

Pleasanton Weekly

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Preview 2026

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NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

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The road to revitalizing Main Street

Downtown leaders remain confident for 2026 and beyond – despite store closures and resident concerns

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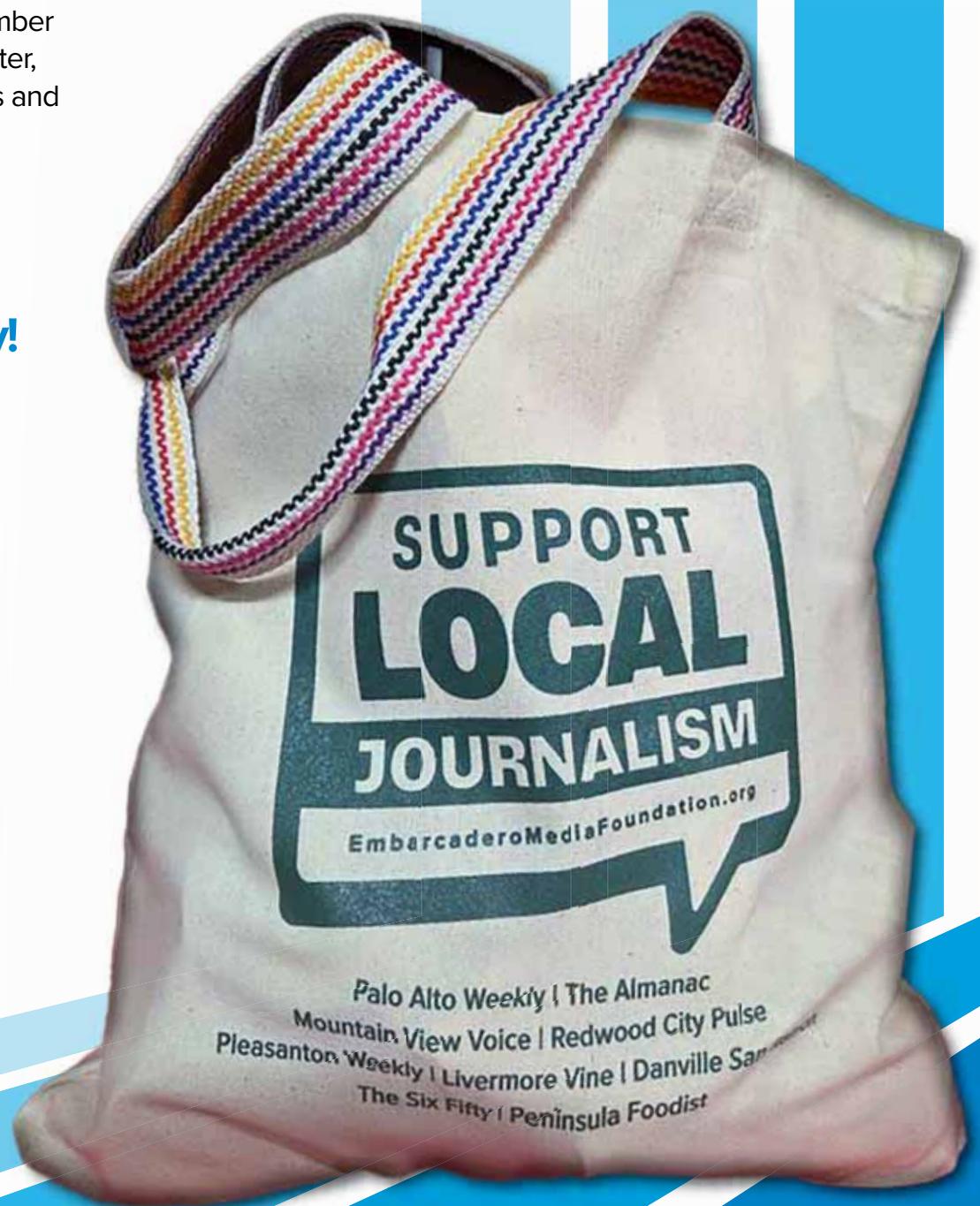
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WHAT A WEEK



BY JEREMY WALSH

MLK Legacy Awards

The impact of good people across the Tri-Valley was on full display Monday at the 25th Dr. Martin Luther King Jr. Fellowship Breakfast and Legacy Awards.

Now hosted by the Three Valleys Community Foundation, the event evoked the spirit, passion and influence of King through its opening blessing, musical performances, award presentations, and keynote address by Livermore's Faith Alpher.

An award winner that morning, Alpher — a surprise late substitute as the featured speaker — opened her message with the acronym WALK ("Walk with courage. Arrive as you are. Love in action. Keep going.") and closed with a powerful spoken-word recitation on what she sees in the world today and the future.

"(King) didn't just talk about justice — he walked it. And now it's our turn," Alpher said in her presentation, later adding: "It doesn't matter what age or stage you are, you can make a difference where you are."

A fitting framing for the event, which centered on a double "U" of its own: urgency and unity.

This was 3VCF's first year as organizer of the longstanding event in Pleasanton honoring the legacy of King, the late Black, American, Christian civil rights leader of the 1950s and '60s.

The foundation saved the annual MLK Fellowship Breakfast from the brink last year, offering to take over from the Pleasanton Community of Character Collaborative who ran the event for several years after rescuing it in the wake of the Tri-Valley YMCA's dissolution. There was no showcase in 2025 for logistical reasons as 3VCF prepared to be the lead in 2026.

And did they ever run with the opportunity.

The nonprofit, led by CEO and President Kelly Bowers, made two astute adjustments to the program that paid immediate dividends when its version debuted Monday morning in the Palm Event Center in the Vineyard in Pleasanton — the awards were recast encompass all seven Tri-Valley communities, and 3VCF introduced its new NextGen Young Philanthropist Award to highlight the youth impact.

"For 25 years, this event has celebrated people who consistently answer Dr. King's call to courageous, compassionate service," Bowers said in a pre-event press release. "This year's Legacy honorees and NextGen leaders truly embody the fierce

urgency of now, demonstrating that real change happens when individuals step forward with purpose, generosity, and a deep commitment to lifting up others."

Alpher, a longtime Livermore resident, professional speaker, comedian, author and advocate, was among the 10 honorees recognized during the program. Representing Alamo were recipients Gina Halow and Mindy Longo of IMPACT Diablo Valley, which has mobilized more than 200 local families to give back — to the tune of nearly \$900,000 worth of grants in seven years to support those experiencing domestic violence, early childhood trauma, homelessness and foster care.

Danville's David Behring was recognized for his longstanding commitment to the community through the Blackhawk Museum, the Wheelchair Foundation and advancing civic pride initiatives like the All Wars Memorial in Oak Hill Park.

Dublin's Michael Karami was lauded for his efforts toward "community connection and mutual understanding by elevating marginalized voices and convening meaningful public dialogue".

Longtime Pleasanton public art contributors Gary and Nancy Harrington, San Ramon civic leader Gary Alpert and fifth-generation Sunol resident and community contributor Jim O'Laughlin rounded out the adult MLK Legacy Award winners.

The inaugural NextGen Young Philanthropist Award recipient, who couldn't attend the ceremony because she was sick, was Rabia Badar of Dublin.

Badar, who attends Averroes High School in Fremont, is the founder and president of her school's Junior Civitan Club and spearheaded support initiatives focused on food insecurity, access to laptops for underserved students and wildfire relief.

It was a who's who across the Palm Event Center, with city, school, county, state and federal officials (or their representatives) alongside business executives, nonprofit leaders, community contributors and other movers and shakers.

Called in to take the stage and speak with just two days' notice, Alpher rose to the occasion.

"I am compelled to use my voice, you see I don't have a choice," she said near the end of her original spoken-word recitation. "Let us continue to walk towards freedom, a coliseum of peace. It's an emergency and the urgency is now." ■

About the Cover

Pleasanton downtown leaders, business owners, city officials and other stakeholders weigh in on the outlook for Main Street in 2026 and beyond. Photo by Jeremy Walsh. Cover design by Paul Llewellyn. Vol. XXVII, Number 1

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ASKED IN DOWNTOWN PLEASANTON

If you ever became interested in writing a book, what would it be about?



Grace Stensby-Swann, with dad Thor
Elementary school student

I would write a book about animals. Mostly ocean and sea-life animals like sharks, dolphins, whales and octopuses. I really love the water. Like a mermaid. So I'm very interested in, and would like to write a book about, sea life!



Mitchel Mikasa
Engineer

If I decided I wanted to write a book, it would be about my grandmother, who spent time in a Japanese encampment during World War II. She is still alive, almost 102 years old. She is such an inspiration to me and to so many others. I'd love to share her lineage and her heritage far and wide.



Morina Brandt, with Frankie and Dani *Nurse*

I would write a book about a Netflix movie called "11.22.63." It's about traveling back in time to change the course of history to stop the assassination of President John F. Kennedy. My book would address all of this and then compare it to the atrocities going on in the world right now, and what we can all try to do to possibly put a stop to it all.



Jill Stensby, with granddaughter Loen
Senior accountant

I would write a book about traveling all over the world, and locally, too, because there are so many fascinating areas to see and explore, in the United States and beyond. From camping, to skiing, to hiking, and to spending time at high-end luxury resorts, there is just so much out there to discover and appreciate.



Finley Stensby-Swann, with mom Kayla *Elementary school student*

I would write a book about my family because every single one of my family members is so important to me. My mom, Kayla, my dad, Thor, and my siblings Loen, Grace and Emmett. Whenever I talk about them I like to say "Jeg Elsker Deg", which in Norwegian, means "I love you."

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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Weekly

Newsfront

DIGEST

LPC concert

The Las Positas College Music Department will be hosting its first-ever Applied Music Showcase event next Friday (Feb. 6) at the Mertes Center for the Performing Arts on campus.

According to department faculty, the concert will feature applied music students who will get a chance to demonstrate their “exceptional mastery, dedication, progress, and creativity”. The proceeds from the event help fund department expenses like student travel, repairing and maintaining instruments, and guest speakers.

The event begins at 5 p.m. with a reception following at 7 p.m. Tickets are \$30 and will include a glass of wine from the Las Positas College Campus Hill Winery.

2026 YEA! Awards

The Pleasanton Cultural Arts Council is now accepting applications for its Youth Excellence in Arts (YEA!) Awards, an annual opportunity for Pleasanton high school students to show off their artistic talents for a chance to win anywhere from \$100 to \$1,000 in cash and grand awards.

According to the PCAC, “young artists in the areas of music, literary arts and visual arts” can submit their work for a chance to win a YEA! Award, or a Say Yes to Music Award, which recognizes “artistic merit while also addressing demonstrated need.”

“Each discipline has specific application criteria, which students are encouraged to review carefully before applying,” the PCAC stated in a press release.

The application deadline is March 1.

Race to the Flagpole

The Livermore-Granada Boosters is set to host the 17th annual Race to the Flagpole this Saturday (Jan. 31) to raise funds for its Olympian Scholarship program.

Beginning at Independence Park in Livermore, the fun run event includes a 10K, 5K and 1-mile course for all ages and abilities. The longer races are planned to extend into Sycamore Grove Park.

The resulting scholarships will be awarded to 12 graduating seniors who display athletic and academic excellence.

“Students who excel in academics, athletics and community service become exemplary civic leaders,” the event announcement states. Over nearly 70 years, the Boosters has awarded over \$300,000 in scholarships to students.

