told the Pleasanton Weekly. "Our main focus is to make sure that small-scale farmers can be uplifted because they are the backbone of this country and the world."

Aruswamy's personal interest at the intersection of technology and agriculture is rooted in his grandparents' work as small-scale farmers in India, he explained. The logistics of

their farming operation has always been intriguing to him.

Beginning about two years ago, Aruswamy began his deep dive into agricultural research.

According to a scientific report published in 2021, farms under two hectares produce approximately 35% of the world's food.

Ahead of Terran, Aruswamy was among the inventors who began creating an autonomous farming robot

during June of 2023, dubbed the sustainable harvesting and integrated efficient land defense (SHIELD) robotic system.

The modular robot is approximately the size of one to two people and intended to provide comprehensive care for cruciferous vegetables such as broccoli and cauliflower, Aruswamy said.

Currently covered by a provisional patent, the robotic system is designed to allow farmers to attach a variety of systems for activities such as watering, weeding, dispensing seeds and harvesting.

Why the focus on cruciferous vegetable farming?

This group of crops is known for offering a good rate of return for nutrients compared to the amount of required water, Aruswamy said. In practice, cruciferous veggies are a good choice for farming in areas with little rain.

After conceiving of the SHIELD robotic system, Aruswamy and nearly a dozen other individuals filed a provisional patent for the invention.

The applicants are currently in the process of turning the provisional

patent into a non-provisional patent, he said.

While the robotic system is not currently for sale, a free guide is available with a list of required materials, Aruswamy said.

Eight of the SHIELD robotic system inventors — including students from DHS, Amador Valley High School and California High School — also penned a research paper, published in October, about cruciferous plants and the future of technology in agriculture in conjunction with two people from Dublin Robotics.

By September 2024, Aruswamy, Chen, Philip and Sidher kickstarted Terran.

As a three-tiered set-up, the hydroponics allows farmers to grow three times more produce, a way to increase profits without the purchase of additional farmland.

In addition to enlarging farmable land, the system is also meant to increase yield by helping plants grow evenly via biofertilizers containing micro-organisms.

The biofertilizers are applied using robotics that monitor the crops' growth with sensors, Aruswamy

explained.

The system is suited to be indoors or inside greenhouses, Aruswamy said. It is currently modeled, with building resources and robotics software available online.

Terran has been recognized nationally by placing second in the 2024 Zuora Climate Action Challenge held by the educational nonprofit Network for Teaching Entrepreneurship.

The business was also recognized among the top 100 teams in the 2024-25 Blue Ocean Student Entrepreneur Competition, hosted by a nonprofit organization Blue Ocean Student Entrepreneurs Corporation.

Additionally, Terran was named a 2025 Genius Finalist of the GENIUS Olympiad, organized by educational nonprofit Terra Science and Education.

As for the future of Terran, Aruswamy envisions the company's expansion in the United States.

"I would also love to bring this product to different countries that have a low amount of water or are getting overshadowed by commercial agritech companies," Aruswamy said. ■



Nithin Aruswamy

## AvalonBay acquires 5+ acres in Bishop Ranch

Construction of 456-unit apartment complex in San Ramon began last month

By JUDE STRZEMP

Developer AvalonBay Communities recently purchased a 5.7-acre site within Bishop Ranch in San Ramon for the construction of a new 456-unit apartment project.

The housing project dubbed Avalon San Ramon, is set to include two five- and seven-story buildings linked by a breezeway with amenities such as a fitness center, pool, work lounge, clubhouse, rooftop deck and a pet spa, according to a statement from Bishop Ranch representatives Dec. 3 announcing the deal.

Construction on the project began last month and it is expected to open to residents during late 2027.

Sold by Sunset Development Company, the site at 6200 Bollinger Canyon Road cost AvalonBay \$30.5 million, as originally reported by East Bay Times.

Avalon San Ramon is set to join the neighborhood's current variety of office space, retail and entertainment and hotels — an area also eyed by Sunset for the development of a total of approximately 8,000 homes, according to the statement.

The development will also be among the 40-plus communities owned and operated by AvalonBay

in the Bay Area including Avalon West Dublin and Avalon Pleasanton.

"We're thrilled to close on this site and continue AvalonBay's long-term commitment to the Bay Area," Joe Kirchofer, senior vice president of development at AvalonBay, said in a statement.

"At Bishop Ranch, Sunset Development has created the kind of vibrant, walkable, mixed-use community that our residents love. We're proud to provide new thoughtfully designed homes to help complete their vision for this neighborhood," Kirchofer added.

Thus far, \$5 billion has been invested in Bishop Ranch, according to the locale's website.

Besides Avalon San Ramon, Sunset intends for Bishop Ranch to feature a new boutique hotel, as well as restaurants and retail throughout the community, according to the statement.

"This project reflects our shared focus on high-quality housing that supports the broader vision for Bishop Ranch as a dynamic, walkable and connected neighborhood," Alex Mehran Jr., president and CEO of Sunset Development Company, said in a statement.

"We look forward to seeing this community take shape as activity begins," he added. ■

## GRACE POINTE

Continued from Page 5

In the East Bay, there are 26,000 people with I/DD, with about 580 living in Dublin, Houghton said Dec. 9 at the meeting.

"Most folks with I/DD will live with their parents or loved ones their entire lives," Houghton told the Weekly. "Sunflower Hill's model provides an alternative."

"Our community is akin to senior living — providing as much independence as desired but also providing safety and security," Houghton said.

Given Sunflower Hill's similar Irby Ranch residential community in Pleasanton, officials have observed consistently high demand for the housing.

Since opening in 2020, Irby Ranch has had very few vacancies, Houghton said. Meanwhile, over 130 applicants are on the waiting list to gain residence.

"We know the need is great, and we are very committed to aggressively seeking financing for this project," Houghton said in a statement.

Thus far, Sunflower Hill has received \$5 million in project funding from the city of Dublin.

Houghton is also hopeful that the organization will receive \$2 million that she said was committed by Rep. Eric Swalwell, a value dependent on congressional approval of the federal budget.

Sunflower Hill officials also intend to seek financing through bonds, state tax credit allocations, county funds including Measure W, public-private

partnerships as well as foundation and philanthropic donations.

Meanwhile, Sunflower Hill is also developing a 48-unit residential community in Lafayette and working with Eden Housing to dedicate 22 units to individuals with I/DD in the Francis Ranch development.

As part of the planning commission's approval, the Grace Pointe project was permitted two "small concessions" to allow for 36 parking spaces, down from the 120 parking spaces required by standard, as well as decreased building offsets, the report states.

As a 100% affordable housing project, the applicant can reduce its parking requirement under the state density bonus law, Dublin community development director Amy Million explained at the meeting. Any concerns over the number of parking spaces cannot be considered in the commission's vote.

But Sunflower Hill officials expect that 36 parking spaces will be sufficient because of an expected low demand. Public transportation is near the project site, less than 10% of households are expected to include drivers, many residents will be away all day at day programs and caregivers are expected to have differing schedules.

During the Dec. 9 meeting, two of the three public commenters expressed their concern over the development potentially worsening traffic congestion as well as the project's parking concession.

Alternate Commissioner John Wu also expressed his concern about the housing development potentially

causing traffic issues.

"I don't want to see any accidents happen, especially on Dublin Boulevard," Wu said, while also noting the benefit of the housing project for individuals with I/DD.

Alternate Commissioner Suresh Puli suggested widening the scope of the conversation about traffic.

Dublin Boulevard is set to be built up, which generally increases traffic for the whole area, Puli said.

"If we are addressing traffic, it needs to be addressed from the entire city perspective," Puli added.

On the subject of parking and traffic, Commissioner Margaret Simuro noted that if not for Grace Pointe, an alternative housing project may require 120 parking spaces, indicating the addition of those cars to the road.

"We need more of these communities in these high-density areas," Simuro added.

Commission Chair Wahida Rashid expressed similar sentiments in support of more housing projects for individuals with I/DD and concluded that the parking availability would be sufficient.

In addition to the project entitlement, the SCS Dublin environmental impact report was determined to cover the Grace Pointe project, requiring no further environmental review, the report states.

"This development will provide not just housing, but dignity, independence and a true sense of belonging," Dublin Mayor Sherry Hu said in a statement after the commission's decision. "We are proud to support a project that strengthens the heart of our city." ■

## COUNCIL

Continued from Page 5

to “eliminate the requirement for trains to sound their horns when approaching highway-rail grade crossings.”

Since then, staff have included a quiet zone study on its list of potential city projects to be prioritized for funding. However, over the last two decades, the city hasn't prioritized that project due to the high construction cost previously estimated at \$2 million.

But as staff noted, several East Bay agencies have recently implemented quiet zones with much lower construction costs. Lehrman's petition noted cities such as Sunol, Fremont, Emeryville and San Jose that have successfully introduced quiet zones.

So after learning this new information, and receiving dozens of requests from the concerned citizens, the City Council in August approved a capital improvement project to conduct a feasibility study and design Pleasanton's own quiet zone.

After issuing a request for proposals in October, the city heard back from the sole responding consultant, Kimley-Horn and Associates, to carry out the work to develop such a quiet zone.

“Kimley-Horn has extensive experience implementing quiet zones and railroad-related projects, including the development of quiet zones in both Menlo Park

and Palo Alto,” the Dec. 16 staff report states. “Their project team includes staff with direct experience on numerous similar design projects, including at-grade crossing design and liaison with key regulatory agencies and other stakeholders.”

According to staff, now that the city has awarded the consultant with the contract, the firm will begin the multi-step implementation process for the quiet zone by conducting a preliminary analysis over the next couple of months.

The consultant team will then do some concept development and stakeholder engagement before returning to the council for review and approval of the design concept. The next steps include finalizing the design before moving on to permitting and approvals of any work that needs to be done.

“This timeline represents the best-case scenario, assuming timely stakeholder meetings and expedited reviews, as well as standard supplemental safety measures for implementation, which would not require extensive time to complete the design work,” the staff report stated. “The construction timeline is also unknown and depends on the type of construction required.”

One of the key moments during this entire process will be the City Council's review of the design concept. According to staff, the council will have to assess whether the scope of improvements and costs will require additional funding to

implement — the city is currently working under assumptions that the improvements will be small in scale.

“If more extensive improvements are needed, such as those requiring modifications to the train control or communication systems ... the design of these more complex improvements would require additional funding and a separate approval,” the staff report states. “Construction costs are not part of this proposal and would also require separate approval.”

The feasibility study and preliminary design CIP project that the council approved in August is currently funded by surplus funds from the Bernal synthetic turf repair and replacement project.

## In other business

• Also during its Dec. 16 consent calendar, the council approved \$453,435 in grant funding to go toward the construction and operation of Tri-Valley Haven's domestic violence shelter.

Nearly \$225,000 came from federal Community Development Block Grant funds that will support the shelter rebuild that is currently in progress. Just over \$228,000 also comes from Permanent Local Housing Allocation funds, which will help with near-term operating costs during the rebuilding process.

“On behalf of our board, staff and, most importantly, the survivors we serve, I want to sincerely

thank the city of Pleasanton for its support through the Permanent Local Housing Allocation funding,” Christine Dillman, executive director of Tri-Valley Haven, said during public comment at the meeting.

She said during the Tri-Valley Haven's rebuild of its shelter, PLHA funding allows the organization to safely house 30 survivors of domestic violence and their children at two confidential offsite locations.

“Because of this investment, families fleeing violence were not turned away. They have a safe place to sleep, to heal and to rebuild their lives,” Dillman said. “PLHA funding is doing more than provide shelter — it is providing stability during crisis and ensures that Pleasanton survivors are being connected to counseling, to advocacy and long-term housing pathways at a time when their safety and well-being depend on it.”

As the shelter rebuild is now fully underway, Dillman also encouraged the Pleasanton council to consider additional PLHA funding for Tri-Valley Haven.

“Continued support will allow us to meet the demand for safe shelter for victims of domestic violence and their children during the remaining rebuild, ensuring survivors have a safe place to turn,” she said.

• Another hefty contract that the council approved during the consent calendar was a \$1.9

million agreement with Black Tie Transportation to run the Pleasanton Rides program for five years.

According to the staff report, Black Tie Transportation has been running the paratransit program since December 2020.

• The council adopted a new master fee schedule and maintenance and burial contract for Pioneer Cemetery in order to “address escalating operational costs at Pleasanton Pioneer Cemetery and implement fiscally responsible burial service practices for calendar year 2026.”

According to staff, the updated fee schedule will reflect increases for burial services and introduce a shift to “unbundled service pricing (with certain exceptions), separating burial services from plot sales to mitigate long-term financial liabilities associated with pre-need sales”.