The first event at the Race to the Flagpole begins at 8:45 a.m. To register, visit www.livermoregranadaboosters.org. ■

Trustees vote to cut staff at end of school year

Initial layoff notices going out in March as PUSD continues to grapple with budget constraints

By CHRISTIAN TRUJANO

The Pleasanton Unified School District Board of Trustees unanimously approved a handful of resolutions this month that will reduce the number of both classified and certificated staffing positions by the end of this school year.

“Due to declining enrollment (and) budgetary constraints, we’ve been making efforts to align staffing closer to the provisions of the collective bargaining agreement,” assistant superintendent of human resources Nimarta Grewal said during the Jan. 15 board meeting.

Although all four resolutions were quickly approved with little to

no discussion, trustees were quick to point out the weight of the decisions and how they are indicative of the financial challenges the district has been facing.

“Obviously we don’t have a lot of questions because we’re now an experienced board and we’ve been through these votes, unfortunately,” Brown said. “They are serious votes and they are meaningful votes. The lack of questions or comments is just the reflection of the fact we know what we are voting on and they are the consequence of the commitment we already made as a board around these reductions.”

The first resolution the board approved was the reduction of

“identified certificated services due to a reduction in particular kinds of services”, which will be reflected in the 2026-27 school year.

Under the state’s education code, the board may reduce particular kinds of services performed by certificated employees as long as those employees are provided notice by March 13, Grewal said. The same applies to classified staff.

“After the initial notices are issued, if enrollment data changes or there’s natural staffing attrition due to retirements, resignations and so on, we’ll continue monitoring that data and, as needed, initial notices can be rescinded,” Grewal said.

She added that notified employees

have the right to request a hearing, which would occur in April. The board will make final reduction in force decisions in early May — final notices to affected employees will have to then be delivered before May 15.

Total certificated staff reduction is 19.4 full-time equivalent, which represents 13.4 FTE in management, of which none are currently vacant, and 6 FTE in non-management, also none of which are currently vacant.

This reduction would result in just under \$2 million in savings.

“The (reduction in force) list

See **LAYOFFS** on Page 9



COURTESY LVA

The members of the Blind Boys of Alabama, a gospel group, will be performing at the Bankhead Theater in Livermore on Feb. 6 as part of the Livermore Valley Arts Black History Month programming.

Black History Month in the Tri-Valley

Diverse selection of performances, educational experiences

By CHRISTIAN TRUJANO

Every year during Black History Month, cities across the Tri-Valley hold a number of events that aim to educate residents and members of the public while also celebrating Black and African American culture.

This February, the city of Livermore leads the charge in offering various types of programming as the Livermore Public Library will be celebrating Black History Month virtually every day of the month with a number of exhibits, crafting events and performances.

“It’s a time for Livermore Public Library to celebrate the history and cultural impact of Black Americans,” according to a Jan. 20 press release from the library. “All are invited to attend free events and utilize the offered resources and services to learn more about this nationally celebrated month.”

Starting on Sunday (Feb. 1), the Livermore library will be showcasing the “2026 Art of the African Diaspora Exhibit” at the Civic Center branch. The exhibit will be available every day throughout the month.

“Art of the African Diaspora,

in partnership with Richmond Art Center, supports artists of African descent in the Bay Area through representation, professional development, and building a creative community,” according to the library press release.

Every Livermore library branch will also feature a Black History Month Trivia Bulletin Board where members of the public can test their knowledge and learn more about important figures in Black history.

On Feb. 7, the Civic Center Library will host a talk with

See **BLACK HISTORY** on Page 10

Dublin limits AP, honors class load

‘Just one step’ toward supporting teen mental health

By JUDE STRZEMP

The Dublin Unified School District Board of Trustees recently greenlit a policy to limit high school students’ enrollment in advanced coursework, barring certain exceptions, as part of a broader effort to support their well-being.

Under the policy, students can take no more than four Advanced Placement or honors courses per academic year, beginning with the 2026-27 year. A cumulative cap of 11 AP or honors courses during students’ high school careers will also be established starting with the class of 2029. The limits are not retroactive, Superintendent Chris Funk wrote to the DUSD community Jan. 16 explaining the policy.

The rules do not apply to dual or concurrent enrollment college coursework, career technical education, honors visual and performing arts or honors applied arts. Additional exceptions may be issued in select circumstances.

The new enrollment policy will not disadvantage students in their college applications because entrance reviews are based on each home school’s offerings and expectations, Funk said.

However, during the Jan. 13 school

See **LIMITS** on Page 6

Castlewood owners discuss where things stand with county

Upcoming steering committee meeting to talk water-related issues, private road assessment

By TIM HUNT

It likely will be summer before any formal talks about annexation start between the city and the Castlewood Property Owners Association, residents were told at their annual meeting last week.

The association currently is served by a service area administered by Alameda County, and board members and members at large have expressed their concerns about the management by the county. The county district provides management of water, sewer and roads for the about 200 property owners and country club located south of Pleasanton.

In 2024, the association sued the county over a \$1.4 million surcharge public works wanted to charge for cost over-runs on upgrades to the water system. The settlement mandated a membership vote on the charge, as the association believed was required by state Proposition 218, and it was rejected by more than 90% of residents who voted.

The results were announced at the June 17 board meeting. The \$1.4 million loan to the area is on the county's books, although there



JEREMY WALSH

The entrance to the unincorporated Castlewood community in Pleasanton.

has been no effort to collect it, according to board members presenting the night of Jan. 20.

Board members updated residents on a variety of subjects, including the formation and operation of a steering committee made up of a county public works staffer, a representative from Supervisor David Haubert's office and a representative from the private

Castlewood country club. It was formed in the fall and board members said they felt they were making progress through it.

There are two major items on the table for the Feb. 5 steering committee meeting including a few water-related issues with a reliable water supply during electrical power outages topping the list.

The new water tanks high on

Pleasanton Ridge are served by pumps located north of the Castlewood Valley Course. If the electrical power is intentionally shut off by PG&E or fails in an emergency, there's a finite supply of water in the tanks (300,000 gallons if both are full). If an outage happened during a structure fire or wildfire with high water demand, the pumps would need auxiliary power to run so there would be water to fight the blaze.

Currently there are two portable generators on trailers that must be plugged in manually if the power is out and started, after the management firm is contacted and sends an employee to do so. It's a high priority for the association and supervisors Haubert and Nate Miley to put a sustainable, long term solution in place with permanent generators and an automatic system to refill the tanks.

The second big topic on tap for the steering committee is the county's completed assessment of the private roads serving Castlewood, which determined it would require an estimated \$3.3 million to rehabilitate them to meet standards. That's about \$15,000 per

household and then there's the \$160,000 annual estimate to maintain them. More information is expected Feb. 5.

The water committee also is working on solutions to reduce or eliminate the pressure surges when the pumps start up and shutdown that may be linked to the nine pipe breaks that have occurred since the new tanks were finished. The pressure changes stress the pipe joints and likely weaken them over time.

Long-term issues, such as the potential annexation to Pleasanton, await the start of formal discussions. The Local Agency Formation Commission, which must approve the annexation, has allocated \$10,000 toward consultant costs once the formal discussions begin.

The property owners board also is continuing to talk with the county public works about the \$1.4 million loan, legal fees assessed from the settlement and other operational issues including costs of consultants and sub-contractors. ■

Editor's note: Journalist Tim Hunt is a freelancer for the Pleasanton Weekly. Hunt and his family live in the Castlewood area.

LIMITS

Continued from Page 5

board meeting where trustees unanimously supported the policy, the vast majority of approximately 30 public commenters expressed discontent over the new rules.

"By setting thoughtful boundaries around course loads, this change encourages students to pursue depth, balance and genuine engagement in their learning while still remaining fully competitive for college admission," Funk wrote after the meeting.

Leading up to the Jan. 13 meeting, district and site leaders have expressed mounting concern over several months about students' stress, anxiety and burnout, especially for high schoolers, according to a meeting memo prepared by Funk.

Academic pressure is growing, he recounted of the input from principals and counselors, and enrollment decisions for the sake of college applications are increasingly impacting students.

"It is not, by itself, a solution to the complex pressures and stresses of high school life," Funk said of

the resolution. "Rather, it is one intentional action aimed at alleviating one known contributing factor, academic over-stacking, that research and lived experience associated with increased stress, anxiety, sleep deprivation and disengagement for many students."

But according to students such as Rohan Devnani of Emerald High School, the resolution will not be effective in relieving pressure.

"An AP cap not only removes the ability for students to discover what they truly enjoy, but does not actually address the problem of academic stress," Devnani said during the meeting. "I'm assuming this proposal was made with good intentions in mind, but it was not made with community."

Additional commenters expressed concern over students responding to the cap by enrolling in external courses such as those offered at Las Positas College.

Parent Veena Devarakonda also expressed sorrow during the public comment period for two Emerald High School students who have died in what she described as "tragic circumstances."

"Academic pressure is real, and AP coursework can be overwhelming for some students, but limiting APs alone does not address the root causes of why our children are struggling," Devarakonda said.

Board Trustee Kristian Reyes during the meeting agreed that the enrollment limits cannot single-handedly alleviate pressure on students.



JEREMY WALSH

Beginning next school year, DUSD high school students will be limited to a maximum of four AP and honors courses per academic year. A cumulative maximum will also be established beginning with the class of 2029.

"I know this is just one step and not everything the district needs to do to promote mental health," Reyes said. "This is a first step, but I think it is a necessary step that this district needs to take."

As Funk explained in his letter, the resolution does not claim that academic pressure is the sole or primary cause of every students' crisis nor does it minimize other contributing factors such as social pressures, mental health challenges or issues beyond school, he added.

The new rule is part of the district's wider efforts to promote student well-being, including the expansion of mental health services and wellness resources available to

all students as well as the formation of family advisory groups and feedback opportunities to improve crisis-prevention efforts and crisis supports, Funk said.

DUSD is also launching a community speaker series to cover subjects such as mental health and wellness, recognizing suicidal ideation and warning signs, the realities of college admission and methods for reducing unhealthy pressures, Funk said.

Supporting students' well-being is a community-wide effort, Funk added.

For more information about the enrollment policy, visit dublinusd.org. ■

BART says ridership rose 13.5% in December

Gains credited to 'the New BART experience' with modern fare gates, more spacious train cars

By BAY CITY NEWS SERVICE

BART ridership in December rose 13.5% in the latest year versus the previous year, the public transit system said Friday.

BART said the gains reflected "the New BART experience", propelled in part by a new generation of fare gates, more spacious train cars and other efforts to bring riders back after a massive decline during the COVID-19 pandemic.

"While most riders have returned to BART, they are riding

less frequently, resulting in fewer trips," BART said in a statement. "The Bay Area has the highest work-from-home rates in the nation, and BART ridership closely mirrors office occupancy."

Weekend ridership increased in December, rising 23% on Saturdays and nearly 13% on Sundays, as more people used the system for leisure, airport and non-work travel, BART said.

Ridership at San Francisco International Airport increased 14% compared with December 2024, BART said. ■

LVJUSD board directs supe to revamp reduction options

Trustees remove school closures from list; Gibson cautions 'deep' cuts still needed

By JUDE STRZEMP

The Livermore Valley Joint Unified School District Board of Education at last week's special meeting directed district officials to create a list of budget reduction options based on stakeholders' input — a process Superintendent Torie Gibson said was already used to create an existing list of options.

However, the board tabled its discussion of previously prepared options during its Jan. 13 meeting amid public outcry over choices including staff cuts, the closure of two elementary schools and the phasing out of IB at Granada High School.

As a result of the board's directives at the Jan. 20 meeting, school sites are no longer eyed for potential closure.

Meanwhile, the board is faced with a deadline of Feb. 24 to approve final cuts — an extension from the previous plan of approving reductions at their Feb. 10 meeting — to meet the district's goal of making ongoing reductions of approximately \$14.8 million for the 2026-27 school year.

"I will go seek additional input, absolutely, and we can revamp somewhat of the formatting on that," Gibson said of the list of reduction options.

"The number we have to get to is going to be deep," she added. "We

will not be able to keep it away from kids, unfortunately. That's how deep we have to go."

After district and teachers union negotiators reached a tentative agreement last month, the board directed Gibson to meaningfully collaborate and repair relations with stakeholders as well as create a list of reduction options for the board's consideration, Board President Steven Drouin said.

"However, the board as an entity did not give much input on the process and direction," he added.

During week's discussion lasting over an hour, trustees agreed on the direction — facilitate the creation of a multi-tiered approach to budget reductions and their anticipated impacts, informed by assistant superintendents, directors, principals, advisory committees and employee bargaining units. The reduction options would then be presented to the public for input and board consideration.

Trustee Emily Prusso expressed approval for beginning the reductions process with "expert" stakeholders.

"I think that the process matters," Prusso added. "(It's) important that we're doing this not just for the outcomes, but also for the trust with our staff and our families and our community."

The board also unanimously



CHUCK DECKERT

LVJUSD office.

rejected school closures as an option for budget reductions, directing Gibson to remove closures from the list.

"I think it'd bring healing to the community and to the families that were startled when they saw that on the reduction list," Trustee Deena Kaplanis said.

Gibson later defended the process for creating the options list that the board tabled just one week prior.

"Everything that's on the list that we provided last Tuesday went through the process that you have all been talking about for the last half an hour or longer," Gibson said.

Items on the options list were requested by stakeholders, board members and union leadership, Gibson said. The community budget committee also provided input of their priorities, she added.

On the subject of school closures, at least one trustee requested that item as a reduction option, Gibson said.

"Those of you who did (request), should probably own that," she added.

Gibson said she was directed to give every option, and the plan at last week's meeting was to review the options and their associated impacts.

In addition to the board's direction on the budget reduction process, they requested that Gibson email the community about said process.

The board also requested that a page on the district website provide information on the reduction process, something Gibson said has already been created and is poised for launch.

Additionally, the board directed district officials to freeze non-essential encumbrances in addition to the freezing of non-essential hiring, which Gibson said is ongoing.

Ahead of the Feb. 10 regular meeting, Drouin aims to schedule two more special meetings about budget reductions. As of Monday morning (Jan. 26), meeting dates had not yet been announced.

Also during last week's meeting, the board voted unanimously to approve an agreement with corporation Dannis Woliver Kelley for legal consultation independent of district officials.

Under the agreement, Dannis Woliver Kelley is set to represent, advise, and counsel the board from Jan. 15, 2026 through June 30, 2028.

The board has previously had at least two lawyers and they have questions, Drouin explained. No details on the board's questions were provided during the meeting. ■



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Bike store shuttered due to financial strain

Owner of AJ's Family Cyclery cites operating costs, sales dip among reasons for closure

By JUDE STRZEMP

A bicycle store in Livermore recently closed up shop upon facing an industry-wide challenge of declining sales as well as the rising cost of products due to tariffs.

AJ's Family Cyclery, formerly located at 1444 Concannon Blvd., opened in April 2024 to offer bike sales and services.

During the weekend of Jan. 16, owner AJ Wright closed the cyclery permanently — a decision he said has alleviated all the stress he has felt over the past couple of years from operating the store.

Meanwhile, he said he remains grateful to all his supporters and the opportunity to open AJ's Family Cyclery.

"Every tune-up, every bike or accessory sold, and everyone who came through my door — whether

you were a friend, family member, or customer — I appreciate you," Wright wrote on social media Jan. 13 announcing the store's planned closure, which was previously set for Jan. 31.

"You all let me live out my dream, watch my life and business flourish before my eyes, and helped me understand the importance of community and my own self-worth," he added.

Originally offering bike services out of residential spaces, Wright created AJ's Bike Service LLC in 2020 and later opened a brick-and-mortar shop on Portola Avenue.

Bike sales boomed during 2021 and 2022, but the industry later saw a dip during the year he began doing business as AJ's Family Cyclery on Concannon Boulevard, he said.

Compounding the sales issue, the cost of goods rose in 2025

due to tariffs, Wright added. In effect, his profit margins dropped to about 10%, a rate he said was unsustainable.

"I lived to run the business," he told Livermore Vine. "I couldn't afford to hire anybody to help me, so I basically had to work seven days a week nonstop for two years."

But no matter how hard he worked, the bottom line was that money wasn't coming in, Wright explained.

"Over time you start to literally lose your own self identity because you are sacrificing your own identity for something that gives you nothing in return," he told Livermore Vine.

However, upon deciding to close the store, "All of the stress and pressure I'd felt over the past two years just literally evaporated, instantly," he said. ■



JEREMY WALSH

AJ's Family Cyclery in Livermore closed permanently earlier this month.

Swalwell responds to allegation he lives out of state

Lawsuit from activist and filmmaker claims congressman is lying about local ties as governor's race heats up

By JEANITA LYMAN

A lawsuit brought forward by a filmmaker and activist is making waves in national and local news this month with its allegations that Tri-Valley congressman and gubernatorial candidate Eric Swalwell does not live in the state — with Swalwell and his campaign firing back at the claim.

The case was filed in Sacramento County Superior Court on Jan. 8 by Joel Gilbert, alleging that Swalwell does not reside in California based on the use of his attorney's address in paperwork for his gubernatorial campaign and property records

indicating he owns a residence in Washington D.C.

Gilbert alleges that there are no public records of Swalwell owning — or having ever owned — or leased property in California.

"Swalwell's declared principal residence in Washington, D.C., coupled with his absence of any California residence, defeats California domicile," Gilbert wrote in the filing.

Swalwell fired back on social media Jan. 18, saying that the lawsuit "made me laugh" and adding,



Eric Swalwell

"See you in court, Joel!"

"Like all congressmen from CA, I live in CA and DC," Swalwell said on Facebook. "This MAGA idiot also tried to smear the Obamas, Al Gore, and Elvis! They ignored him. But I'll beat him in court."

Swalwell concluded by saying that he hoped Gilbert has made some money from his "fantastic filmography".

Gilbert kicked off his film career with a 2004 documentary about Bob Dylan, followed by the films "Paul McCartney is Really Dead",

"Elvis Found Alive", "Dreams from my Real Father" and "The Trayvon Hoax" — the latter of which was adapted from a book of the same title by Gilbert.

Swalwell, a Dublin High School graduate, began his legal career as a prosecutor in the Alameda County District Attorney's Office and his political career on the Dublin City Council in 2010 before being elected to Congress in 2012.

Since then, the current House representative has garnered national and local attention for his outspoken critiques both publicly and his capacity in Congress

against both the first and second Donald Trump administrations, as well as his highly publicized connection to a former campaign volunteer who was later found to be a Chinese spy. A probe by the House Ethics Committee found no wrongdoing by Swalwell.

Swalwell is among the candidates competing to succeed termed-out Gavin Newsom as governor of California, with a list of about 10 notable Democrats and Republicans fighting to gain traction ahead of the June 2 primary. The top two finishers, regardless of party, will advance to the general election in November. ■

Former Harlan House site back up for sale

Now-empty lot where historic Gold Rush-era home once sat on market in San Ramon for \$6.3 million

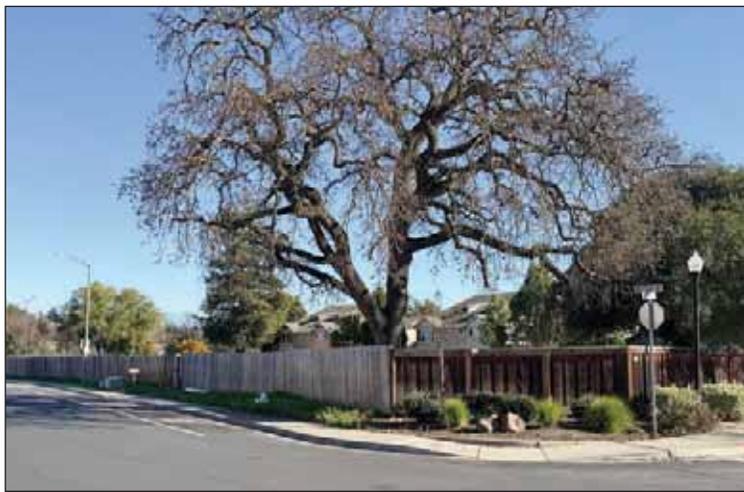
By JEANITA LYMAN

After numerous public and private meetings with city officials and a drawn-out application process, the owner of the site that formerly housed San Ramon's oldest historic home has put the property back on the market.

The fenced-off and newly empty property at 19251 San Ramon Valley Blvd. was listed as for sale as of November, weeks after the remains of the Gold Rush-era Harlan house were removed.

The site is now empty except for fencing. There was also previously a "For Sale" sign featuring the name and number of real estate agent Ken Kho; however, the sign was no longer present at the site as of Saturday (Jan. 24).

The asking price is set at \$6.3



JEREMY WALSH

Former site of the Harlan House at 19251 San Ramon Valley Blvd.

million, more than six times what property owner Sohail Siddiqi paid for the site in 2017.

That price tag is the same as

what was being asked for prior to the fire that significantly damaged the historic building and preceded its demolition later in

the year. It was removed from the market on July 17, the day after the fire, then listed again on Nov. 13, weeks after the building's demolition.

In the intervening months, San Ramon Police Department officials and Siddiqi said that an arson investigation into the fire determined that it had been set intentionally by multiple minors, with no further details available. Siddiqi and other neighboring residents had expressed concerns previously over trespassing and vandalism on the site as it continued to sit empty years after redevelopment plans were approved by the city.

Siddiqi had also considered selling the property in 2024 amid what he said were unnecessary delays in the permitting and historic preservation processes required to

move forward with a planned assisted living facility on the site that had been intended to incorporate and restore portions of the Harlan House. It was listed for \$5.3 million that May, then \$8 million that September.

While the site no longer hosts the historic landmark that had been San Ramon's longest standing home, the approved plans for the 61-unit El Nido assisted living facility are being touted in online listings for the site, which include renderings of the proposed facility. It is being dubbed a "shovel ready" project on "prime land" with "prime entitlements."

Approved by the city in 2022, the El Nido assisted living and memory care facility is set to offer 72 beds in 61 units with a range of amenities and services. ■

East Avenue housing project nears construction

After final council approval, Abboud Townhomes poised to begin building permit process

By JUDE STRZEMP

The Livermore City Council finalized its approval this month of a 13-unit housing project proposed for construction on East Avenue.

The two-story rental development dubbed Abboud Townhomes is slated to replace a single-family house on the approximately 0.62-acre site at the southeast corner of East Avenue and Dolores Street.

Of the rental units, one is set to be offered at 50% of the area median income.

The project also includes construction of one additional dwelling unit; reconstruction of the

curb, gutter and sidewalk along the project frontages; undergrounding of all utilities and construction of a new shared driveway onto Dolores Street, according to an ordinance for adopting the project's planned development.