As part of the updates, staff will also temporarily pause new casket plot sales beginning in January in order to evaluate new financially sustainable service delivery models that will help ensure the cemetery's long-term viability.

“This is the first step in the process to develop a long-term, sustainable service and revenue model for the Pleasanton Pioneer Cemetery,” the Dec. 16 staff report states. “Staff will bring a more detailed sustainability plan for City Council review in the summer of 2026.” ■

## DEFICIT

Continued from Page 7

district has taken several steps over the past few years to address its fiscal challenges. He specifically pointed to transferring \$11 million one-time proceeds from the sale of its Vineyard property to its general fund reserves and identifying just over \$11 million in budget reductions for the 2026-27 fiscal year.

However, he said that still wasn't enough to get out of the negative unappropriated fund balance and that it was too late to do anything else but submit the budget as a negative certification. Instead, he said PUSD needs to start reconsidering how it develops its budget overall.

“I think as a district, we need to change our philosophy of budgeting,” Sheikholeslami said. “We have been budgeting pretty lean and tight, and any variations can lead to some of the challenges we have.”

“If you budget lean, you better have reserves that can handle that. But we don't have those reserves,” he added. “We also have to look at budgeting a little more conservatively and strategically looking at areas of risk in the budget and appropriating the appropriate level of contingency.”

Sheikholeslami explained that the county approved the district's 2025-26 budget with conditions meant to help the district improve its financial situation. He said PUSD met

most of the conditions but when the county learned more information about the district's finances through the 45-day budget update, county staff said it wasn't likely that PUSD would meet its targets to receive positive certification.

Following the meeting, the district will continue to discuss the board-approved \$11.2 million budget cuts for the 2026-27 fiscal year and will look to make any adjustments following discussions with labor unions — about half of the identified budget cuts depend on the teachers and classified staff unions agreeing with the reductions. Sheikholeslami said that could include further reductions but that the district wants to wait until it has more financial

information in case next year's projections turn out better.

Staff also noted that the \$11 million from the Vineyard property sale, which has been placed in a committed “stabilization fund,” will allow for internal borrowing that helps PUSD cover this year's \$2.5 million shortfall and allows the district to pay its bills. But following next year, Sheikholeslami said the deficit will start to grow again and they will need to continue to find ways to improve the district's budget in the future years.

In the meantime, Trustee Charlie Jones suggested that the board and

district start drafting letters and reaching out to local, regional and state officials and elected representatives to urge them to return delayed state funding to the district and to insist that the cost-of-living adjustment remains at 3%. He also suggested the district look into using more empty classrooms for after school programming.

“I'm frustrated, like my fellow trustees, that we knew this was coming ... but we are all in this together and so part of this falls on us as a board in having to make direct, immediate actions and changes,” Mokashi said. ■

## SWEENEY

Continued from Page 9

contributing to various foundations, charities and organizations.

Cheree Hethershaw, whom Sweeney hired in 1971 at Amador right before he left for Foothill, told the Weekly that while she didn't directly work with Sweeney as much, she recognized the great work he did for the district and when she heard the news of his death, it really hit her hard.

“It's kind of like my heart just

sank in my body,” Hethershaw said when she heard the news of his death. “He was just a genuine person.”

But even after his death, McMillion said Sweeney's legacy lives on through the many students he had an impact on over the decades and through his own kids and grandchildren, many of whom are now educators themselves.

“He really helped this school district grow,” McMillion said. “He really was intense about doing the right thing and helping as much as

possible ... he was really determined to do well and mentor these kids.”

The family invites the community to a vigil for Sweeney set for Jan. 13 at 6 p.m. at Graham Hitch Mortuary and the mass of Christian burial on Jan. 14, 10 a.m., at St. Augustine's Church in Pleasanton.

In lieu of flowers, the family is requesting donations to the Neil and Beverly Sweeney Family Endowed Scholarship at Saint Mary's College, to continue his commitment to education for future Gaels at [stmarys-ca.edu/SweeneyEndowment](http://stmarys-ca.edu/SweeneyEndowment). ■

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The city recently finished taking inventory of all its assets — roads, buildings, vehicles and everything else that the city owns and maintains — as part of its ongoing efforts to finalize Pleasanton's first-ever Asset Management Plan that city staff said will serve as a helpful budgeting tool to manage city property.

During its final meeting of 2025, the Pleasanton City Council reviewed staff's latest update on the management plan, which included information on how roughly 94% of all the city's assets that are funded by the city General Fund are in "good, very good or excellent" condition (for now), as well as the next steps the city will take to complete the management plan by mid-2026.

"It's turned into a project that I, personally, ... think is the backbone for a lot of really good in our future," Mayor Jack Balch said in regard to the plan. "Really laying out the non-flashy but essential work that we do here for the city to deliver services for our residents."

Over the last 18 months, the city has been working with Kayuga Solution, an infrastructure asset management consulting firm, on a \$1 million project to develop the city's debut asset management plan which, according to assistant director of public works Adam Nelkie, is a consolidation of various master plans and inventories of assets that have been "long forgotten".

According to Nelkie, the plan documents what assets the city owns and manages; helps the city understand the conditions and state of its assets; helps identify which assets are critical; and forecasts what it will take to sustain the delivery of those assets.

"The purpose of this Asset Management Plan is to help us move from a reactive, to a proactive

# ASSESSING PLEASANTON'S ASSETS

Council discusses new plan for how to manage all 200,000+ things the city owns and maintains

STORY AND PHOTOS BY CHRISTIAN TRUJANO



**'This is a budgeting tool to make sure that we can keep our current level of services.'**

Adam Nelkie, assistant director of public works

state of management identifying assets nearing failure, ensuring we have the necessary budget and resources to address them," Nelkie told the council Dec. 16.

He said the plan will help guide staff in the overall planning and management of city infrastructure, replacement of assets and the development of a 10-year capital improvement program (CIP).

"We're going to be better able to plan for the future, fund and maintain the things that support all of what the community expects from us as the city of Pleasanton," City Manager Gerry Beaudin said at the council meeting.

The work of completing the management plan is close, but not quite finished.

What the council reviewed during its Dec. 16 meeting was an update of the first two completed phases of the process.

According to Nelkie, during those two phases the team assessed the city's asset data gap, took inventory of over 200,000 assets and began looking at the condition of all of those assets as well as the lifespan for those assets.

Nelkie spent some time going through the various categories of assets including buildings, parks and trails, the city's fleet of vehicles,

utilities and roadways. He briefly went over the city's many street signs and how out of the over 13,000, the city identified over 650 of them that are in poor condition and need to be replaced.

Nelkie also went over how a majority of the city's other assets — primarily the buildings; parks and trails; roadways and traffic signals; and the stormwater system — are all in either good, very good or excellent condition. He noted that the confidence data for all of those assets still need to improve.

Where things start to look bad is when it comes to the city's fleet. According to the management plan

data, about 45% of the city's fleet of vehicles are in poor or failing condition. That translates to about \$7.9 million in costs.

About 33% of both the Pleasanton Police Department and the Livermore-Pleasanton Fire Department's fleet is in similar poor or failing condition, Nelkie said.

"Fire and police vehicles have a high criticality score and shorter replacement cycles due to the need to be dependable in emergency situations," he said. He added that equipment for these vehicles typically takes longer to replace and noted that the city has already begun the process of replacing certain parts





***‘We’re trying to give you the news early so we can plan for it ... to make sure that this remains something that we can keep within our grasp.’***

City Manager Gerry Beaudin



current numbers from the management plan show, including all of the assets that are in good condition.

“I was pleased with the result,” Beaudin responded in regard to the high percentage of overall healthy assets.

“I think as you start to peel the onion and you start to look at the size of the number, it is significant,” Beaudin said in regard to the future costs. “But what we’re trying to do now is ... we’re trying to give you the news early so we can plan for it and work that plan together over the next several years to make sure that this remains something that we can keep within our grasp ... rather than letting it continue to let it grow.”

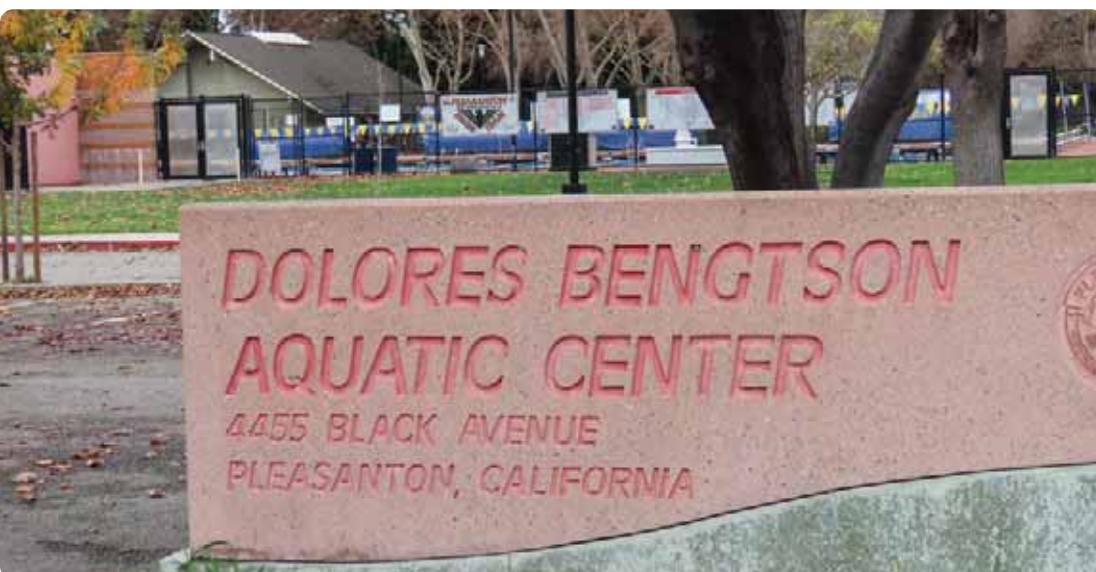
The next and final phase of developing the management plan, Nelkie said, will be predicting the future needs of those assets and understanding the future funding needed to do so. That includes analyzing and developing risk and investment scenarios that the council will discuss in February.

The final phase will also include integrating all of the new asset data into the city’s current computer maintenance programs and systems so that the data can continually be updated and reviewed from now on.

“I believe we’re being pretty prudent with the taxpayer money by implementing this now so that we can rank (assets) based on how critical something is — and obviously the condition of it — so that we can be as prudent as possible with limited resources ... and then just maintaining the service levels in the city as our residents expect us to do,” Balch said. ■



Pleasanton is nearly done developing its inaugural Asset Management Plan, a landmark strategic document that city officials say will help the current and future City Councils prioritize repair and replacement projects based on up-to-date data and analysis on all city-owned assets, big and small (as seen in photo collage). City Manager Gerry Beaudin (pictured at right) has said the Asset Management Plan will especially help the city better budget for asset needs in the medium and long terms.



but that those replacement efforts were not captured in the management plan.

Nelkie explained that while most of the general fund-supported infrastructure that has an asset replacement value of over \$4 billion is in good condition, the reality is that a lot of those infrastructure assets were built several decades ago and will soon need to be replaced.

“I hate to break it to you, the city’s getting that old,” Nelkie said when asked about some of the strongly built infrastructure like the storm-water systems.

He said over the next 10 years the city will need to heavily invest

in its assets — the ones in poor or failing condition, along with the ones in fair or even good condition. He noted that, based on current assessments, general fund-supported assets will require an average of about \$63 million per year over the next decade to implement lifecycle-driven replacements and resolve existing deficiencies.

For comparison, the city’s current budget includes about \$19 million for such repair and replacement projects, which shows a significant gap between needs and available resources.

For that reason and others, Beaudin’s administration and the City Council have and continue

to support the development of the management plan so that the city can begin using it when developing its next two year budget.

“This is a budgeting tool to make sure that we can keep our current level of services,” Nelkie said.

Vice Mayor Jeff Nibert said there is monumental value in the Asset Management Plan and many benefits that will come from it in the future.

“Bad news, early, is good,” Nibert said regarding the state of the city’s assets. “We want to know, as early as possible, about what’s coming down the road.”

“The numbers are sobering,”

Nibert continued. “The amount of backlog in work-deferred maintenance plus the predicted future replacement needs and capital improvement needs per year ... (is) a significant problem that we are going to need to address.”

He and other council members said with the additional, detailed information that will come from the management plan, the city and the council will be able to make better decisions about what to prioritize in funding during future budget discussions.

Councilmember Julie Testa also spent a couple of minutes reflecting on all of the good news that the

# Holiday Fund



Each year, the Pleasanton Weekly Holiday Fund raises money to support programs and services that care for local families and children in our community. The Holiday Fund partners with the Embarcadero Media Foundation, which handles all finances, so every dollar of your tax-deductible donation goes directly to local nonprofits with no administrative expenses.