The council finalized its approval of the project during the Jan. 12 regular meeting, wherein the council voted 5-0 to adopt the ordinance for the planned development upon its second reading.

Given the council's endorsement, project applicant and owner Frank Abboud can apply for a building permit and begin construction upon its issuance — the process is

anticipated to require six to seven months, city spokesperson Sonia Lee confirmed last Friday with Livermore Vine.

Previously, the ordinance was introduced to the council during their Nov. 24, 2025 meeting. At the time, they waived its first reading and approved other project entitlements for Abboud Townhomes.

During the Jan. 12 meeting, however, the council did not discuss the planned development ordinance, as it was part of the consent calendar — which is composed of items typically considered routine and passed with a single motion. ■



COURTESY CITY OF LIVERMORE

A rendering shows Abboud Townhomes, a 13-unit rental complex proposed for construction along East Avenue in Livermore.

SRVHS alum Matt Ortega running for Congress

Progressive organizer joins race for local House seat wide open with Swalwell's bid for governor

By JEANITA LYMAN

The race for a successor to Rep. Eric Swalwell (D-Livermore) is starting to take shape months ahead of the upcoming primary election, with Matt Ortega's campaign now roaring after he launched his bid for the seat last month.

Ortega announced his run for office in a Dec. 17 press release, outlining a platform aimed at ushering in "a future we can afford."

"I am not new to this fight," Ortega said in his campaign announcement. "I've spent my career improving the lives of working people by fighting for better health

care, support for teachers and schools, a cleaner environment, the rights of vulnerable communities, and freedom for all."

In addition to his longstanding commitment to affordability for the working class, Ortega is touting his roots as an East Bay native and graduate of San Ramon Valley High School as a key factor he will bring to the table should he be elected to the District 14 seat that represents Pleasanton, Livermore, a



Matt Ortega

majority of Dublin, and southeastern Alameda County communities including Hayward.

Ortega also pointed to his status as a union member, renter and small business owner as factors that will inform his priorities if elected.

"My family was able to afford a Hayward home on one income," Ortega said. "Yet for families like ours, home ownership is out of reach today."

Other challenges that Ortega is highlighting in his platform include rising healthcare costs, energy and grocery bills, and childcare, all areas that have been impacted by federal budget cuts under the second

Donald Trump administration.

"Right now, the urgency of the moment could not be clearer," Ortega said. "The administration's knee is on our neck while the powerful pick our pockets. It declares our struggles a 'hoax' as it disappears people off the street by masked agents. This administration is enabled by partisans in judicial robes and legislative cowards. A Republican majority too weak to uphold its oath is too weak to deliver for the American people."

Ortega is joining fellow Democrats Melissa Hernandez and Abrar Qadir in his bid for the seat that Swalwell is departing

after more than a decade as he campaigns for governor. The three candidates are set to face off for their party's nomination in the upcoming primary. So far only one Republican, Wendy Huang, is campaigning for the seat.

"The wreckage of this administration requires a new direction for a new time," Ortega said. "We can't afford the status quo. Something different must take its place. This great struggle rests upon a bold vision for the American people and I intend to offer it."

For more information about Ortega's campaign, visit mattortega.com. ■

LAYOFFS

Continued from Page 5

that you're seeing ... reflect positions and not people," Grewal said. "Due to seniority skipping criteria, tiebreaking criteria and bumping rights, an individual currently in a position listed may not actually be the one impacted by the layoff."

PUSD will be looking to reorganize its Human Resources Department through the reclassification of a director to a coordinator; reorganize its Career Pathways & Adult Learning Department through the reclassification of a director to an assistant director and reclassifying an assistant director position to the adult school principal; and a reorganization in special education by reclassifying two senior director positions to directors.

Four behavior program managers under the special education department will also be reclassified from the management unit back to certificated bargaining unit positions as behavior specialists.

"It's not an easy process but is a fiscally smart decision," Board President Kelly Mokashi said.

Trustees also unanimously approved a pair of resolutions that will help determine the order of layoffs, specifically for certificated employees.

The first resolution sets the skipping criteria for laying off certificated employees.

"This resolution identifies the special training and experience or competency required to serve the district and its students that allows the district to deviate from laying off a certificated employee based on seniority," Grewal said.

The second sets the tie-breaking criteria, which will help make determinations when it comes to employees with seniority who started working at PUSD roughly at the same time.

In addition, the board also approved a separate resolution to authorize the reduction of identified classified services for the 2026-27 school year. Grewal said the education code also allows the district to reduce the classified services for the upcoming school year due to a "lack of work or lack of funds."

"Under California Education Code ... the District is authorized to reduce classified services for an upcoming school year due to lack of

work or lack of funds," according to the staff report. "In evaluating program needs, existing and projected funding, and declining enrollment, staff has determined that classified services to be reduced and the employees who must be noticed."

She said the classified collective bargaining agreement includes language regarding seniority and bumping rights, which is why the board did not need any additional resolutions on those topics.

Similar to certificated staff, Grewal said the district will look at rescinding notices for classified staff if any enrollment data changes in the next few months.

The total classified staff reduction is 13.5 FTE, which represents 3.2 FTE in management — none of which are vacant positions — and 10.25 FTE non-management of which four positions are currently vacant.

The total savings from these reductions is \$1.437 million.

According to Grewal, the reductions include reorganizations in fiscal services and maintenance, operations and transportation, the latter of which includes consolidation of duties for custodians. ■

TAKE US ALONG



Mayor goes to Washington: Pleasanton Mayor Jack Balch brought the Weekly to a snow-covered National Mall during his visit to Washington, D.C. this week for the U.S. Conference of Mayors. All five Tri-Valley mayors were in attendance, although some had travel delays due to the rough winter weather across the country — Balch finally secured a red-eye flight on his fifth rebooking attempt.

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.

Kaiser workers walk out for open-ended strike

Negotiations ongoing amid picketing at several facilities in health care network

By BAY CITY NEWS SERVICE

Kaaiser Permanente unionized nurses and other workers began an open-ended strike on Monday at dozens of locations in California and Hawaii, citing staffing shortages, workplace safety and wages.

In Oakland, the picketing began at 7 a.m. outside Kaiser Oakland Medical Center facilities at 3600 Broadway.

“We plan to continue our local table meetings with management.

We hope they will be more productive,” a union spokesperson said Monday morning. “We look forward to our collective action today to show this employer our strength and determination to stand up for patient care.”

About 31,000 employees represented by the United Nurses Associations of California/Union of Health Care Professionals (UNAC/UHCP) plan to take part in the work stoppage, which will include picketing at several Kaiser locations,

including some in Northern California and the Bay Area.

Picket lines were also planned for Roseville Medical Center, and Santa Clara Medical Center, according to the UNAC/UHCP.

Kaiser’s statement on Sunday said that its bargaining team had resumed talks with the union but confirmed that the strike would not be called off while those negotiations continue.

Kaiser said plans were in place to maintain services and expected

its facilities to largely remain open but said some appointments would need to be transitioned to remote visits. It said emergency rooms and hospitals would remain open.

“Our facilities will be staffed by physicians, experienced managers, and trained staff, with added licensed contract professionals as needed,” the company said in a statement Sunday.

“We’re onboarding nurses, clinicians, and other staff to work during the strike, the majority of whom

have worked at Kaiser Permanente before. In addition, many of our employees have volunteered to be reassigned to work in strike locations.”

The UNAC/UHCP is part of the Alliance of Health Care Unions, which represents 23 unions in health care around the nation, according to the union.

The union maintains the conflict is about wages, workplace safety and short staffing, while Kaiser said it disagrees the strike is about anything other than wages. ■

BLACK HISTORY

Continued from Page 5

Akilah Cadet, author of “White Supremacy is All Around: Notes from a Black Disabled Woman in a White World,” where she will talk about what it’s like “living at the intersection of many identities.” The event is scheduled to begin at 2 p.m.

The library will also be hosting a family friendly game night with Longevity Wines, a Black-owned winery in Livermore, on Feb. 12 starting at 5 p.m. and a trivia night at the Civic Center Library on Feb. 19 starting at 6 p.m. The trivia night is co-hosted by Tri-Valley for Black Lives, a community coalition that promotes social justice through community engagement and education.

Toward the end of the month, Baba Shibambo — an African hand drummer — is set to visit the Rincon Branch Library on Feb. 20. Starting at 3:30 p.m. The renowned South African instrumentalist will deliver a high-energy performance that the library said will take the audience on “a journey back into the heart of ancient Africa through music and story.”

“Baba Shibambo will play and have the audience participate by also playing traditional African instruments,” according to the press release. “He will present an authentic Zulu folktale set to music. The audience will have the chance to learn traditional African dance moves and learn the background of the dances.”

Bay Area saxophonist Ashley Jemison will stop by the Civic Center Library on Feb. 22 for a special musical performance that starts at 2 p.m.

The library’s final two events will close out the month on Feb. 28: a Black History Month storytelling with Diane Ferlatte, a Grammy-nominated storyteller, at 10:15 a.m. and the Art of the African Diaspora Reception at the Civic Center Library at 11 a.m. The latter will be an opportunity for members of the public to meet the artists who have their work featured in the month-long Art of the African Diaspora exhibit.

In addition to the library’s events, Livermore Valley Arts will also be

hosting a number of Black History Month performances that will take place on Fridays at the Bankhead Theater throughout the month and into early March.

According to a Jan. 15 LVA press release, these Friday evening performances aim to “uplift and champion black artists and talents.”

These musical performances will kick off on Feb. 6 with a soulful show by American singer-songwriter Ruthie Foster and the Blind Boys of Alabama, a gospel group. Then, on Feb. 13, The String Queens — a trio of Black women who play classical string instruments — will grace the stage with a musical experience that LVA says will “inspire audiences to love, hope, feel, and imagine.”

Lastly, the Bankhead will host Kings Return, a four-piece all Black a cappella group hailing from Dallas, Texas, on March 6.

Other Tri-Valley celebrations include the city of Pleasanton’s Black History Month celebration on Feb. 28 from 1-3 p.m. at the Pleasanton Public Library. According to the city, the event will honor the “history, culture and contributions of African Americans through music, storytelling and activities designed for all ages.”

Pleasanton’s Museum on Main will also be debuting its 2026 Ed Kinney Speaker Series on Feb. 26 with Madelyn Porter portraying Sojourner Truth, an African American and women’s rights activist and abolitionist.

These museum performances — also known by its event name “An Afternoon or Evening with ...” — involve scholar-actors dressing up to fully embody those historical figures in the Chautauqua style as they present a scripted biography of their persona and answer audience questions both in and out of character at the end of the show.

On Feb. 26, the Dublin Unified School District is set to host “A Harlem Renaissance Jazz and Art Night” at Dublin High School. From 5-7 p.m., student performances, live music, student art and food will fill the student union on campus.

Over in San Ramon, the Dougherty Station Library will be hosting Mister Boom Boom’s

African Drum Circle on Feb. 25 from 6:30-7:30 p.m. Mister Boom Boom, also known as Frank Coates, is a Black music educator, multi-instrumentalist, children’s author and founder of Play Patrol, an organization that focuses on promoting music education in schools.

“This hands-on musical journey brings the power and spirit of African drumming to life,” according to the Contra Costa County Library website. “Kids will be introduced to global percussion instruments rooted in African traditions, including bongos, cajon and more.”

According to the website, the event is designed for ages 3 to 12. No registration is required.

Also during February, the Blackhawk Museum’s Art of Africa gallery in Danville features art created by the indigenous people of sub-Saharan Africa, including intricate wood sculptures, instruments, and ceremonial masks.

Beyond attending events, supporting Black-owned businesses in the Tri-Valley is another way to celebrate and uplift the culture this Black History Month.

“From wineries and chocolate shops to podcasts and BBQ spots, the Tri-Valley is home to several black owned businesses,” according to the Visit Tri-Valley website. Some of those businesses include Longevity Wines in Livermore, Oyo restaurant in Pleasanton and Mimi’s Chocolates in Dublin, among others.

For those looking to get outdoors, the East Bay Regional Park District will be hosting multiple “naturalist-led programs and Black History walks” at various parks throughout the East Bay.

The first event, which is currently not accepting any more participants as registration is full, is the Celebrating Black History Walk on Feb. 7 and 8. The public tour will allow participants to explore the new Thurgood Marshall Regional Park: Home of the Port Chicago 50 located on the rolling grasslands of the Concord hills.

The Port Chicago 50 refers to the 50 African American sailors who “refused to return to the unsafe work, citing the lack of proper safety measures and training,” at



COURTESY LVA

Ruthie Foster, an American singer songwriter, will be bringing her soul music to Livermore in February as part of the Livermore Valley Arts Friday evening Black History Month performances.

Port Chicago, a naval base located in Contra Costa County, according to the National Park Service website.

“As we walk, learn about the history of this land, stories of resistance and bravery, and the events (that) occurred here that played a vital role in the desegregation of the armed forces,” the EBRPD website states.

The park district will also be hosting two other Black History Month walks, both of which are still open to the public and require no registration.

First, on Feb. 7, the park district will be hosting a “Exploring Black Environmental History” event at the Hayward Regional Shoreline park. The event, which lasts from 11 a.m. to noon, is designed for anyone over the age of 7.

According to the park district,

participants will be able to enjoy a “leisurely marsh walk and conversation to gain a deeper appreciation of the invaluable contributions of Black environmentalist leaders.”

Then, toward the end of the month, the park district will host its “Storytime In The Garden: Black History Month” event on Feb. 22 from 10 to 11 a.m. at the Coyote Hills Regional Park in Fremont.

“Celebrate Black History Month with a special storytime in the garden, featuring children’s books that highlight Black voices and experiences,” the EBRPD website says. “Gather together in nature to enjoy reading, reflection, and community connection over a warm cup of tea.” The event will be catered to kids ages 5 to 12. Parent participation is required. ■

Community Pulse

POLICE BULLETIN

Suspect in machete attack now charged in Christmas Eve shooting

The Alameda County District Attorney's Office has officially filed charges against a man for allegedly shooting another in a Pleasanton apartment parking lot in a dispute about loud music early on Christmas Eve.

According to the criminal complaint submitted by the DA's office on Jan. 14, Hugo Peraza-Leveron, 25, is facing a premeditated attempted murder charge after he allegedly shot Francisco Hernandez-Mendez on Dec. 24.

The charge includes two special allegations of discharging a firearm that caused great bodily harm and, in doing so, caused significant, permanent damage. The complaint stated that Hernandez-Mendez's injuries caused him to "become comatose due to brain injury and to suffer paralysis".

"It is further alleged ... that the crime involved great violence, great bodily harm, threat of great bodily harm, or other acts disclosing a high degree of cruelty, viciousness or callousness," the complaint stated.

Peraza-Leveron was arraigned on Jan. 20. He is scheduled to enter a plea to the attempted murder charge Feb. 6, according to court documents.

The incident first unfolded just before 2 a.m. on Dec. 24 when police responded to reports of a shooting at Civic Square Apartments, which is located across Bernal Avenue from Pleasanton Police Department headquarters.

PPD first reported that a man was hospitalized in critical condition after having been shot following an argument over loud music. Upon arrival, officers found the victim, identified as Hernandez-Mendez, with gunshot wounds to his head and leg.

Officers at the time did not identify Peraza-Leveron as the main suspect, but through subsequent investigation were reportedly able to connect him to the Christmas Eve crime.

Not long after the incident in Pleasanton, Peraza-Leveron was arrested in Livermore on Dec. 27 after allegedly attacking two men with machetes. According to the Alameda County Sheriff's Office, the victims witnessed Peraza-Leveron on their property on rural Cross Road in the middle of the night and he began swinging machetes at the two men.

Authorities reportedly contacted him almost two hours later on Greenville Road about four miles away, with a machete in his possession, leading to his arrest.

Peraza-Leveron, who is currently being held at the Santa Rita Jail in Dublin without bail, pleaded not guilty to attempted murder and other charges in the Livermore case on Jan. 2, according to court records. His next court appearance in that case is a pre-trial hearing set for Feb. 9. His preliminary hearing is scheduled for Feb. 18.

— Christian Trujano
and Jeremy Walsh

Throwing rocks and bricks at cars, businesses

A Pleasanton resident was recently arrested after he was caught throwing rocks and bricks at multiple vehicles and businesses on Santa Rita Road, police said.

According to Pleasanton police Lt. Nicholas Albert, officers were first dispatched to 1803 Santa Rita Road on Jan. 14 after having received reports of a person throwing items at vehicles and various businesses.

Upon arrival, officers witnessed the man throwing the items and proceeded to detain and arrest him for felony vandalism and resisting arrest. According to Albert, four vehicles were reported to have been damaged.

"The suspect was medically cleared and booked at Santa Rita Jail for the listed offenses," Albert told the Weekly.

"Due to suspected mental health being a contributing factor in this case, the subject's name is not being released at this time," Albert said. However, the man has previously had multiple encounters with police.

Video footage of the incident posted to the Pleasanton Rants and Raves Facebook page showed the man throwing what appeared to be a large brick at a car backing out of a parking space before walking away. The poster of the video said they witnessed the incident, which took place around 4 p.m., and saw the suspect smashing car windshields and damaging two businesses.

As of Monday, the man appears to be out of custody, according to the Alameda County inmate locator.

— Christian Trujano

Man arrested after shooting on I-580 in Livermore

A man was arrested Saturday evening following a shooting inside a car traveling on Interstate 580 in Livermore, the California Highway Patrol said in a statement.

Just after 5:30 p.m. Saturday, CHP responded to a report of a shooting that occurred on eastbound I-580 before Fallon Road. The shooting allegedly happened inside one car and did not involve other vehicles. One person was shot.

After the shooting, the suspect allegedly threw a firearm from the car

onto the freeway. The car exited the freeway and passengers called 911.

All eastbound lanes were shut down while CHP officers recovered the firearm and searched for other potential evidence.

Officers detained and interviewed 41-year-old Antoine Maurice Nolan of Oakland. He was arrested on suspicion of felony child endangerment and various weapons violations.

The victim was taken to a hospital with a non-life-threatening gunshot wound to the lower body.

Detectives with the CHP Golden Gate Division Major Crime Unit will continue the investigation.

— Bay City News Service

LPD arrests pair in distraction jewelry theft

Officers in Livermore arrested two people after a woman reported being tricked out of her jewelry over the weekend in what police described as a distraction theft.

According to the Livermore Police Department, officers responded Sunday afternoon to a theft at a business in the 1600 block of North Vasco Road. A 65-year-old Livermore woman told police that a woman in a car approached her and asked to pray together.

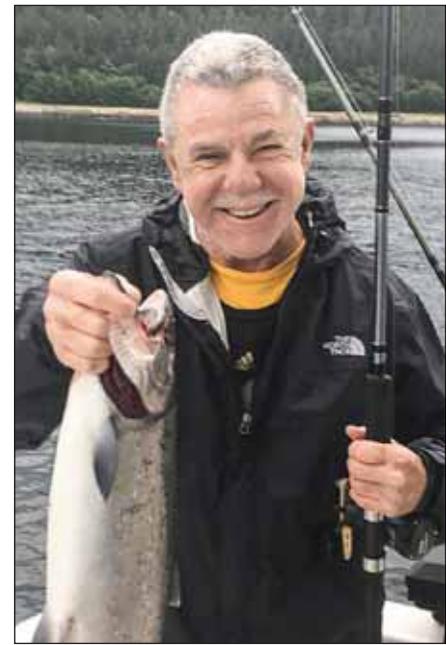
The woman held the victim's hands and slipped replica "gold" jewelry onto her wrist, police alleged. After the car drove away, the victim realized her real gold bracelet was missing.

Officers later found the suspect vehicle near the 4000 block of Las Positas Road. Police arrested Cristina Dinu, 24, of Baltimore, on suspicion of grand theft. The driver, Fernando Miclescu, 29, of Renton, Wash., was also arrested.

Police warned residents to stay alert and avoid close contact with strangers. They advised people to keep their distance, not allow unknown individuals to touch them or place jewelry on them, and to walk away if a situation feels suspicious.

Anyone who believes they were targeted in a similar scam is urged to contact the Livermore Police Department and try to note the suspect vehicle and direction of travel. ■

— Bay City News Service



Lee Zack Zachariades

June 4, 1949 – January 13, 2026

Lee Arthur Zachariades, lovingly known as "Zack," passed peacefully at his home on January 13, 2026, with his loyal dog, Bailee, by his side.

Zack is survived by his daughters, Allie and Katie; their partner and husband, Brandon and Collin; and his cherished granddaughters, Charlotte Grace and Harlan, who brought him immense pride and joy.

Born in Castro Valley, California on June 4, 1949, to dedicated educators Katherine "Zacky" Zachariades and George Zachariades, both immigrants from Greece, Zack was raised in the Greek Orthodox faith and served as an altar boy. He lost his father at age 12, a formative event that shaped his character and resilience. Though an only child, he shared a lifelong bond with his cousins Bill, Deb, Liz, and Art, spending treasured summers together in Massachusetts and Maine.

A natural leader, Zack was class president at Canyon High School and went on to earn a degree in History from UC Berkeley. He played football for the Cal Bears during his college years, and remained an enthusiastic fan throughout his life. Being the son of two educators, he was drawn to teaching and went on to earn his teaching credential. He landed his first job as a 5th grade teacher at Alisal Elementary, and continued to dedicate 45 years to the Pleasanton School District as a teacher and coach. He was known for his wild sense of humor and unique classroom spirit. He believed deeply in young people and worked tirelessly to create environments where students felt seen, supported, and valued. Through breakfast clubs, BBQs, field trips, and school events, Zack built havens where students could explore their identities and discover their self-worth. Many lives were forever changed because Zack chose to care, to show up, and to lead with integrity, heart and soul.

Zack and Joanne shared a love of the outdoors, sports, and community. Together they raised two daughters in Pleasanton and Lake Tahoe. He was deeply devoted to his children, always present for their challenges and achievements.

In retirement, Zack found joy in golf, fishing, gardening, time with friends, and long walks with Bailee. He was steadfast, loyal, passionate, and unapologetically real. Zack will be deeply missed.

A Celebration of Life will be held on February 1, 2026 at the Pleasanton Senior Center at 11:00 AM.

In lieu of flowers, kindly consider a donation to Operation Dignity or Glide Foundation, where Zack often volunteered. Donations to Operation Dignity can be made at <https://operationdignity.org/how-you-can-help/donate/>. Donations to Glide Foundation can be made at glide.org/donate. You may dedicate this donation to Lee Zachariades and send a notification to Katie Zachariades at kzach711@gmail.com, 12354 Rainbow Drive, Truckee, CA 96161.