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## Coach reflects on run-in with cancer

'I can't imagine doing anything else right now,' Williams said following his return to the Gaels

BY JUDE STRZEMP

A cancer diagnosis. A major surgery. An ongoing recovery. Chris Williams, longtime head coach of cross country as well as track and field at Dublin High School, recounts many prayers and an outpouring of community support over the course of his fight with colon cancer during the past year.

Williams' battle began in February, pumping the brakes on his coaching at DHS — where he has led teams since 2008 to win almost 30 athletic accolades including eight near-consecutive North Coast Section championships for boys' cross country.

Currently, the coach is back on campus and on-the-mend from a surgery that looks to have successfully excised the cancer.

"I'm not really good at receiving or accepting support and I didn't realize how much people really care about me," Williams said of the athletic community's response to his diagnosis.

"It's made me realize how much of an impact I have on the community, but also how much the community has an impact on me," he added.

Williams, who lives with his wife and three children in Dublin, originally began coaching cross country in 1999 at Oakland's Skyline High School.

Within a couple years, he added track and field to his repertoire to

ensure athletes were running year-round.

"I had phenomenal coaches when I was in school — when I played sports — and I wanted to have that same impact," he said of his inspiration for becoming a coach.

While enjoying the work at Skyline, Williams began looking for opportunities elsewhere after failing to see eye-to-eye with Skyline's previous school administration over his direction as a coach and teacher, he explained.

**'I had phenomenal coaches when I was in school — when I played sports — and I wanted to have that same impact.'**

Chris Williams,  
Dublin High School coach

Williams later caught wind that Dublin Unified School District was a good place to work — a tip expressed by a close friend of Williams who worked as an assistant football coach within DUSD.

Now working at DHS, Williams agrees wholeheartedly with his friend's analysis.

"I love coaching and teaching at



COURTESY DUSD

Following a battle with colon cancer, Chris Williams — Dublin High School's head coach of cross country as well as track and field — is on the path to full recovery.

Dublin High and I can't imagine doing anything else right now," he said.

"I'm very demanding as far as what my expectation levels are of the kids, both in the classroom and on the playing field," Williams added. "By the time they're done with running for us, they're outstanding human beings in the community, but also they're phenomenal students and also they become really good at their sports."

Nearly 11 months ago, Williams would face an unexpected hurdle of his own. He received a diagnosis of colon cancer after visiting the doctor's office in February for a kidney stone.

The news came by phone, Williams recalled, just minutes before he was planning to leave home to attend a track and field parent meeting. At the time, his wife was also scheduled to leave home for a church event.

Alerting his wife to the call, she knew Williams had cancer before he

uttered the words.

"I didn't get a real chance to process until later that night," he explained.

The evening proceeded with prayer alongside his wife, their three children already asleep.

"By the next morning, I was ready to fight it," Williams said.

Williams was recommended for immediate surgery out of concern that the cancer would spread to his liver, and within about two weeks he underwent the procedure.

In his absence from DHS, assistant coach Anne Ha took charge of track and field, with the cross country season having already ended.

The team dynamic shifted without Williams and upon his return for one of the season's first meets, students were very happy to see him, she said.

"They were really excited to have their coach back," Ha added.

While he is still healing from the surgical procedure — one usually requiring approximately 12 months to 18 months of recovery — he has not

required additional treatment such as radiation therapy or chemotherapy.

Doctors continue to monitor Williams' blood for any signs of the cancer's return. If the tests were to come back irregular, the next step would be chemotherapy, Williams explained.

Reflecting on his run-in with colon cancer and the subsequent surgery, Williams offered thanks to his family, Ha, the Gaels community and his health care team of lead doctor Lindsey Bettisworth, gastroenterologist Prashant Kotwani and surgeon Mark Koransky.

Williams also urged men to get their colonoscopies with the goal of discovering any issue as early as possible.

In support of Williams' battle with cancer, a GoFundMe for the coach was started in February with the goal of raising \$60,000 for medical expenses, treatment and unforeseen costs. To date, more than \$50,000 has been raised through the "Support Coach Williams' Cancer Battle" page. ■



COURTESY DUSD

Under Williams' watch, the Gaels have won nearly 30 accolades.



COURTESY CHRIS WILLIAMS

Chris Williams (right) poses with his wife and their three children at a cross country awards banquet.

# Tri-Valley eye doctor sees success with debut novel

'Deadly Vision' explores VR surgery, medical politics, personal ambition – and comes with unique reading soundtrack

By JEREMY WALSH

Danville ophthalmologist T.D. Severin drew on his decades of experience in the medical industry, his love of writing and his passion for music to create his first novel — a thriller that finally debuted some 31 years after the first draft flowed from his finger tips.

Set in the Bay Area, including many key moments in and around the author's hometown, "Deadly Vision" follows rising fictional physician Dr. Taylor Abrahms at San Francisco University Medical Center as he navigates professional innovation, personal ambition and the politics of health care while pursuing a revolutionary virtual reality surgery system.

"In the end, it's a story that asks unsettling questions about innovation, accountability and the price of progress," Severin told the Pleasanton Weekly.



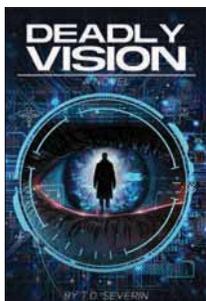
T.D. Severin

"What happens when the tools designed to save us become instruments of manipulation and control, the political machinations that play behind the scenes of every medical breakthrough, and just how far one person will go to find redemption," he added.

A Monte Vista High School alumnus whose practice is on the San Ramon Regional Medical Center campus, Severin said the concept for his debut novel started coming into view in 1994 while completing his post-doctorate fellowship in glaucoma surgery.

Inspired by the infancy of virtual reality for surgical simulation, the aspiring eye doctor completed his "first final draft" of the book in about six months and shopped it around to publishers with a literary agent.

"Their feedback was that they didn't know what to do with the book, as it was part medical thriller, part cyber-thriller and part science fiction. I was determined for the novel to be seen as a true medical thriller," he said, recalling rounds of



revisions after-hours early in his career.

"The novel then sat on my computer untouched for 15 years while real life and business consumed my time," Severin said. "But in 2023, as virtual reality and AI started to become commonly accepted terms, I pulled it back out, finished my revisions, got an agent and then a publisher in Penmore Press."

Released in March 2025, "Deadly Vision" has caught the eye of many in literary circles — including earning the Literary Titan Gold Award in the fall after winning an American Fiction Award 2025 and being named a finalist for a 2025 BestThrillers Award.

The scope of Dr. Abrahms' adventure seems to stand out.

"His innovation has the potential to transform medicine, but in an era of escalating health care costs and political turmoil, not everyone wants it to succeed," Severin said. "As the project draws attention from media, politicians and powerful institutional

rivals, Taylor finds himself navigating a minefield of ambition and distrust."

"Inside the hospital, peers and administrators challenge his every step," the author added, alluding to one of the key themes underlying his medical-techno thriller.

"Core to the story are the toxic politics inside an academic medical center, of which I think most people are unaware," Severin said. "Inside the walls of the most prestigious institutions, department chairs run their departments with all the subtlety of feudal overlords, battling over space allocations, resident time, grant funding. Medical egos run wild."

"Deadly Vision" also offers insights and references for San Ramon Valley locals.

"Our protagonist grew up on a walnut orchard way out on Tassajara Road and that setting is crucial to the story," Severin teased. "Other locations that are key are the San Damiano Retreat, and above it on the top of Las Trampas Range is the lone oak we used to call 'Bear Tree.' Prospect Avenue, the Danville Museum, the Danville Library, and a rundown abandoned barn off

Norris Canyon Road also all make an appearance."

A unique aspect of Severin's novel is the chance for audiences to experience a reading soundtrack.

Music has been a major part of Severin's life outside of his doctor's office; he co-founded the independent record label Ripple Music in 2010, focusing on the rock subgenre heavy psych — "retro-'70s styled rock music," as he described.

It became only natural for the "Ripple Effect" to influence the novel. Ripple's graphic artist, Mark Aceves, designed the book's cover, and Severin produced an accompanying soundtrack for readers who are so inclined.

"So, from start to finish, from the opening 'heartbeat' of the 'Theme from Deadly Vision' to the final climatic redemptive moment of 'Sweet Relief,' the soundtrack expands upon the themes of the book, filling it out with another layer of sensory involvement," Severin explained.

"It's not necessary to listen to ... it's more a supplement, a musical journey that, from start to finish, tells the story of the novel in sound," he added. ■

## Rapper Flo Rida joins fair concert lineup

Swift tribute Twist on Taylor also on bill; Too \$hort drops soon after show announced

By JEREMY WALSH

Alameda County Fair concert-goers should be ready to get low (low low low low low low low) next summer, with fair officials announcing American rapper Flo Rida has been added to the lineup for July 8.

Bursting onto the scene in 2007 with the smash "Low" featuring T-Pain, Flo Rida had a string of hip-hop hits in the late 2000s and early 2010s, including "Right Round," "My

House" and "Good Feeling."

"Flo Rida brings an energetic, feel-good show that appeals to fans across generations and adds to the growing excitement surrounding next summer's entertainment," fair officials said Dec. 16, publicly confirming the third performer for the 2026 Big O Tires Concert Series.

Days earlier, fair reps announced that Twist on Taylor would be returning to the annual fair on opening weekend and that the previously

scheduled concert with Too \$hort had been canceled for undisclosed reasons. The Beach Boys were the first act revealed on the fair bill, with a show set for July 1.

The Taylor Swift tribute concert is scheduled for the first Saturday of the summer fair, June 20.

"A fan favorite, lead performer Sarah Jessica Rhodes has delighted Taylor fans everywhere by performing hits from all eras of Swift's music career. Complete with fabulous

costumes, backup dancers, friendship bracelets, and more, Twist on Taylor is sure to capture Fair 'Swifties' of all ages," fair officials said.

The 2026 Alameda County Fair is set for June 19 to July 12 at the fairgrounds in Pleasanton. Concert tickets, which are sold separately from fair admission, went on sale Dec. 19 — and more performers are set to be unveiled later in January. To learn more, visit [alamedacountyfair.com](http://alamedacountyfair.com). ■



COURTESY ALAMEDA COUNTY FAIR

Rapper Flo Rida is scheduled to perform at the Alameda County Fair on July 8, 2026.

## Livermore Library lauds Volunteers of the Year

Data engineer Stoen named top honoree for work on Basic Tech Help service

By JUDE STRZEMP

The Livermore Public Library has recognized four individuals this year for their outstanding service as volunteers.

"By sharing their time and talent, (volunteers) become essential partners in the critical public services the library provides — from helping adults achieve their literacy and technology goals, to assisting children with homework after school, to running conversation classes for English-language learners," Livermore Mayor John Marchand told Livermore Vine.

Named as the 2025 Volunteer of the Year, Aaron Stoen of Livermore was recognized for helping launch the library's Basic Tech Help service in January as well as his ongoing volunteer work to provide the free service.

As a data engineer by day, Stoen said he can help solve technical problems on any device brought by adults for the drop-in program.

Visitors can receive help with activities such as uploading and downloading files, creating email accounts, using Microsoft Office and Google suites and web searching, according to a statement by library officials announcing the 2025 Volunteers of the Year.

"Library staff are great at identifying needs and developing library services to meet those needs, but oftentimes it requires experts to come in and deliver the services," Emily Lowell, library manager of adult services, told Livermore Vine.

Stoen "answered the call" for help, Lowell added, consistently giving four hours every week to provide tech support.

In addition to helping launch the service and donating his time, Stoen has also trained a volunteer for the program, he told Livermore Vine.

Stoen said he was honored by the library's recognition.

"My day job earns me a living, but volunteering is really what makes me feel alive," Stoen said.

There exists a digital divide in society wherein some people have a lot of experience with tech while others have very limited experience, Stoen said. Given the divide, he finds it especially fulfilling to help individuals learn about tech and its usefulness.

"He cares deeply about donating this service, and it is evident in the relationships he has formed with regular patrons who look forward to working with him every week," Lowell said. "His service embodies what libraries stand for, which is free

access to knowledge."

In other awards, Livermore Public Library officials named Brooklyn Fowler as the 2025 Young Adult Volunteer of the Year.

Fowler has served as a young adult volunteer and shelf steward for the past four years, primarily at the Springtown Branch Library. She has helped staff by completing tasks such as setting up programs, hosting craft and maintaining shelf organization, according to the statement.

Fowler is reliable, patient, kind, efficient and known for her "can-do attitude," officials said.

Earning the honor of the 2025 Volunteer of the Year in Support of Literacy is Gary Graff.