PAID OBITUARY

Lasting Memories

An online directory of obituaries and remembrances. Search obituaries, submit a memorial, share a photo.

PleasantonWeekly.com/obituaries

The road to revitalizin

Downtown leaders remain confident for 2026 and beyond – desp

BY CHRISTIAN TRUJANO

Strolling through downtown Pleasanton, it's hard for many to look past the vacant storefronts — seemingly one a block, if not more; some deserted for years, while others emptied only recently.

For David Zimpfer, who moved to Pleasanton in the early 2000s for its schools and lively downtown, it feels his city's downtown is stagnant while others, like Livermore, thrive.

"The vitality has been sucked out of Pleasanton," Zimpfer told the Weekly. "The downtown is not as vibrant as it once was."

But for local officials, business owners and those invested in downtown's economic vitality, like the Pleasanton Downtown Association's first-year executive director, Gabrielle Welk, a lot of those negative assumptions don't quite capture the entire narrative and the PDA's optimistic plans for the future of downtown.

"Our goal is to continue evolving downtown Pleasanton in a way that feels intentional, curated and community-centered," Welk told the Weekly. "Not just commercially successful, but culturally meaningful."

Pleasanton Mayor Jack Balch echoed those sentiments, saying he appreciates partnerships like the one the city has with the PDA because of how much the organization has done and continues to do for downtown's vibrancy.

"Their efforts showcase our downtown as a true gem for our community," Balch told the Weekly. "Looking ahead to 2026, I'm confident we'll continue identifying additional opportunities to improve city processes and explore new ways to support our business community."

From its historic neighborhood and vintage aesthetic, to its niche businesses and ethnically diverse cuisine, Main Street and the surrounding area has plenty to offer for residents and visitors alike.

It's no secret that downtown Pleasanton has seen its share of businesses leaving over the past year too, including Starbucks, Main Street Brewery, PRIMM Boutique and Middle 8.

"It is disappointing to see," City Councilmember Julie Testa said in regard to some of the businesses that have vacated downtown.

While PRIMM left due to structural issues with its older building and Main Street Brewery owners decided it was time to retire, Welk said Starbucks left its unit in the heart of downtown simply because the coffee giant decided it needed to scale back its operations.

"The company said this was part

of a strategic effort to focus on quality over sheer quantity, strengthen its core business, and create better-performing, more inviting cafes," Welk said. "This was not a reflection on the economic stability of downtown."

Testa pointed out that, according to her own research, downtown Pleasanton — located in her district — has a vacancy rate of about 5% to 7%, which more or less coincides with other historic downtowns across the country.

"While it feels like it's a lot more, that is considered a relatively modest vacancy," Testa said. "It isn't as significant as it feels when we drive downtown because we didn't used to have that much. But it isn't an uncommon and, certainly a current, percentage."

But Zimpfer and others find it difficult to accept that downtown's vibrancy is not in decline when they observe frequent store closures in Pleasanton while neighboring downtown Livermore sees new businesses constantly opening.

"I don't see any evidence of anything that's been done," Zimpfer said. "All I see is more vacancies and it's heartbreaking. It's heartbreaking to walk by or drive by and look at storefront after storefront that's papered up."

According to Welk, the fact is that there is a lot of movement happening in downtown Pleasanton — it's just happening behind the scenes.

"It's important to note that vacancy in a downtown like Pleasanton is dynamic," Welk said. "Spaces turn over, concepts evolve and long-term opportunities often take time to align properly. Some larger spaces, like the Christesen's building and the former Starbucks, naturally take longer to reposition due to size, buildout costs, and the type of tenant they require."

On the topic of the "Pleasanton Variety Store" building, empty since Christesen's closed in 2021 after 92 years in business, Welk shared that the unit has an unnamed tenant that is looking to split the space in two with plans of converting one half into a boutique retail space.

"Many spaces may seem vacant from the outside, but they actually have tenants that are making major improvements inside that take time," Welk said. "We are planning to update the community through window wraps and newsletters so they know what is going on."



Gabrielle Welk



She also said while it does take time to remodel historic buildings — upgrading the building structures to meet modern codes and amenities without degrading its historical quality — it's important to maintain that historic feel because those spaces are part of the city's identity.

"The architectural details, materials and scale of historic buildings are what give downtown its charm and sense of place, and once those elements are lost, they can't be recreated," Welk said.

"Preserving historic character also has long-term economic value," she added. "People are drawn to downtown Pleasanton precisely because it feels distinct, walkable and rooted in history, not generic or interchangeable with other commercial centers. When renovations respect that character, they strengthen downtown's appeal, support local businesses, and protect property values over time."

While she acknowledged any business departure is felt on some level, especially if it's a well-known or established store in the community, she said the downtown's vitality isn't "defined by one or two closures; it's defined by the overall ecosystem."

"We're seeing continued interest

in downtown Pleasanton and active conversations around several key properties," Welk said. "We've also seen steady leasing activity over the past year, particularly with locally owned businesses and independent operators, which is consistent with the character of our downtown."

"From the PDA's perspective, the focus isn't just on filling space quickly, it's about attracting the right businesses that add long-term value, complement the district, and strengthen the overall mix," Welk added.

To attract businesses, current stakeholders said there are some issues that still need to be addressed, including improving the communication and relationship between tenants and landlords.

One former downtown business owner who had some troubling experience on that front is Rick Dobbs, owner of the Middle 8 bar that closed earlier this month.

While opening during the height of the pandemic proved to be one of his biggest challenges, Dobbs said his landlord charging rent even though he had to shut the bar down completely at the time did not help.

"The landlord definitely played his hand as far as how he thinks about us

and what he does with his tenants," Dobbs said.

KDCI Development LLC, a real estate investment group, bought the property along with several other plots of land during those early pandemic years, Dobbs said. The Weekly reached out to the real estate group for comment but did not hear back.

Dobbs said he feels like a few landlords seem to own a lot of the property downtown, making it feel like businesses are dispensable and can be easily replaced if they don't work out, especially if those landlords have already paid off their mortgages, he said.

"If it sits empty for them it's not a huge deal," Dobbs said.

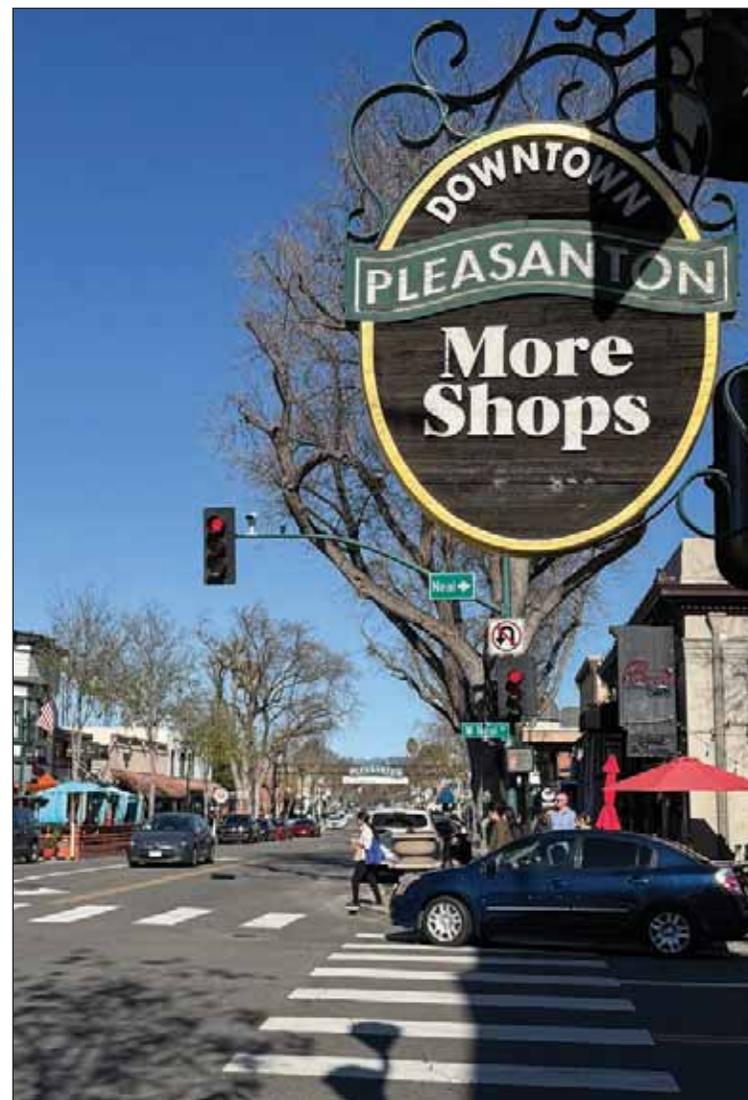
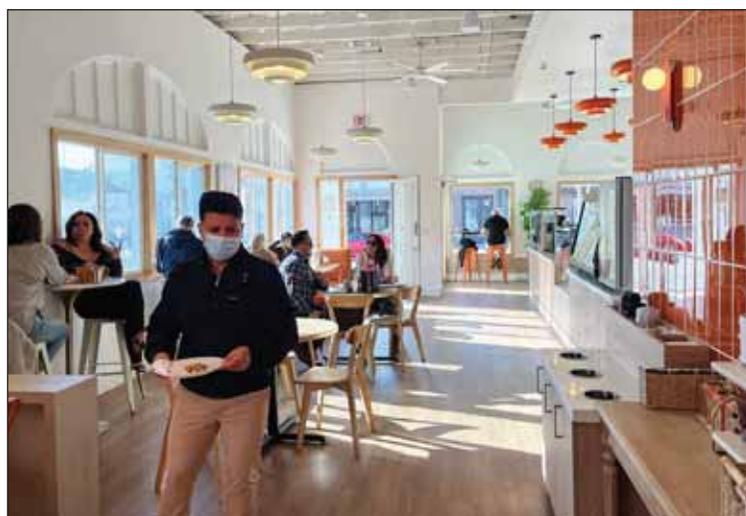
Testa offered similar sentiments, saying, "I personally don't even understand ... why a property owner leaves those properties open." For that, and other reasons, Testa had floated the idea of introducing a vacancy tax but her fellow City Council members did not entertain that idea.

Still, Testa said the city needs to assess other possible solutions in order to get those spaces filled and continue improving downtown's vitality, rather than just talking about doing it.

"I want (to find) a way to incentivise those too-long vacant sites," Testa

ing Main Street

ite store closures and resident concerns



Clockwise from far left: A snapshot under the Pleasanton Arch in downtown last Saturday afternoon. (Photo by Jeremy Walsh). The former Christesen's Western Wear building, vacant for nearly five years, currently has a new tenant looking to convert half of the space into a new boutique store, according to the PDA. (Photo by Christian Trujano). "More Shops" signs are scattered around downtown to catch visitors' eyes to the breadth of Main Street and beyond. (Photo by Jeremy Walsh). Customers fill up the new Planta Coffee House and Deli shop on Main Street. The business, which is owned by the same people behind Brava Garden Eatery on the same block, opened late last year. (Photo by Christian Trujano).

said. She mentioned pop-up stores as a possible solution.

"That's the problem: when discussion doesn't become action," Testa said. "We need that action."

Another big challenge Dobbs said he has had with doing business downtown was the rent and overall pricing for tenants. He said it feels like he is paying the price of doing business in areas like Walnut Creek but is not seeing the foot traffic that is typically seen in those areas.

Dobbs said in Livermore, where he previously owned two restaurants, the rent is worth it because the city and its downtown organizations invest more in maximizing the vitality of downtown Livermore.

That isn't to imply that organizations like the PDA aren't doing anything, Dobbs said. In fact, he and several others had nothing but praise for the PDA and, particularly, for Welk after she has proven to really care about the downtown's vitality and has committed to revitalizing the area.

"She's the one who's going to make it happen, finally," Dobbs said of Welk.

To that end, Welk said the PDA's goals for the new year include supporting business retention and attracting new tenants, beautifying

the downtown's physical spaces, and building the community's connection with its downtown to turn it into something more than just a retail corridor.

Property owners like Bruce Torquemada, a longtime resident who owns several properties including the Kottinger Barn plaza, said he appreciates the work Welk is doing at the PDA, which is why he decided to join the organization's vitality board.

"I don't feel like you can complain about it unless you're willing to do something about it," Torquemada said.

And it's people like Torquemada and Welk whom Dobbs said can make a real difference in downtown Pleasanton's vitality in the near future.

But to Torquemada, there needs to be a lot of collaboration and understanding from everyone so that people can see eye to eye on issues and figure out ways to bring some more life to Main Street.

"Pleasanton needs a better overall vision," Torquemada said.

One business that recently opened, which Torquemada said is bringing new life and vision to downtown, is Planta Coffee House and Deli because of how it remodeled the corner of 700 Main St.

Germano Carlucci, the owner of both spots, told the Weekly that after opening Brava Garden Eatery up the block in 2019, it was the residents and the overall Pleasanton community who saved his restaurant from going under during the pandemic.

As a way to repay Pleasanton for its support, he felt it was only right to give back with opening another restaurant, he said. That's why, in 2023, he purchased the building that now houses Planta Coffee House and Deli which officially opened in late November.

But one thing that really bothered Carlucci about downtown Pleasanton was the process of even opening up a business in the first place. That sentiment was echoed by other business and commercial property owners the Weekly spoke to.

Carlucci said at a city level, it's hard for him to ever think of going through the process of opening up a business ever again, saying the city permitting process felt worse than going to the Department of Motor Vehicles.

"In Livermore, you blink and then you have a new restaurant ... and a huge parking lot out of the blue," Carlucci said.

Despite the city making several efforts recently to streamline its permitting process, Carlucci said it's going to take some time to trust city hall after years of seeing a dysfunctional permitting system.

Dobbs shared similar sentiments and said that apart from the diverse business makeup of downtown Livermore, that city's permitting process has been easier than Pleasanton's.

"I used the same architect for my places in Livermore and here and when I said hey we're going to do a place in Pleasanton, he was like oh are you sure?" Dobbs said.

Torquemada, who has been vocal about his disdain for the city's permitting process, said he is excited to see the city's continued efforts to improve — and at the end of the day, one of the main things Pleasanton needs to do to better its downtown economic vitality is to make it more inviting and easy for new tenants to move in.

"Over the past year, the city has worked to streamline permitting and improve coordination so small businesses can open, expand and reinvest in downtown, and frankly, throughout Pleasanton more efficiently," Balch said. "We've been working to better align Economic Development

and Planning functions to support these goals. I believe that reducing uncertainty in the permitting process is one of the most direct ways the city can support economic vitality, and we've made great progress."

While Torquemada is hopeful for the future, he noted that it's going to take some time to turn the ship around.

He said he is also glad that Welk is at the helm of the PDA because of her proven success with the end-of-year programming in downtown during the holiday season and her continued positive attitude toward the future of downtown Pleasanton.

"Downtown Pleasanton continues to show strong indicators of health: consistent foot traffic, strong event attendance, high community engagement, and a growing number of locally owned and experiential businesses," Welk said.

"While the departure of places like Starbucks or Main Street Brewery naturally creates a visible gap, it hasn't diminished the district's overall energy or identity," she added. "In many ways, transitions create opportunities for new concepts that better reflect where downtown is headed; more experiential, more community-driven and more unique to Pleasanton." ■

Opinion

LETTERS

Gas leaf blowers

Thank you, Mr. Evans, for your recent Letter regarding the loud leaf blowers. I have called the city's code enforcement and was told that we have to provide them with the address where the gas leaf blower is being operated. As Mr. Evans had mentioned, just drive around the neighborhoods seven days a week and you will hear and find gas leaf blowers.

My family was celebrating a quiet Christmas evening together watching the rain come down until our neighbor's gardener showed up. Out comes the gas mower and gas leaf blower and the evening was ruined until he left.

I called the city's code enforcement and left a message but have not heard back. I guess they were enjoying a nice quiet Christmas. That same gardener and every other gardener in our neighborhood is back every week with no regard to the city code.

— Kris Harnett

Wild & Scenic Film Festival

In an uncertain world, leaning on hope and community for courage and strength can really help us navigate it. For the Tri-Valley Air Quality Climate Alliance (TVAQCA), our vision is a healthy and thriving Tri-Valley community that embraces sustainable practices for clean air and climate resilience.

To help us move toward this goal, our small and dedicated

team, partnering with Tri-Valley Conservancy, is organizing and co-hosting a film festival at the Bankhead Theater on Friday, Feb. 27 from 5-9:30 p.m.

This will be the second time the Wild & Scenic Film Festival on Tour comes to the Tri-Valley. We hope to repeat the success of the first event (back in 2020 before COVID) when the sold-out crowd and enthusiasm of participants confirmed what we all have in common: a deep love for nature and its beauty.

We invite you to be inspired once again. With films carefully chosen to spark healing and actions for our fragile world, plus delicious local treats, beer, and wine, and an Eco-Fair highlighting the amazing work of local leaders, the event aims to bring our community closer together. Tickets are available now at the Bankhead Theater Box Office or at livermorearts.org. Read more about the curated films on our website at tvaqca.org.

As Blaise Pascal, the French philosopher and mathematician, wisely said, "In difficult times, carry something beautiful in your heart." We hope this event will give you something beautiful for your heart to carry.

— Terry Chang, director of operations, TVAQCA

Making a difference for the community

Hundreds attended the Make A Difference Festival to "give back" to their community.

I was in church this morning and the opening song was "Scatter Sunshine" and that caused me to

think of the festival. Each of the people representing their nonprofits were scattering sunshine by being there that day.

Their smiles and enthusiasm were contagious and it spread throughout the entire room. The purpose of the festival is to connect nonprofit organizations with those in our community who want to help.

The service projects at the festival made over 300 hygiene kits for the homeless and needy, tied blankets for Blankets for Kids, who distribute them to the homeless and abused, made cards for CityServe's senior population, sorted crayons for The Crayon Initiative who give them to hospitals for children's activities and colored pictures for Color a Smile for children, seniors and military abroad.

Many thanks to our committee, those running the service projects and exhibits, free coffee and hot chocolate, exhibitor lunch and hundreds who attended, especially the youth and other volunteers who helped unload cars and run the event and projects.

A list of exhibitors is available at www.MAD4P.org, and thanks to our sponsors who included Accusplit, City of Pleasanton Library and Recreation Department, Community of Character, Carlson & Lane, and The Church of Jesus Christ of Latter-day Saints.

Thanks to those who provided exhibits for emergency preparedness: Pleasanton's Fire and Police Departments, and Department of Emergency Preparedness, Eden I&R, The Church of Jesus Christ of Latter-Day Saints and the San Francisco Community Agencies Responding to Disaster (SF CARD).

— Ken Mano

YouthLit

Recently, the Youth Literacy Project (YouthLit), a nonprofit organization led by local Amador Valley and Foothill high school students, held a blind book fundraiser to raise money for UNICEF's educational efforts.

The organization's overall mission centers around promoting educational equity through financial and career literacy outreach, partnering with global organizations like Open Lit Forum and Financially Lit to provide free business education to students from the comfort of their homes.

Aside from online efforts, YouthLit also hosts in-person events, fundraisers, and a Letters for Literacy program that allows community members to write letters spreading financial knowledge to upper-elementary students.

In early January, the organization's efforts reached Pleasanton's local scene, where Founder and President Naomi Song, Vice President Melody

Wang, and Director of Programs Aishani Suri hosted the fundraiser located in front of Towne Center Books, which generously donated a box of special-edition blind books for the event.

The stand was a huge hit, with children and adults alike donating in exchange for a "blind date with a book", and in just a few hours, the team was able to raise nearly \$500 to be donated in support of youth education, reflecting the hard work and planning that eventually culminated in success.

This coming Saturday afternoon (Jan. 31), YouthLit will be hosting its second blind book event near Meadowlark Dairy, continuing to expand outreach and fundraising efforts for a charitable cause.

— Naomi Song

Thank you, Weekly!

Hearty congratulations to the Pleasanton Weekly on the 25th anniversary of your award-winning journalism!

On behalf of the entire Flora in Focus group, thank you so much for featuring Flora in Focus so prominently in the Pleasanton Weekly. We are truly honored to have the show highlighted on the cover page along with a full-page featured story. We especially appreciate that the coverage showcased not only our exhibition at the Harrington Gallery, but also thoughtfully included the other artists exhibiting in the lobby spaces.

Your inclusive and generous approach brings meaningful visibility to the entire artistic community, and we are deeply grateful for the care and attention you gave to sharing these stories with your readers.

We would be delighted to welcome you to the reception this Saturday (Jan. 31) 1-3 p.m. — not as a media representative, but as a valued supporter of the arts — and hope you can join us to celebrate the artists and the spirit of this show. If time doesn't permit Saturday, please do visit the show anytime until March 7.

— Meghana Mitragotri, watercolor artist and organizer, Flora in Focus

AI Youth Hackathon

I'm writing as a volunteer lead judge and organizer with The AI Collective Tri-Valley to share an opportunity for local students to explore AI in a hands-on, responsible way.

On Saturday, Feb. 28 (10 a.m. to 2 p.m.), we're hosting the AI Youth Hackathon in Dublin at Emerald High School, Dublin's newest public high school campus. I'm co-hosting the event and serving as judging lead, alongside our chapter lead Jessie Chen and other local volunteers.

Students in grades 8-12 will work in small teams to build a

clickable prototype using Lovable, a beginner-friendly app builder. No prior coding experience is required.

What makes this event different is that it's not a slide-deck competition. Each team must demo an "AI core moment" with a real example input and output, and projects will be evaluated with a rubric that emphasizes clarity, creativity and youth safety — not technical depth. Tracks include learning support, community impact, creative expression, real-world problem solving and youth wellbeing.

As AI becomes unavoidable in classrooms, many families and schools are looking for practical ways to introduce it responsibly. Our goal is to give students guidance, mentorship from local industry professionals, and the confidence to build something real while thinking about safety and ethics.

More details (and registration) are available at: <https://luma.com/aic-tr-2-28>.