Graff began volunteering for the library in 2014 and has tutored individuals through the library's adult literacy program. He is also known as

a program ambassador, participating in its activities and encouraging others' involvement, officials said.

Callie Rainsford is the 2025 Volunteer of the Year for the Friends of the Livermore Library, a nonprofit organization that supports the library.

Since becoming a volunteer for the Friends of Livermore Library, Rainsford has revitalized the group's website through its redesign and interface improvements, according to the statement. She also updates the organization's website with information about board meetings, creates its newsletters, expands the group's social media presence and maintains the social media accounts.

"Livermore Public Library is grateful for the generous help provided by these and all Library volunteers," officials said in the statement. ■

## POLICE BULLETIN

### Human trafficking sting leads to arrest of Tri-Valley man

A multi-agency human trafficking operation in San Mateo County led to the arrest of a 22-year-old San Ramon man and the identification of multiple trafficking survivors, according to authorities.

The operation took place Dec. 18 and involved the South San Francisco Police Department's Human Exploitation and Apprehension Team, county law enforcement agencies, the San Mateo County District Attorney's Office and the Northern California Regional Intelligence Center.

During the operation, officers contacted several survivors of human trafficking and connected them with resources and services provided by advocates from Rape Trauma Services, police said.

In one contact at a hotel on Gateway Boulevard, officers encountered a 22-year-old woman and a man later identified as Jose Rafael Diaz of San Ramon, according to the South San Francisco Police Department.

Diaz, a convicted felon, was reportedly pandering the woman and was in possession of a loaded, concealed, and unregistered firearm with a high-capacity magazine during the commission of a felony, police said.

Diaz was arrested without incident and booked into the San Mateo County Jail for allegations of pandering and being a felon in possession of a firearm.

— Bay City News Service

### Christmas Eve shooting

A man was hospitalized in critical condition after being shot in a Pleasanton apartment parking lot early on Christmas Eve, with an argument over loud music apparently escalating into gunfire, according to city police.

The incident unfolded just before 2 a.m. Dec. 24, with police called to investigate reports of a shooting at Civic Square Apartments — a complex located across Bernal Avenue from Pleasanton Police Department headquarters.

Arriving officers found a 41-year-old man with gunshot wounds to his head and leg, according to Lt. Nicholas Albert. The victim, whose name has not been released, was transported to a local trauma center and listed in critical condition.

The preliminary investigation indicates that an argument over loud music coming from a vehicle may have precipitated the gunfire in the parking lot, according to Albert. Police had not been able to identify the shooter as of press time Monday.

"However, this is believed to be an isolated incident and there is no immediate risk to public safety. This is an active investigation, and detectives are continuing to gather further

details," Albert added. "No further information is available at this time."

The lieutenant encouraged anyone with information about the shooting to contact Pleasanton police detectives at 925-931-5100.

— Jeremy Walsh

### Woman arraigned for attack on San Ramon teen

A Union City woman who allegedly shot a teenager in San Ramon has been arraigned on charges of attempted murder, stalking, child abuse and making criminal threats, the Contra Costa County District Attorney's Office said.

Xiaojie Zhang, 40, entered a plea of not guilty, according to prosecutors.

A 17-year-old boy was shot with a handgun on Nov. 23 in San Ramon on Talavera Drive, according to police. He received a shoulder wound but survived.

Zhang is also charged with alleged stalking.

"Zhang did willfully, maliciously, and repeatedly follow, and did willfully and maliciously harass Confidential Victim, and made credible threat with the intent that he be placed in reasonable fear for his safety and the safety of his immediate family," reads the court filing.

Police arrested Zhang at her home in Union City on a \$1 million warrant on suspicion of attempted homicide. Police have said that Zhang and the victim were known to each other but did not elaborate.

A search of Zhang's residence allegedly uncovered two guns, according to police.

The charges of attempted murder, stalking, and child abuse come with enhancements for allegedly intentionally discharging a firearm to cause great bodily injury, as well as the use of a firearm in commission or attempted commission of the offense, prosecutors said.

Zhang waived her right to a preliminary hearing within 10 days of being charged, so a date for the hearing has not been set yet, according to the DA's office. She remains in custody at the Martinez Detention Facility on a \$1,675,000 bond.

— Katy St. Clair, Bay City News

### Grand jury indicts 3

A criminal grand jury has indicted three current and former Alameda County sheriff's deputies in the 2021 in-custody death of Maurice Monk at Santa Rita Jail, the Alameda County District Attorney's Office said.

The grand jury returned indictments against Robinderpal Singh Hayer, Thomas Mowrer and Donall Rowe, who were arraigned on charges of dependent elder abuse, prosecutors said in a statement Dec. 16. Hayer was also indicted on an additional felony count of falsification of an official document.

All three defendants remain out of custody after posting bail set by the court.

Monk, 45, died in his cell at Santa

Rita Jail in November 2021 and was later found in a pool of bodily fluids after being dead for about three days, according to court filings and civil lawsuits.

District Attorney Ursula Jones Dickson said earlier in 2025 that her office would continue pursuing charges after a review of cases originally filed by her predecessor, Pamela Price.

Dickson had dropped charges against most of the guards and staff originally accused in Monk's death, saying prosecutors could not establish criminal liability for all defendants.

Civil lawsuits filed by Monk's family allege guards ignored his deteriorating condition as meals piled up uneaten outside his cell and that nurses employed by Wellpath, the private company providing medical care at the jail, tossed medications into the cell without intervening. Monk was being treated for diabetes and schizophrenia, according to family attorneys.

Monk was in jail for about a month after being arrested on suspicion of disorderly conduct related to incidents on public buses and failing to appear on a misdemeanor warrant, prosecutors said.

Alameda County already reached a settlement related to Monk's death. In 2023, the county agreed to a \$7 million settlement with Monk's family, and also required the Sheriff's Office to improve inmate observation practices. In June, Wellpath settled a federal civil rights lawsuit filed by the family for \$2.5 million.

Eight of the original criminal defendants, including several sheriff's deputies, a county behavioral health doctor and a Wellpath nurse, are no longer facing charges, according to prosecutors.

— Bay City News Service

### Courthouse death

Authorities are investigating the death of a 27-year-old inmate who died in custody after he was found unresponsive at an Oakland courthouse.

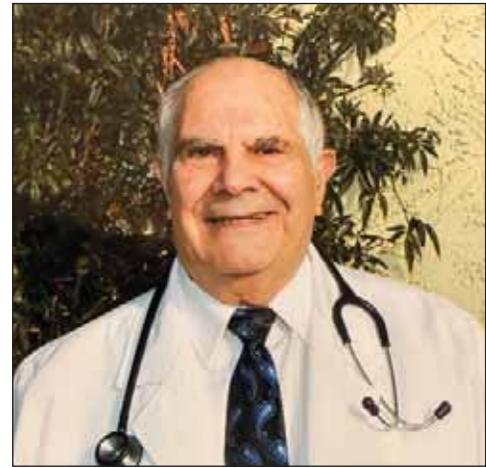
The Alameda County Sheriff's Office said Enrique Gonzalez-Cruz had a ligature around his neck when he was found Dec. 17 at the Wiley W. Manual Courthouse, but officials didn't describe the ligature.

He was given life-saving measures and taken by ambulance to a hospital, where he died, the sheriff's office said in a news release.

Gonzalez-Cruz had been arrested by the California Highway Patrol's Oakland division on suspicion of vehicle theft and possession of a stolen vehicle, and was booked into Santa Rita Jail on Dec. 12.

A forensic pathologist will determine the cause of death, and the Alameda County District Attorney's Office has been notified, the sheriff's office said. A report on the death will be submitted to the California Attorney General's Office. ■

— Bay City News Service



## Dennis Glafkides

January 24, 1935 – December 22, 2025

Dr. E. Dennis Glafkides, distinguished physician, passed away on December 22, 2025, surrounded by his family. Dr. Glafkides was born on January 24, 1935. He grew up in San Francisco and was the son of immigrant parents who greatly valued education. He graduated from Lowell High School, then received his Bachelor of Arts degree from UC Berkeley in 1956, and his medical degree from UCSF in 1960. He then began his internship at Highland Alameda County Hospital in Oakland. He was then called into the Army and served as a battalion surgeon in the 24th Infantry Division in Munich, Germany for 2 years. After his term, he returned to Oakland and completed his 3-year residency in Internal Medicine at Highland Hospital (Oakland). In 1967 he enthusiastically began his private practice in Pleasanton and was a devoted physician for 60 years. He was a member of the Medical Staff at Valley Care Health System, serving in several leadership roles. These were Vice Chief of Staff, Head of the Department of Medicine, and Chairperson for Physicians Continuing Medical Education. During his career he enjoyed reaching out to his patients, treating their bodies and their person. They all became his beloved friends. Much of his spare time was spent investing his attention to the science of medicine. He gave special focus to the modern scientific discoveries, and how those could be utilized to improve the care of his patients. He retired after 60 years of medical practice in Pleasanton in early 2017. He will be remembered as a doctor who practiced with compassion, respect, a deep understanding of people, and an incredible sense of humor. He used his knowledge, philosophy, caring spirit, and sincere desire to heal, to touch the hearts and health of thousands of people and to save many lives. He enjoyed music of the big bands, music of the '60s and early '70s, and classical music. He also enjoyed the history of WWII. He loved playing the piano, gardening, automobiles, the beaches of Maui, his dog Ben, and his singing canary Buddy Boy. Preceded in death by his parents, Eustratia and Michael, older brother Constantine, and both older sisters, Frossene and Katherine. He leaves behind the love of his life, Sylvia, whom he met at UCSF where she began her nursing career. They were married 2 years later and enjoyed a marriage of 64 years filled with love, adventure, happiness, and joy. The pride of his life was his 3 children Audrey, Carolyn and Denaki, as well as, their spouses Dan Schaefer and Stacie Glafkides, and his 7 grandchildren, Scott and Elise Pritchard, Hunter, Lauren, and Grace Schaefer, and Niko and Ava Glafkides. His sense of wry humor and silly fictional stories will be carried on by his grandchildren with smiles. Donations in Doctor Glafkides' memory can be made to the American Heart Association and Hospice East Bay.

PAID OBITUARY

# Opinion

## LETTERS

### Enough is enough, slow down!

What is it going to take to get a police presence to pull over, ticket or possibly arrest for reckless driving?

I walk daily on Ray Street where the posted speed limit is 25 mph. I see cars going 45-60 mph all the time. I have even filmed and sent footage to the Pleasanton Police Department. I have called them as well and was told that it is monitored.

Now that it is Christmas time, Candy Cane Lane is going. Someone is going to get killed in the crosswalk. I have witnessed people in the middle of the crosswalk almost get run over. I myself have almost been hit while walking my dogs.

I am tired that nothing is done.

If you are in that much of a hurry, then leave earlier. People are also constantly tailgating and running red lights throughout the city.

My mom was almost hit in the crosswalk of Ray and Main yesterday when a car decided to turn right while my mom was right there in the crosswalk with the walk sign on. People had to stop and check on my mom because it was that close of a miss.

Calling the police does nothing. I am fearful for my life and that of other people. A car is a weapon. Is it going to take another death of a pedestrian until something is done? Slow down!

— Kelli Bruns

### Sunday dinner in Pleasanton

Peering into a little house on Sunday night off Main Street in Pleasanton, you find a family huddled together at one table. Kids squeezed between their parents, adults laughing and

eating, all together in one place. This place is my family. And this family is my community and place of being.

Within my family community, we are all different. During the week we go to different schools, play different sports, have different jobs and look nothing alike. As a member of a blended family, I have white cousins, Mexican cousins and all in between. But, regardless of our differences and busy schedules, we come together on Sunday nights to enjoy our time together.

Achievements are celebrated at Sunday Dinner, new friendships and relationships are explored at Sunday Dinner, and our differences are valued at Sunday Dinner.

Being a part of my family community means I am supported by all sitting around the dinner table. It means I have people to share stories with, people to laugh with and people to help me grow.

In my community, we find our power in coming together once a week and bonding over the trials and tribulations of our lives. My community is beautiful in the sense that all my differences and family member differences can be conjoined into one to share a night.

I use my role to support and value others, basking in our unity and togetherness. Regardless of where I am in my life, my community will continue to be an emblem of support and love, following me where I may end up.

— Olivia Smith

### Train quiet zone

The readers of the Pleasanton Weekly should know that tonight the Pleasanton City Council unanimously approved funding to develop a railroad quiet zone in Pleasanton. A

## TAKE US ALONG



**A mother-daughter vacation:** Longtime Pleasanton resident Susan Wacek joined daughter Morgan in New York City for a mother-daughter vacation, including this stop in front of one of the iconic bridges in Central Park. The trip was back in 2023; we lost track of their Take Us Along submission at the time, but put it back in our queue after it resurfaced two years later.

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.

consultant has been selected and the process can now begin!

Although it will take many steps, the better part of two years and require approvals from the railroad and federal agencies, we believe this will ultimately result in improved quality of life for all of us who live, work and visit downtown Pleasanton.

We thank the Pleasanton mayor and City Council, and to all the supporters of our petition.

— Jim Lehrman

### Over and over again

From the last note I sent the Weekly, how is this City Council different from the last City Council? It isn't.

The one thing we share is, we want to believe in people. Never again will I walk for politicians, passing out flyers within neighborhoods, until my blisters start to bleed ... thinking they make a difference.

Who are these politicians' advisers? Now, we are providing our City Manager an approval process to contract out from \$100,000 to \$200,000 without City Council oversight ... unless they question. No one is to blame here, not the CC, not the Pleasanton Weekly, not even the City Manager, who received a \$1000.00+ a month raise.

With raises across the board for management alone, what is the increase of pension liability moving forward? That is never talked about ... publicly.

Can you, Pleasanton Weekly, get a copy of the performance review that decided these cost increases? It can't be just because of regional pressures to stay competitive. And as far as Mayor Balch, during the last CC meeting, bringing up the possibility of our community viewing the assets, 200,000 of them, don't you think it would be advantageous, as a civic responsibility, to print?

— Eric Mills, coordinator,  
Action for Animals

There are many reasons to explore the importance of this process as noted.

— Peter Miller

### Rodeo legislation needed

Countless Christmas Manger displays now blanket the country, all with adoring farm animals clustered around the Holy Family. Ironically, these are the very same animals used/abused in rodeo arenas throughout the year: horses, cattle, sheep, goats, et al.

Four bills in need of an author (introduction deadline is Feb. 20, 2026):  
1. Ban the Mexican charreada's brutal "steer tailing" event; not a standard ranching practice anywhere in the U.S. Already banned in Nebraska (2008) and two California counties, Alameda and Contra Costa, in the early 1990s.

2. Amend state rodeo law, Penal Code 596.7. Drop the "on call" veterinarian option, thereby requiring on-site vets at every rodeo/charreada. Race tracks, horse shows and endurance rides all require on-site veterinarians; so should all rodeos and charreadas.

3. Ban tie-down calf roping, as Rhode Island has done. Allow "break-away" roping only.

4. Ban non-sanctioned events such as "wild cow milking", children's "mutton busting", "goat tying" and all animal "scrambles" — cruel and dangerous for all.

All state legislators may be written c/o The State Capitol, Sacramento, CA 95814. Email pattern for all: senator.lastname@senate.ca.gov; assemblymember.lastname@assembly.ca.gov

The United Kingdom outlawed all of rodeo back in 1934. Can the U.S. be far behind?

## Employment

Eaton Corporation – Pleasanton, CA – Sr. Power Systems Controls Engineer – Provide sketches, markups, & directions to dev. proj. drawings. 25% dom. & int'l travel req'd for site visits. Telecomm up to 3 days/wk. Salary range: \$160,930.00 - \$177,000.00/yr. To apply: <https://career41.sapsf.com/sfcareer/jobreqcareerpvt?jobId=55456&company=eatoncorpo&st=3DE183F42EABE2DA21C87C02EC5ED0EC8946965E>. Req# 55456.

Safeway Inc. hiring Staff Engineer Identity/InfoSec Identity & Access Management in Pleasanton, CA. May telecommute. Reports to Pleasanton. R&D, Design, Build, Install, Config, Upgrades, Testing, Deployment, Performance tuning & optimization, Document procedures/instructions & publish them as enterprise standards. \$161,164-217,140/yr. Must have legal right to work in US. EOE. Email resume: [TA.Applications@albertsons.com](mailto:TA.Applications@albertsons.com), Attn: M. Lourdes C. Mercado. Ref#1210CS

International Product Mgr, Roche Sequencing Solutions, Inc., Pleasanton, CA. Req Bach+2 yrs exp. Expected annual salary range for this position based on the primary location for this position of Pleasanton, CA is \$182,112 to \$245,200/yr. Actual pay w/in the range will be determined based on exp, qualifications, geo location, & other job-related factors permitted by law. A discretionary annual bonus may be available based on individual & Company performance. position also qualifies for the benefits detailed at <https://roche.ehr.com/default.ashx?CLASSNAME=splash>. Reqs 25% domestic & international travel, fully-reimbursed. Up to 2 days per week telecommuting allowed. Apply at <http://applyroche.com/202511-129401> (Job ID: 202511-129401)

SENIOR TECHNICAL CONSULTANTS Pleasanton, CA area. Engage with clients to understand technical needs. Assist in deployment & configuration of apps. Telecommuting required. Some domestic and international travel required. Salary: \$274,456 per year. Send res to: Zoho Technologies, 4141 Hacienda Dr., Pleasanton, CA 94588.

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

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## PLEASANTON PREPS

By DENNIS MILLER

### Amador boys ready for start of EBAL soccer action

Also: Caro wins 100th match for Dons wrestling; Smith sinks two free throws to clinch victory

The Amador Valley boys' soccer team ended the year with a pair of wins and will head into the start of the East Bay Athletic League after the first of the year with a 6-1 record.

The Dons started off on Dec. 15 with 2-1 against Newark Memorial. They got the first goal just four minutes into the game with Ethan Hernandez scoring, assisted by Jonas Lyons. Newark equalized just before half, but Atishay Sati got the game-winner with a header from a Nadar Hanna cross, earning Sati the player of the game.

The Dons ended the week with a 3-0 shutout against Freedom in Oakley. Goalie Tyler Causey stepped up and earned player of the game honors, holding the Patriots scoreless.

Amador's goals were from Hanna, Nico Baylosis and Hernandez, with assists from Jio Lee and Lyons.

The junior varsity team had similar results, beating Newark 2-1 and Freedom 2-0.

Against Newark, the goal-scorers were Kingston Smith and Arayyan Faris, assisted by Sean Kim. Against Freedom, Oliver Heid and Sawyer Willes scored, assisted by Smith and Perez Gallegos. Dons goalie Colin Harrington made seven to secure the shutout.

The Amador freshmen had just one game that week, a tough 4-0 loss to Monte Vista.

#### Amador wrestling

Amador had reason to celebrate as Eliana Caro won her 100th match as member of the Dons, on

the way to a 5-1 mark and third in the Roger Briones Memorial girls' tournament at San Leandro High.

The boys' varsity was third as a team in the Bay Area 62 at Castro Valley.

TJ Chandler went 4-0 and took first place, with Santino Sevier taking second place in his class with a mark of 3-1.

Finishing third for the Dons were Ramon Alavi (4-1), Nathan Marek (5-1) and Evan Johnson (5-1).

In the Foothill Junior Varsity tournament, Adam Awad and Huseyn Huseynli took first with a perfect 4-0 marks. Tony Vatev (3-1) finished second, with Matthew Svanyuta (5-1) and Davit Baghadaryan (4-1) finishing third.

Archer Fox (5-1) won the consolation title for the Dons.



COURTESY AARON FRANKLIN

The Amador Valley boys' soccer team talking things over in one of their wins the week of Dec. 15.

#### Amador boys' basketball

had nine points.

The Dons won a pair of games in the week of Dec. 16, including a 56-54 thriller over Benicia.

With the game tied at 54-54, Jaylin Smith was fouled on the game's final shot. Smith calmly stepped to the line and made both free throws to give Amador the two-point win.

Smith finished the game with 24 points, while Elijah Stanley

Four days later, the Dons beat Oakland Tech 57-50 in a physical game.

Smith had 22 points to lead Amador, while Stanley and Cade Krueger each had 11 points. ■

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

### DCL Legends claim cup

Strong showings for Tri-Valley throughout national youth tournament

By JEREMY WALSH

The Dublin Cricket League under-16 team won the San Ramon Grizzlies Cup and the Tri-Valley saw second-place finishes in three other age groups at the national tournament hosted in their backyard during the Thanksgiving holiday weekend.

The Pleasanton-San Ramon-Dublin National Youth Cricket Tournament drew more than 450 young cricketers from across the Bay Area, California and U.S. for four days of high-intensity matches. The organizers noted the tourney notched over 20,000 livestream views nationwide.

"This tournament is a true testament to what collaboration, planning, and passion can achieve," said the joint organizing committee representing Cricket for Cubs, San Ramon Cricket Association-Youth and DCL.

"Over four days, we served 2,000+ meals, completed 100% of matches on time, appointed neutral umpires at both ends, offered professional HD livestreaming, and created a memorable sporting experience for more than 450 young athletes," organizers added. "None of this would have been possible without our 100+ volunteers who worked around the clock — backed by nearly six months of preparation. The Tri-Valley community once again demonstrated that youth cricket here is truly special."

With games contested at nine venues up and down the Tri-Valley corridor, capped by the closing ceremony at Stanford Stadium at Bernal Community Park in Pleasanton in front of hundreds of people Nov. 30, the local teams showed out during the eighth annual tournament.



COURTESY CRICKET FOR CUBS

Abhay Kiran of Dublin Cricket League Legends won MVP in the U16 age group.

Tri-Valley teams reached the finals in all four age groups, including the DCL Legends winning a Tri-Valley showdown in the U16 championship match. SRCA secured second place in U12, U14 and U16, and DCL earned runners-up in the U10 bracket.

Vinod Murthy, coach of the Denver Dynamites, praised the tournament and commended the organizers for their efforts during the holiday weekend.

"We would like to extend our heartfelt thanks for hosting the PSD Thanksgiving Tournament," Murthy said. "The opportunity to compete, learn, and enjoy high-quality cricket in such a well-managed environment means a lot to our young team ... We look forward to participating again in the future." ■

### LARPD aquatics award

Team praised for transitioning to scenario-based lifeguard trainings

By JUDE STRZEMP

The Livermore Area Recreation and Park District's aquatics team recently won the Outstanding Program Award from a nonprofit pool operator organization for furthering aquatic safety and relevant training.

Granted by the Bay Area Public Pool Operators Association, the team was commended for transitioning from the traditional American Red Cross lifeguarding curriculum to the StarGuard ELITE system, a more modern,

scenario-based lifeguard training program, LARPD officials said in a statement announcing the award.

Under the StarGuard ELITE system, trainees focus on situational awareness, prevention, teamwork, preparedness and consistent skill development, LARPD officials explained.

The new program directly supports the safety of patrons at LARPD facilities, park district officials added.

Leading the program implementation was LARPD recreation supervisor Patrick Lucky and recreation coordinator Alyssa Smith.

"Our goal is to give the community the highest level of safety we can," Lucky said in a statement. "This training model helps lifeguards respond more effectively, stay engaged and work together so families who visit our pools can feel confident in the protection we provide."

As part of a regional discussion at a recent Bay Area Public Pool Operators Association meeting about improvements to aquatic safety, LARPD's aquatics team presented to other agencies their process of transitioning between training programs. ■



COURTESY LARPD

LARPD recreation coordinator Alyssa Smith, left, and recreation supervisor Patrick Lucky led the aquatic team's transition to the StarGuard ELITE system.

# Public Notices

## STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 605520  
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):  
CGT ELECTRIC  
8700 hillside st  
Oakland ca 94605  
FILED IN ALAMEDA COUNTY ON: 04/12/2024 UNDER FILE NO. 605520  
REGISTRANT'S NAME(S):  
CESAR AUGUSTO GONZALEZ TAPIA  
8700 HILLSIDE ST  
OAKLAND CA 94605  
THIS BUSINESS WAS CONDUCTED BY An Individual.  
This statement was filed with the County Clerk-Recorder of Alameda County on December 05 2025.  
(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

## INDIAN TIFFINS

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619667  
The following person (persons) is (are) doing business as:  
1.) Indian Tiffins , located at 22003 Hoffman Way, Castro Valley, CA 94546, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
MANISH PARMAR  
22003 Hoffman Way  
Castro Valley, CA 94546  
Registrant began transacting business under the fictitious business name(s) listed above on 10/20/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 24 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## STONERIDGE NOTARY & APOSTILLE

STONERIDGE TAX & BOOKKEEPING  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619684  
The following person (persons) is (are) doing business as:  
1.) Stoneridge Notary & Apostille , 2.) STONERIDGE TAX & BOOKKEEPING , located at 4465 Clovewood Ln, Pleasanton, CA 94588, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
PJ SINGH MANAGEMENT INC  
4465 Clovewood Ln  
Pleasanton, CA 94588  
State of Incorporation/Organization: CA  
Registrant began transacting business under the fictitious business name(s) listed above on 12/01/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 26 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## SMILE KIND DENTAL CARE

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619412  
The following person (persons) is (are) doing business as:  
1.) Smile Kind Dental Care , located at 4138 Dyer St Suite #3, Union City, CA, 94587, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
SARAH KIM DDS DENTAL CORP  
4138 Dyer St Suite #3  
Union City, CA, 94587  
State of Incorporation/Organization: California  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on December 11 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## D2K CPA OFFICE

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619529  
The following person (persons) is (are) doing business as:  
1.) D2K CPA Office , located at 8909 San Ramon Rd, Dublin CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
DAE SIK KIM  
8909 SAN RAMON RD  
DUBLIN, CA 94568  
Registrant began transacting business under the fictitious business name(s) listed above on 02/09/2012  
This statement was filed with the County Clerk-Recorder of Alameda on December 16 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## A2B TRADING COMPANY

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619544  
The following person (persons) is (are) doing business as:  
1.) A2B Trading Company , located at 7668 Las Positas Rd Livermore, CA 94551, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
A2B LINK, INC.  
7668 Las Positas Rd  
Livermore, CA 94551  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 12/08/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 17 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## 2146/2148 LINDEN ST

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619631  
The following person (persons) is (are) doing business as:  
1.) 2146/2148 LINDEN ST , located at 2146 Linden St, Livermore, CA 94551, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
ALBERT WILCOX  
1201 Creek Trail Drive  
Pleasanton, CA 94566  
Registrant began transacting business under the fictitious business name(s) listed above on 01/01/1984  
This statement was filed with the County Clerk-Recorder of Alameda on December 23 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## MIGHTY MECHANICS

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619397  
The following person (persons) is (are) doing business as:  
1.) Mighty Mechanics , located at 5834 Newfields Ln Dublin, CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
MIGUEL QUINTERO LOPEZ  
5834 Newfields Ln  
Dublin, CA 94568  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on December 10 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## TIPS OF BEAUTII

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619398  
The following person (persons) is (are) doing business as:  
1.) Tips Of Beautii , located at 644 Amberwood Way Livermore, CA 94551, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
KEELY PAYNE  
644 Amberwood Way  
Livermore, CA 94551  
Registrant began transacting business under the fictitious business name(s) listed above on 12/10/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 10 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## 2335 CHESTNUT ST

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619137  
The following person (persons) is (are) doing business as:  
1.) 2335 Chestnut St , located at 2335 Chestnut St. Livermore, CA 94551, Alameda County. Mailing Address: 1201 Creek Trail Drive Pleasanton, CA 94566  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
ALBERT WILCOX  
1201 Creek Trail Drive  
Pleasanton, CA 94566  
Registrant began transacting business under the fictitious business name(s) listed above on 04/01/1977  
This statement was filed with the County Clerk-Recorder of Alameda on November 25 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## GROUP INTELLECT

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619228  
The following person (persons) is (are) doing business as:

1.) GROUP INTELLECT , located at 1047 Serpentine Ln, Suite 200, Pleasanton CA, 94566, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
GROUP INTELLECT  
1047 Serpentine Ln, Suite 200  
Pleasanton CA, 94566  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 12/02/25  
This statement was filed with the County Clerk-Recorder of Alameda on December 03 2025.  
(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

## PAYMORE DUBLIN

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619512  
The following person (persons) is (are) doing business as:  
1.) PayMore Dublin , located at 7007 Dublin Blvd 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):  
DUBLIN ELECTRONICZ LLC  
7007 Dublin Blvd  
Dublin, CA 94568  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 9/1/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 16 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## 3068 GARDELLA PLAZA

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619136  
The following person (persons) is (are) doing business as:  
1.) 3068 GARDELLA PLAZA , located at 3068 GARDELLA Plaza, Livermore, CA 94551, Alameda County. Mailing Address: 1201 Creek Trail Drive Pleasanton, CA 94566  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
ALBERT WILCOX  
1201 Creek Trail Drive  
Pleasanton, CA 94566  
Registrant began transacting business under the fictitious business name(s) listed above on 02/01/1997  
This statement was filed with the County Clerk-Recorder of Alameda on November 25 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## AYUDA MIGRANTES

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619617  
The following person (persons) is (are) doing business as:  
1.) AYUDA MIGRANTES , located at 22302 CENTER ST. APT 27 CASTRO VALLEY, CA 94564, ALAMEDA County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
GRETHEL ISABEL GOMEZ  
22302 CENTER ST. APT 27  
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 December 22 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## 3162 GARDELLA PLAZA

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619138  
The following person (persons) is (are) doing business as:  
1.) 3162 Gardella Plaza , located at 3162 Gardella Plaza, Livermore, CA 94551, Alameda County. Mailing Address: 1201 Creek Trail Drive Pleasanton, CA 94566  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
ALBERT WILCOX  
1201 Creek Trail Drive  
Pleasanton, CA 94566  
Registrant began transacting business under the fictitious business name(s) listed above on 01/01/1995  
This statement was filed with the County Clerk-Recorder of Alameda on November 25 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## 4067 VINEYARD AVE

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619135  
The following person (persons) is (are) doing business as:  
1.) 4067 VINEYARD AVE , located at 4067 VINEYARD AVE Pleasanton, CA 94566, Alameda County. Mailing Address: 1201 Creek Trail Drive Pleasanton, CA 94566  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
ALBERT WILCOX  
1201 Creek Trail Drive

Pleasanton, CA 94566  
Registrant began transacting business under the fictitious business name(s) listed above on 12/19/25  
This statement was filed with the County Clerk-Recorder of Alameda on November 25 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## KREO CONSTRUCTION

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619387  
The following person (persons) is (are) doing business as:  
1.) Kreo Construction , located at 328 Gramercy Pl Oakland, CA 94603, Alameda County.  
This business is conducted by: a Limited Liability Company.  
The name and residence address of the registrant(s) is(are):  
KREO ENTERPRISES LLC  
328 Gramercy Pl  
Oakland, CA 94603  
State of Incorporation/Organization: California  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on December 10 2025.  
(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

## FANTASY SOUND EVENT SERVICES

FANTASY SOUND  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619409  
The following person (persons) is (are) doing business as:  
1.) Fantasy Sound Event Services , 2.) Fantasy Sound , located at 320 Stealth Court, Livermore, CA 94551, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
KEVIN DENNIS  
320 Stealth Court  
Livermore, CA 94551  
Registrant began transacting business under the fictitious business name(s) listed above on 2/1989  
This statement was filed with the County Clerk-Recorder of Alameda on December 11 2025.  
(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

## TREASURY MANAGEMENT SOLUTIONS

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619352  
The following person (persons) is (are) doing business as:  
1.) Treasury Management Solutions , located at 5207 Crestline Way Pleasanton, CA 94566, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
JEANNE CASTRO SCHMIDT  
5207 Crestline Way  
Pleasanton, CA 94566  
Registrant began transacting business under the fictitious business name(s) listed above on December 5, 1995  
This statement was filed with the County Clerk-Recorder of Alameda on December 09 2025.  
(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

## HOUSE OF VANITIES

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619323  
The following person (persons) is (are) doing business as:  
1.) House Of Vanities , located at 3015 Teagarden St, San Leandro, CA 94577, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
HSKB GROUP INC  
3033 Teagarden St  
San Leandro, CA 94577  
State of Incorporation/Organization: California  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on December 08 2025.  
(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

## GENTLE NEST

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619388  
The following person (persons) is (are) doing business as:  
1.) GENTLE NEST , located at 7975 Fall Creek Road, Apt 307 Dublin, CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
RHAQUEL ROCHA E LIMA  
7975 Fall Creek Road, Apt 307  
Dublin, CA 94568  
Registrant began transacting business under the fictitious business name(s) listed above on 12/10/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 10 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## SF BAY AREA CHAPTER OF BETTER INVESTING MODEL INVESTMENT CLUB

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619390  
The following person (persons) is (are) doing business as:  
1.) SF BAY AREA CHAPTER OF BETTER INVESTING MODEL INVESTMENT CLUB , located at 450 MAIN ST SUITE #200, PLEASANTON, CA 94566, ALAMEDA County.  
This business is conducted by: a General Partnership.  
The name and residence address of the registrant(s) is(are):  
REBECCA TONG  
450 MAIN STREET SUITE #200  
PLEASANTON, CA 94566  
SERINA KWOK  
149 GARDINER AVENUE  
SOUTH SAN FRANCISCO, CA 94080  
Registrant began transacting business under the fictitious business name(s) listed above on 02/01/2011  
This statement was filed with the County Clerk-Recorder of Alameda on December 10 2025.  
(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

## LIVERMORE EXECUTIVE RV & BOAT STORAGE

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619255  
The following person (persons) is (are) doing business as:  
1.) Livermore Executive RV & Boat Storage , located at 4528 Contractors Place Livermore, CA 94551, Alameda County. Mailing Address: 1301 Ygnacio Valley Road, Suite 200 Walnut Creek, CA 94598.  
This business is conducted by: a Limited Liability Company.  
The name and residence address of the registrant(s) is(are):  
TA DAH, LLC  
1301 Ygnacio Valley Road, Suite 200  
Walnut Creek, CA 94598  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 12/01/2025  
This statement was filed with the County Clerk-Recorder of Alameda on December 03 2025.  
(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

## OLDEN MILL

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619485  
The following person (persons) is (are) doing business as:  
1.) Olden Mill , located at 678 Concord Pl, Pleasanton, CA 94566, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
LIUDMILA FILKOVA  
678 Concord Pl  
Pleasanton, CA 94566  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on December 15 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## WALKER & DAUGHTERS BUILDERS

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619499  
The following person (persons) is (are) doing business as:  
1.) Walker & Daughters Builders , located at 2356 Cantalise Drive Dublin, CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
EVAN WALKER  
2356 Cantalise Drive  
Dublin, CA 94568  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on December 15 2025.  
(PLW Jan 2, 9, 16 and 23, 2026)

## KAHIDREAMERS

FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619126  
The following person (persons) is (are) doing business as:  
1.) KahiDreamers , located at 4510 Hubbard St, Unit 509, Emeryville, CA 94608, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
MANABU KIMURA  
4510 Hubbard St, Unit 509  
Emeryville, CA 94608  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on November 25 2025.  
(PLW Dec 5, 12, 19, 2025 and Jan 2, 2026)

*Continued on next page*

# Public Notices

*Continued from previous page*

PMS (PROFESSIONAL MOVING SERVICE)  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619230

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

1.) PMS (PROFESSIONAL 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: a Corporation. The name and residence address of the registrant(s) is(are):

PMS (PROFESSIONAL MOVING SERVICE)  
25341 CYPRESS AVE APT 35  
HAYWARD, CA 94544

State of Incorporation/Organization:  
CALIFORNIA

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

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

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

8STEW8 INK & STITCH  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 618950

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

1.) 8STEW8 Ink & Stitch , located at 30705 Lyric Ter Union City, CA 94587, Alameda County. This business is conducted by: a Married Couple.

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

DOMINIK STEWART  
30705 Lyric Ter  
Union City, CA 94587  
PRINCESS STEWART  
30705 Lyric Ter  
Union City, CA 94587

Registrant began transacting business under the fictitious business name(s) listed above on 11/16/2025

This statement was filed with the County Clerk-Recorder of Alameda on November 19 2025.

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

REDWOOD INSURANCE SOLUTIONS  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619288

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

1.) Redwood Insurance Solutions , located at 6088 Sunol Blvd. Suite 100, Pleasanton, CA, 94566, Alameda County.

This business is conducted by: a Limited Liability Company.

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

REDWOOD COVERAGE PARTNERS, LLC  
1920 Hillhurst Ave. #1075  
Los Angeles, CA 90027

State of Incorporation/Organization:  
Delaware

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

This statement was filed with the County Clerk-Recorder of Alameda on December 05 2025.

(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

SPORTSPPLUS INJURY PREVENTION AND REHABILITATION  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619129

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

1.) SportsPlus Injury Prevention And Rehabilitation , located at 5990 Stoneridge Dr Suite 102 Pleasanton, CA 94588, Alameda County.

This business is conducted by: a Corporation.

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

BRUCE CHIROPRACTIC CORPORATION  
5990 Stoneridge Dr Suite 102  
Pleasanton, CA 94588

State of Incorporation/Organization:  
California

Registrant began transacting business under the fictitious business name(s) listed above on 02/02/2015

This statement was filed with the County Clerk-Recorder of Alameda on November 25 2025.

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

SWEET MOON BAKES  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 8850

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

1.) Sweet Moon Bakes , located at 19973 Santa Maria Ave , Alameda County.

This business is conducted by: an Individual.

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

DIANA LIEN  
19973 Santa Maria Ave

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 01 2025.

(PLW Dec 5, 12, 19, 2025 and Jan 2, 2026)

VERTICA FITNESS LIVERMORE  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 618906

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

1.) Vertica Fitness Livermore , located at 2480 Nissen Drive, Livermore, CA 94551, Alameda County.

This business is conducted by: a Corporation.

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

GRAVITY DEFIED CORPORATION  
541 Loyola Way  
Livermore, CA 94550

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 November 17 2025.

(PLW Dec 5, 12, 19, 2025 and Jan 2, 2026)

GRACE EMPOWERMENT AND GROWTH THERAPY  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619082

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

1.) GRACE EMPOWERMENT AND GROWTH THERAPY , located at 3671 Platt Court South Pleasanton, CA 94588, Alameda County.

This business is conducted by: an Individual.

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

BRENDA MONTOMERY-TELFOR  
3671 Platt Court South  
Pleasanton, CA 94588

Registrant began transacting business under the fictitious business name(s) listed above on 10/15/2025

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

(PLW Dec 5, 12, 19, 2025 and Jan 2, 2026)

WANDER WONDER DOGS LLC  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 619131

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

1.) Wander Wonder Dogs LLC , located at 2839 Georgia Street Oakland, CA 94602, Alameda County.

This business is conducted by: a Limited Liability Company.

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

WANDER WONDER DOGS LLC  
2839 Georgia Street  
Oakland, CA 94602

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 November 25 2025.

(PLW Dec 5, 12, 19, 2025 and Jan 2, 2026)

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

Case No.: 25CV161352

TO ALL INTERESTED PERSONS:

Petitioner: Chandrika Grama Doraswamy filed a petition with this court for a decree changing names as follows:

CHANDRIKA GRAMA DORASWAMY to CHANDRIKA DORASWAMY GRAMA

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: Feb 13, 2026, 09:00 AM, Civil (514) of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: Dec 26 2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 2, 9, 16 and 23, 2026)

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

Case No.: 25CV149650

TO ALL INTERESTED PERSONS:

Petitioner: Margot Merrill Fernandez filed a petition with this court for a decree changing names as follows:

MARGOT MERRILL FERNANDEZ to MARGOT MAYVIEW MERRILL

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted.

If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING: 02/06/2026, 9:00am, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA, 94544.

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

PLEASANTON WEEKLY

Date: 12/26/2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 2, 9, 16 and 23, 2026)

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

Case No.: 25CV158838

TO ALL INTERESTED PERSONS:

Petitioner: Mary Louise Allen filed a petition with this court for a decree changing names as follows:

MARY LOUISE ALLEN to TAMAR LOUISE ALLEN

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted.

If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING: 02/13/2026, 9:00am, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: 12/10/2025

Thomas Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 2, 9, 16 and 23, 2026)

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

Case No.: 25CV156503

TO ALL INTERESTED PERSONS:

Petitioner: River Tipton filed a petition with this court for a decree changing names as follows:

RIVER TIPTON to TALON MATTY TIPTON

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: 1/16/2026, 9am, Rene.C Davidson of the Superior Court of California, County of Alameda located at 1225 Fallon St. , Oakland, CA 94612.

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

PLEASANTON WEEKLY

Date: 12/1/2025

Chad Finke

JUDGE OF THE SUPERIOR COURT

(PLW Dec 19, 2025, Jan 2, 9 and 16, 2026)

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

Case No.: 25CV158079

TO ALL INTERESTED PERSONS:

Petitioner: Cuong Duc Nguyen filed a petition with this court for a decree changing names as follows:

CUONG DUC NGUYEN to KEVIN CUONG NGUYEN

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: February 13, 2026, 09:00AM, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: December 08, 2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Jan 2, 9, 16 and 23, 2026)

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

Case No.: 25CV156981

TO ALL INTERESTED PERSONS:

Petitioner: Elsa Jane Ramona Castillo Polanco filed a petition with this court for a decree changing names as follows:

ELSA JANE RAMONA CASTILLO POLANCO to JANNY CASTILLO

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: January 16, 2026, 9:00 A.M., Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: 12/02/2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

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

Case No.: 25CV157564

TO ALL INTERESTED PERSONS:

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

ANDREW ALAN KNOWLTON to ANDREW ALAN MOORE

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: January 30, 2026, 9:00am, Family law 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: 12/04/2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

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

Case No.: 25CV153385

TO ALL INTERESTED PERSONS:

Petitioner: Zarmina Kochi Hennessy filed a petition with this court for a decree changing names as follows:

ZARMINA KOCHI HENNESSY to ZARMINA HENNESSY

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: JANUARY 16, 2026, 9:00 A.M., HAYWARD HALL OF JUSTICE of the Superior Court of California, County of Alameda located at 24405 AMADOR STREET, HAYWARD, CA 94544.

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

PLEASANTON WEEKLY

Date: NOVEMBER 19, 2025

THOMAS J. NIXON

JUDGE OF THE SUPERIOR COURT

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

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

Case No.: 25CV156240

TO ALL INTERESTED PERSONS:

Petitioner: JIN ZHANG and YOUYAN ZENG, on behalf of minor child, CHENXU ZHANG, filed a petition with this court for a decree changing names as follows:

CHENXU ZHANG to TOM ZHANG

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: January 30, 2026, 9:00 a.m., Hayward Branch of the Superior Court of California, County of Alameda located at 24405 Amador St, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: 11/24/2025

Hon. Thomas Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

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

Case No.: 25CV157564

TO ALL INTERESTED PERSONS:

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

ANDREW ALAN KNOWLTON to ANDREW ALAN MOORE

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: January 30, 2026, 9:00

# Public Notices

Continued from previous page

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA Case No.: 25CV157613 TO ALL INTERESTED PERSONS: Petitioner: Sorphea Ouk Wong filed a petition with this court for a decree changing names as follows:

SORPHEA OUK WONG to SOPHIA OUK WONG ARIYAH SOPHIA WONG to ARIA SOPHIA WONG

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: January 23, 2026, 9:00 AM, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.

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

PLEASANTON WEEKLY

Date: December 4, 2025

Thomas J. Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Dec 12, 19, 2025, Jan 2 and 9, 2026)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DAVID CHEW

Case No.: 25PR158731

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

A Petition for Probate has been filed by: Traci M. Chew in the Superior Court of California, County of Alameda.

The Petition for Probate requests that: Traci M. Chew be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on January 14 2026 at 9:45 am in Dept 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King Way, Berkeley, CA, 94704.

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

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

Attorney for Petitioner:

Raquel Lazar-Paley, Esq.

Paley & Prehn, PLC

819 Eddy Street

San Francisco, CA 94109

415-338-8226

(PLW Dec 19, 2025, Jan 2 and 9, 2026)

SUMMONS Case No. 24CV067579

(CITACION JUDICIAL)

NOTICE TO DEFENDANT (A VISO AL

DEMANDADO): Desoto Cab Company, LLC

and Does 1-15

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

T.J. Kristi Corporation

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

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

24405 Amador Street, Hayward, CA 94544 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el numero de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

T.J. Kristi Corporation dba Portola Food & Gas, 4431 Stoneridge Drive, #100, Pleasanton, CA 94588 (925) 963-9049

DATE (Fecha): 03/13/2024

Chad Finke, Clerk,

by /s/ D. Franklin, Deputy Clerk

(Secretario) (Adjunto)

NOTICE TO THE PERSON SERVED: You are served

(PLW Dec 5, 12, 19, 2025 and Jan 2, 2026)

Place a legal notice at  
[PleasantonWeekly.com/legal\\_notices/](http://PleasantonWeekly.com/legal_notices/)

# Calendar

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

## Entertainment

**ANDY MCKEE AT THE STAGE DOOR LOUNGE**

Experience the mesmerizing artistry of world-renowned acoustic guitarist Andy McKee. With his signature two-handed technique and percussive guitar mastery, McKee brings his latest EP Symbol to life. 8 p.m., Jan. 2. Tickets \$40-\$50. Visit [livermorearts.org](http://livermorearts.org).

**100 YEARS OF HANK WILLIAMS**

Back by popular demand, Jason Petty's Obie Award-winning performance brings the timeless music of Hank Williams to life in 100 Years of Hank Williams. This unforgettable show has fans clapping, stomping, and coming back for more. 3 p.m., Jan. 4. Visit [livermorearts.org](http://livermorearts.org).

**WINTER GLOW EXPERIENCE: A DRIVE-THRU HOLIDAY LIGHT SHOW**

Experience the magic of the holiday season with the Winter Glow Experience, a dazzling drive-thru spectacular featuring hundreds of larger-than-life festive displays. Bundle up in the car and enjoy a synchronized light show along a 1-mile holiday route. Through Jan. 4. Visit [alamedacountyfair.com](http://alamedacountyfair.com).

**STEALIN' CHICAGO**

The San Francisco Bay Area's Aja Vu Band pays tribute to the timeless music of Steely Dan and Chicago. Known for their faithful renditions, Aja Vu blends the rich harmonies and classic horns that define the sound of these musical legends. 7:30 p.m., Jan. 9. Tickets \$33-\$38. Visit [firehousearts.org](http://firehousearts.org).

**STOP MAKING SENSE - FILM**

Newly restored in 4K to coincide with its 40th anniversary, the 1984 film directed by Jonathan Demme, is considered by critics as the greatest concert film of all time featuring the live performance shot at Hollywood's Pantages Theater and featuring the Talking Heads' most memorable songs. 8 p.m., Jan. 9. Visit [livermorearts.org](http://livermorearts.org).

**PYTC ADDAMS FAMILY**

This comical feast embraces the wackiness in every family, featuring an original story and a dilemma that's every father's nightmare. Jan. 17-18, 24-25. Tickets \$13. Visit [firehousearts.org](http://firehousearts.org).

**TVTC'S THE ADDAMS FAMILY**

Everything will change for the whole family on the fateful night they host a dinner for Wednesday's boyfriend and his parents. Jan. 17-18, Jan. 24-25; Jan. 31 to Feb. 1. Tickets \$45. Visit [livermorearts.org](http://livermorearts.org).

**MOTOWN MANIA**

Revisit the classic songs and stars of the era with The Best Intentions, a five-man vocal group extraordinaire as they perform heart-stopping harmonies, dazzling choreography and the memorable hits from Motown's golden age. 7:30 p.m., Jan. 23. Tickets \$49-\$69. Visit [livermorearts.org](http://livermorearts.org).

## Exhibits

**KNOCK, KNOCK: THE ART OF WIT AND WHIMSY**

On display at the UNCLE Credit Union Art

## PET OF THE WEEK

### A cup of Darjeeling

Darjeeling's golden-eyed intensity isn't so much mischief in the making, as it is a deep desire to figure out if you're on the nice list. And you better watch out! He's gonna find out ... 'cause Darjeeling is looking for someone special to make his home with. They'll tell you why when you come for a cuppa Darjeeling! Call Valley Humane Society at 925-426-8656 or email [info@valleyhumane.org](mailto:info@valleyhumane.org) to get started with the adoption process.



VALLEY HUMANE SOCIETY

Gallery this lighthearted and joyful exhibition celebrates the playful side of creativity, showcasing artwork that elicits laughter, sparks delight and nudges the imagination in unexpected directions. Through Jan. 4. Visit [livermorearts.org](http://livermorearts.org).

**LIVERMORE STORIES EXHIBIT**

Visit the Art Gallery at the Civic Center Library to discover personal stories by remarkable authors who share why Livermore is special to them featuring writings by adult learners exercising skills they've honed meeting with volunteer tutors and/or attending English Conversation Groups. On display through January.

**GREETINGS FROM EVERYWHERE**

In this exhibit the museum displays a wide variety of items that residents of Pleasanton and the Tri-Valley have acquired on their travels sharing the stories of those souvenirs. Through Jan. 3. Museum on Main.

## Talks

**ARMCHAIR TRAVELERS AT LIVERMORE**

Kim Grandfield presents an Armchair Travelers program titled, A Hiking Holiday on the South West Coast Path in Cornwall, England. 1:30 p.m., Jan. 8. Civic Center Library, Storytime Room.

**LIVERMORE-AMADOR VALLEY**

**GARDEN CLUB** January speaker Ryan Howard of Sunrise Feed & Supply will discuss everything about the precious bee. A see-thru hive will be present and honey for sale. 6-8 p.m., Jan. 8. Crosswinds Church, 1660 Freisman Rd., Livermore.

## Outdoor Rec

**WINTER BIRDING AT DEL VALLE**

Bring the family to the lake and see who spots the most types of birds. Meet at the Arroyo Mocho Picnic area. No registration required. 10-11:30 a.m., Jan. 3, 17, 31. Visit [ebparks.org/things-to-do](http://ebparks.org/things-to-do).

**ARROW THROWING**

Learn how to throw an arrow using an atlatl where an LARP Ranger will share the history of this tool used by Native Americans. Participants must be 10 years or older. 12-1 p.m., Jan. 3. Free registration at [larpd.org](http://larpd.org).

**NEW YEAR REFLECTION HIKE**

Begin 2026 with a 3-mile hike (500 ft. elevation gain) through Sunol's inspirational landscape while

reflecting on resilience, renewal and personal growth and welcome the possibilities of the new year. 10 a.m., Jan. 4. Sunol Regional Park, Visitor Center. Visit [ebparks.org/things-to-do](http://ebparks.org/things-to-do).

**2026 TRAILS CHALLENGE**

Explore the beauty of the East Bay by hiking, biking, or horseback riding on trails throughout the Regional Parks System. Finish five of the routes featured in the guidebook or traverse a combination of 26.2 miles on any trails in the Regional Parks. Visit [ebparks.org/trails-challenge](http://ebparks.org/trails-challenge).

## Tree Pickup

**BOY SCOUTS TREE RECYCLING**

**FUNRAISER** Boy Scout Troop 941 will pick up trees from Pleasanton residents, 8 a.m., Jan. 3. Remove all lights, tinsel, ornaments, nails and stands. Reservations required at Troop941.org.

**PGS HOLIDAY TREE PICKUP**

Pleasanton Garbage Service Holiday Tree Pick-up. Place trees at the curb on regular collection day between Jan. 5-9. Trees must be clean (no flocking or tinsel) cut to 4 feet or less in height with bases or stands removed.

## Government

**PLEASANTON CITY COUNCIL**

Pleasanton City Council Meetings are held at 7 p.m. on the first and third Tuesdays of each month. The next meeting is 7 p.m., Jan. 20. City Council Chamber, 200 Old Bernal Ave. Visit [cityofpleasantonca.gov](http://cityofpleasantonca.gov).

**PLEASANTON UNIFIED SCHOOL**

**DISTRICT** Regular Board meetings of the Pleasanton Unified School District are scheduled the second and fourth Thursday of each month and are open to the public. The next meeting is 5 p.m., Jan. 15. Visit [pleasantonusd.net](http://pleasantonusd.net).

**LIVERMORE VALLEY JOINT UNIFIED**

**SCHOOL DISTRICT** Regular meetings begin at 6 p.m. in the Boardroom at the District Office, 685 E. Jack London Blvd. The next meeting is Jan. 13. Visit [livermoreschools.org](http://livermoreschools.org).

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

# Real Estate

## San Ramon approves extension for Marketplace project

Redevelopment plan continues to be challenged in court nearly three years after city's approval

BY JEANITA LYMAN

Amid ongoing legal challenges, the redevelopment project for the Marketplace shopping center that would include 44 housing units received another vote of support from the city last month following its approval of the project in 2023.

The San Ramon Planning Commission voted at its Dec. 16 meeting to approve a vesting tentative map extension request for the Marketplace mixed-use development project as it continues to face pushback, currently in the state appeals court.

The project was first proposed to the city with a concept review application in 2020, with the application period extending for more than two years before it was approved in February 2023.

During that time, the neighborhood group Citizens Against Market Place Apartment Development (CAMPAD) took shape and gained momentum — and is now preparing to celebrate its fifth anniversary as it waits for a court date in the appeal case against the project being reviewed by the state.

"This coming January will mark 5 years since we took on the city and TRC over the horrible neglect and deterioration of the center; the loss of key anchor businesses and a proposed condo project that was approved despite multiple failures to adhere to the General Plan and



COURTESY CITY OF SAN RAMON

Rendering of the housing project proposed to replace a majority of retail space at the Marketplace Shopping Center in San Ramon.

other zoning laws," CAMPAD organizers wrote in a Dec. 2 update.

Criticisms of the proposed project have included concerns about parking, traffic, water and other resources associated with increased housing in the area — as well as the loss of existing businesses such as Nob Hill Foods that have already left the shopping center amid alleged strife from the property owner TRC Retail.

While additional retail is planned in the neighboring Bishop Ranch neighborhood, CAMPAD organizers have pointed to businesses in City Center as an example of where Sunset Development's priorities lie — consisting of boutiques, recreation, and fine dining opportunities — and counter to the more practical options, such as grocery stores, that

everyday residents rely on.

In its December update, CAMPAD organizers said they were optimistic not just about the outcome of the appeal process — which seeks to overturn a 2024 ruling in favor of the city in a lawsuit initially brought forward by CAMPAD — but about the current retail landscape at the shopping center.

"Reroofing efforts are underway now in the older side of the center, where Chase Bank and the Library are located," CAMPAD organizers wrote. "Efforts to repaint some of the buildings in that area have previously been undertaken. All positive actions. In the main area of the center several new businesses have put up 'coming soon' signs, including L&L Barbeque."

They also pointed to Adaman

Thai in the former Firehouse 37 site, and a new taqueria as steps in the right direction for the shopping center.

"All of these improvements give hope to a potentially vibrant return to the Marketplace and our local shopping center," CAMPAD organizers wrote.

While the redevelopment project is billed as mixed-use, opponents have alleged the applicant is stretching that definition of the term, given that the project would consist of the demolition of much of the existing retail space to make room for the 40 single family homes and four accessory dwelling units it includes.

CAMPAD has funded the ongoing legal battle in part by becoming a registered nonprofit organization in 2023, reporting total revenue of no more than \$50,000 that year and in 2024.

The organization has also gone on to scrutinize other housing projects in San Ramon, and housing policy statewide.

"A giant bonus from our long fight, has been seeing a multitude of process and procedural changes that have been implemented by the city when it comes to approving new housing projects," CAMPAD organizers said. "Unfortunately, the state still has politicians like Scott Wiener who continue to pass laws that benefit developers and make it harder for cities to control the massive

high-density housing efforts, which are gobbling up business and retail spaces within those cities."

In contrast to the lengthy public hearings on the project as it made its way through the application process in 2022 and 2023, the public hearing on Dec. 16 — lasting less than 10 minutes — on the extension request garnered just one comment, from former mayor Greg Carr.

"This project has been wrong in so many ways for so long," Carr said. "It's the wrong place, wrong time, wrong product to put there. And what would happen if you just said no, we're not going to extend it. Have you ever done that, because it's just wrong? Is there any push from anybody, like the governor or somebody, saying you've got to do this?"

"So think about that," he continued. "Three years, I think you should just tell them no, you didn't get your stuff together and the clock's up."

Planning Commissioner Santhosh Kanjula noted that approving the extension request was recommended by city staff, and on the advice of the city attorney, to allow for the legal challenges to come to a resolution.

"I'm in agreement with that," Kanjula said.

Commissioner Jean Kuznik made the motion to approve the resolution, which was seconded by Kanjula and approved unanimously by the commission. ■

## HOME SALES

This week's data represents homes sold during Oct. 6-10 for Pleasanton, Livermore and Dublin, and Nov. 24-26 for San Ramon.

### Pleasanton

- 1398 Benedict Court** M. & P. Williams to S. & V. Sundararajan for \$3,580,000
- 1368 Chatham Court** Bruckner Family Trust to L. & M. Volpe for \$1,803,000
- 954 Crellin Road** L. & C. Brown to G. & S. Gupta for \$1,650,000
- 2456 Crestline Road** Daukas Family Trust to Z. & T. Zhang for \$1,770,000
- 3102 Delicado Court** A. Kumbhar to S. & B. Ma for \$805,000
- 3509 Gulfstream Street** Cooper Family Trust to Agarwal Trust for \$1,600,000
- 356 Kottinger Drive** Gordon Family Trust to R. & S. Tamilmani for \$1,500,000
- 4091 Nice Court** Y. Long to M. & M. Calatrava for \$830,000

### Livermore

- 2933 1st Street #1004** Sm Seperate Property Trust to M. Nunes for \$850,000
- 139 Amber Way** T. & D. Allum to Pham Living Trust for \$1,145,000
- 2461 Ancona Circle** K. & L. Thompson to L. & V. Balimidi for \$2,400,000
- 752 Barleta Lane** B. & R. Cejas to J. & J. Louisma for \$2,080,000
- 3168 Bay Meadows Court** Hoffman Family Trust to R. & M. Van Enger for \$2,800,000
- 185 Campo Court** R. & A. Conway to A. & G. Atwal for \$2,400,000
- 3287 Edinburgh Drive** E. Smd to V. & A. Joshi for \$1,650,000

- 127 Elvira Street** A. Anand to A. & T. Thomas for \$1,188,000
- 260 Estates Street** Elhassan Trust to C. Rice for \$1,075,000
- 274 Fennel Way #1802** A. Noshadi to J. & T. Seedorff for \$1,020,000
- 4172 Galloway Street** S. McDonnell-Nielse to K. Johnson for \$950,000
- 2870 Gelding Lane** James Trust to S. & A. Agarkar for \$1,087,000
- 368 Hummingbird Lane** Broberg Family Trust to K. & M. Echavia for \$820,000
- 693 Mayten Drive** N. Bullen to D. & T. Bloom for \$998,000
- 556 Morgan Common** B. Madera to T. & K. Dubeck for \$690,000
- 1001 Murrieta Boulevard #100** H. Lin to Onderbeke Living Trust for \$320,000
- 243 Northwood** E. & B. Martinson to J. Villagrana for \$767,000
- 3043 Picholine Drive** Buttafuoco Trust to P. & M. Chennupati for \$2,131,000
- 5315 Rainflower Drive** B. & J. Specht to H. Hinton for \$895,000
- 721 Sandpiper Common** J. Fagundes to V. & A. Nikolova for \$588,000
- 820 Sunset Drive** S. Chernov to A. & K. Suddarth for \$925,000
- 562 Swallow Drive** Russ-Navarro Family Trust to J. & T. Hendrickson for \$1,175,000
- 5445 Treeflower Drive** Jacobs Family Trust to B. & S. Ledford for \$918,000

### Dublin

- 7058 Atlas Peak Drive** L. & M. Malladi to S. & M. Gouru for \$2,435,000

- 7476 Brookdale Court** W. Ni to S. & A. Kashyap for \$1,220,000
- 7765 Dublin Green Court** A. Currier to F. & A. Zhou for \$1,398,000
- 2453 Forino Drive** M. Mohseni to D. & S. Gurrarn for \$1,686,000
- 5592 Holly Bay Avenue #F** Lennar Homes Of California LLC to V. & K. Rajasekaran for \$1,071,000
- 7829 Ridgeline Place** Mastey Family Trust to O. & K. Chang for \$2,360,000
- 7527 Sutton Lane** H. Aktas to C. Kashavajjala for \$1,050,000
- 4843 Swinford Court** Equity Track Inc to S. & R. Ramirez for \$860,000

### San Ramon

- 9085 Alcosta Boulevard #419** N. Pascua to K. & E. Ruiz for \$488,000

- 1416 Allanmere Drive** Ramiya Living Trust to Z. & S. Khan for \$2,275,000
- 3221 Browntail Way** Opendoor Property Trust I to Young Living Trust for \$1,340,500
- 2520 Canyon Lakes Drive** Ezeir Trust to J. & J. Zhou for \$1,520,000
- 9829 Davona Drive** A & M Real Estate Group Inc to Community Equity Group Inc for \$1,150,000
- 1204 Destiny Lane** Ruud Family Trust to N. Kakalec for \$889,000
- 2809 Fountainhead Drive** E. Utterback to M. & V. Fejzullau for \$780,000
- 33 Lakeridge Court** N. Powers to M. & A. Ali for \$1,325,000
- 54 Madrid Place** Weiss Living Trust to Sabankar Living Trust for \$1,250,000
- 340 South Overlook Drive** Ashby Trust to Kapoor Family Trust for \$650,000

Source: California REsource

## SALES AT A GLANCE

### Pleasanton (Oct. 6-10)

Total sales reported: 8  
Lowest sale reported: \$805,000  
Highest sale reported: \$3,580,000  
Average sales reported: \$1,692,250

### Livermore (Oct. 6-10)

Total sales reported: 18  
Lowest sale reported: \$650,000  
Highest sale reported: \$2,425,000  
Average sales reported: \$1,308,888

### Dublin (Oct. 6-10)

Total sales reported: 8  
Lowest sale reported: \$860,000  
Highest sale reported: \$2,435,000  
Average sales reported: \$1,510,000

### San Ramon (Nov. 24-26)

Total sales reported: 23  
Lowest sale reported: \$320,000  
Highest sale reported: \$2,800,000  
Average sales reported: \$1,255,304

Source: California REsource

*Best Wishes for a  
Happy and Healthy 2026*



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**Considering a Move in 2026?**

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**925.519.9080**

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