— Saurabh Yergattikar

Pleasanton Weekly

PUBLISHER

Gina Channell Wilcox, Ext. 1171, gchannell@PleasantonWeekly.com

EDITORIAL

Associate Publisher / Editorial Director

Jeremy Walsh, Ext. 1172, jwalsh@PleasantonWeekly.com

Editor

Cierra Bailey, (650) 223-6528, cbailey@PleasantonWeekly.com

Staff Reporters

Jeanita Lyman, Ext. 1179, jlyman@PleasantonWeekly.com

Jude Strzemp, Ext. 1175, jstrzemp@PleasantonWeekly.com

Christian Trujano, Ext. 1176, ctrujano@PleasantonWeekly.com

Editorial Intern

Sophia Sucato

Contributors

Chuck Deckert, Deborah Grossman, Tim Hunt, Nancy Lewis, Dennis Miller

ADVERTISING

Account Executive

Karen Klein, Ext. 1177, kklein@PleasantonWeekly.com

Real Estate Sales

Carol Cano, Ext. 1173, ccano@PleasantonWeekly.com

BUSINESS

Business Associate

Lisa Oefelein, Ext. 1178

Administrative Associate

Carolyn Chan, Ext. 1174

HOW TO REACH THE WEEKLY

Phone: (925) 600-0840

Fax: (925) 600-9559

Editorial email:

editor@PleasantonWeekly.com
calendar@PleasantonWeekly.com

Display Sales email:

sales@PleasantonWeekly.com

Circulation email: circulation@PleasantonWeekly.com

Employment

Safeway Inc. hiring Sr. Manager, Engineering - Retail Media in Pleasanton, CA. May telecommute. Reports to Pleasanton. Build & manage a self-serve ad platform for advertisers. \$236,011-246,590/yr. Domestic travel 1-2x/yr for 2-day durations for meetings. Must have legal right to work in US. EOE. Email resume: TA.Applications@albertsons.com, Attn: N. Katrina Sarinas. Ref# 12105J

The Foothill High boys golf team is seeking an assistant coach for the upcoming season. Needed 3 afternoons a week. Contact Doug Mead at (925) 209-8470 or dk_mead@yahoo.com.

Controller sought by Providence Medical Technology, Inc. for its Pleasanton, CA location. Guides fin'l dec by estblshng, mntrng, & enfrncg policy & prcdr. Prtcts assets by estblshng, mntrng, & enfrncg intrnl cntrls. Req dom travel up to 24% of time for mtngs w/ hspitl cstms & sales teams, invntry obsrvtn visits, & indstry cnfrncs & events. Supervise 5 drct rprts & btwn 3-4 more drct rprts in the ftr. Req: Bachelor's deg. (or frgn. equiv.) in Accntng, Bus Admin or a rel field +4 yrs of exp. Emplr will acct a combo of dgrs or dplms as meeting the bachelor's dgr req. Pay Rng: \$141,378.00 - \$199,000.00 per year. Rply to V. Maria Caraballo, Chief of Staff, at 4234 Hacienda Drive, Suite 150, Pleasanton, CA 94588 or vmcaraballo@providencemt.com to apply.

ENGINEERING-FiSec Global, Inc. in Pleasanton, CA seeks DevOps Engineer: Design, build, and maintain CI/CD pipelines using Jenkins, Harness, GitLab, Git and Bitbucket to enable consistent, automated builds, tests, scans, and deployments across development, staging, and production environments. \$161,637/yr. - \$165,000/yr. Email res (must reference Job Code #43672) to careers@fiscglobal.net.

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Sports



PLEASANTON PREPS

Dublin Leprechauns have championship aspirations in 2026

Confidence is high as the Dublin Leprechauns enter their fourth Pecos League season aiming for a championship run. After playoff victories and rising attendance, momentum is strong for the East Bay franchise.

"The playoff wins against Bakersfield raised our profile across the country," general manager Tim Sbranti said. "This offseason we've had dozens of players from across the U.S. wanting to try out for the Leprechauns."

The Pecos League of Professional Baseball Clubs is an independent professional baseball league that features 16 teams across the western United States. Dublin will face Martinez, San Rafael, Bakersfield and Vallejo, while also hosting opponents from Texas, New Mexico, Colorado and the 2025 champion Tucson Saguaros out of Arizona.

Fans can expect both competitive

baseball and lively entertainment. Traditions include kids running the bases, 50-50 raffles, sponsor giveaways and the popular "Beer Batter" promotion, where beer is half-price if the chosen opposing hitter strikes out.

The Leprechauns' home schedule expands to 34 games, beginning May 23 against the Vallejo Seaweed at Fallon Sports Complex. The season spans 54 games in 67 days, plus playoffs.

"Pitching is the priority," said Guy Houston, director of baseball operations. "We are emphasizing the need to recruit and sign quality pitching; we need three lockdown starters and strong relievers to reach the finals."

League Commissioner Andrew Dunn praised the franchise's rapid rise: "What Tim and Guy have built is remarkable. Guy Houston being named Executive of the Year in 2025, shows the strength of this

organization. With city and business support, Dublin makes the Pecos League stronger."

The city of Dublin is also going the extra mile to make Leprechaun Field at Fallon Sports Park a quality facility for the team as well as the other major tenant, Emerald High School. A new scoreboard and expanded bleacher seating is scheduled to be in place by the season-opener. Last season a flagpole and new PA system were installed along with improvements to the actual playing surface.

"The City Council has been very supportive; the goal is to have the best stadium in the Pecos League," Houston said. "Quality facilities make it easier to attract quality players and improve the fan experience."

The season runs through June and July, with free parking at Fallon Sports Complex (Central Parkway and Fallon Road). Sponsorship

BY DENNIS MILLER

and ticket details are available at www.dublinleprechauns.com.

Amador girls' soccer

The Dons fell 2-1 to Carondelet in a big showdown.

After falling behind by two goals midway through the first half, the Dons kept fighting and pulled one back through a Hayden Moe strike from 20-yds out.

The second half saw the Dons piling on the pressure to equalize, but the Cougars backline held on for the win.

Amador boys' soccer

After a 3-0 loss to De La Salle to open the week, the Dons rebounded with a big 2-1 win over Dublin to end a four-game losing streak.

Nadar Hanna and Diogo Tempero scored early goals, with assists to Ethan Hernandez and Avi Gorrepati.

The junior varsity team tied De La Salle 1-1, then fell 3-2 to Dublin.

Dyllan Perez Gallego scored against De La Salle off an assist from Kingston Smith.

In the loss to Dublin, the goals



CONTRIBUTED PHOTO

The Dublin Leprechauns mascot is ready for the 2026 season.

were scored by Gallego off a free kick, and A'Rayyan Faris off an assist by Matias Tempero.

The freshmen tied DLS 1-1 and beat Dublin 4-0, then beat Freedom 3-0. Calvin Sharma scored a brace Friday, with Lucas Huang following with another brace Saturday.

Amador boys' basketball

The Dons saw the lows and the highs last week, as they lost to De La Salle 62-46 and then came back later in the week to beat Dublin 45-40.

In the loss to the Spartans, Jaylen Smith scored 30 points for Amador, Cade Krueger adding nine.

In the win over Dublin, Elijah Stanley had 14 points and Krueger added 10 points. Eli Pace had six rebounds and added three points. ■

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- Local sports trends

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Public Notices

SUMMONS Case No. 25CV129405

(CITACION JUDICIAL)

NOTICE TO DEFENDANT (A VISO AL DEMANDADO): MARISOL MONTERO, an individual; and DOES 1 through 10, inclusive

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

DEMANDANTE): GIANCARLO AGURTO, an individual.

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), 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), the California Courts Online Self-Help

Center (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 DIAS 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), en la biblioteca de leyes de su condado o en la corte

que le quede 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), en el

Centro de Ayuda de las Cortes de California, (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): Superior Court of California, County of Alameda, Rene C. Davidson Courthouse, 1221 Oak Street, Oakland, CA 94612 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):

Scott Talkov and Jordan Thomas, 4000 MacArthur Blvd Ste 655, Newport Beach, CA 92660, (949) 888-8800

DATE (Fecha): 07/02/2025

Chad Finke, Executive Officer / Clerk of the Court, Clerk,

by /s/ Chan Huang, Deputy Clerk

(Secretario) (Adjunto)

NOTICE TO THE PERSON SERVED: You are served (PLW Jan 30, Feb 6, 13 and 20, 2026)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Louella Hunter,

Plaintiff,

vs.

Vicki Brooks,

Defendant.

IN THE CIIRCUIT COURT FOR THE

CASE NOS.: 2025-CP-40-

AMENDED SUMMONS

TO THE DEFENDANT ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to the Complaint upon the subscriber at Jabber & Isaac, P.A., Post Office Box 1984, Columbia, South Carolina, 29202, within thirty (30) days after the service hereof, exclusive of the day of such service. If you fail to answer the Complaint within that time, the Plaintiff shall apply to the Court for a judgment by default against you for the relief demanded in the Complaint.

JABBER & ISAAC, P.A.

By: _____ /Tameika Isaac Devine

Tameika Isaac Devine, Attorney for Plaintiff

SC Bar # 13486

P. O. Box 1984

1419 Richland Street

Columbia, SC 29201

803-254-8868

tidevine@jilawsc.com

Columbia, South Carolina

September 4, 2025

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Louella Hunter,

Plaintiff,

vs.

Vicki Brooks,

Defendant.

IN THE CIIRCUIT COURT FOR THE

CASE NOS.: 2025-CP-40-

ACTION TO QUIET TITLE

Plaintiff, by and through her undersigned counsel, complaining of the Defendant, would respectfully show unto this Court the following:

1. Plaintiff, Louella Hunter, is a resident of the

State of Colorado.

1. Upon information and belief, Defendant, Vicki Brooks, is a resident of the State of California.

1. The property at issue is located in Richland County, South Carolina; jurisdiction and venue are therefore proper pursuant to S.C. Code Ann. § 15-5-10 and Rule 82, SCRPC.

FACTS

1. Edna Bowman was the record owner of real property located at 1111 Pine Street, Columbia, South Carolina, Richland County, having been conveyed the subject property by deed from Lyle McDonald dated November 11, 1911 and recorded on the Office of the Register of Deeds for Richland County in Book FB at page 77.

1. Edna Bowman died September 28, 2011.

1. Prior to her death, Edna's son, Heyward C. Bowman, Jr., predeceased her on June 10, 2011.

1. Heyward C. Bowman, Jr. died without leaving any biological children or lineal descendants.

1. At the time of Edna Bowman's death, her only surviving heir-at-law was her daughter, the Plaintiff, Louella Hunter.

2. Per her Last Will and Testament dated August 6, 2004, Edna Bowman left her property to her children in equal shares, with the provision that if any of her devisees failed to survive her, that their share would be given to her heirs at law according to the laws of intestate succession of Oklahoma.

1. By operation of the laws of intestate succession of Oklahoma and South Carolina, Plaintiff Louella Hunter is the sole heir-at-law of Edna Bowman and the sole rightful owner of the property located at 1111 Pine Street.

1. Despite Plaintiff's sole heirship, the Defendant may assert or cloud title to the property, thereby necessitating this action to confirm Plaintiff's sole ownership.

FOR A FIRST CAUSE OF ACTION
(Declaration of Heirship and Title)

1. Plaintiff realleges the foregoing paragraphs as if fully restated herein.

1. Plaintiff is entitled to a declaration of this Court that she is the only heir-at-law of Edna Bowman, deceased, and therefore the sole fee simple owner of the property located at 1111 Pine Street.

FOR A SECOND CAUSE OF ACTION
(Quiet Title)

1. Plaintiff realleges the foregoing paragraphs as if fully repeated herein.

1. Should the Court find that Defendant or any other person has any legal interest in the property, then Plaintiff seeks to quiet title to the subject property based on the fact that Plaintiff has paid all taxes, maintenance and insurance on said property without contribution from the Defendant since 2011.

WHEREFORE, Plaintiff respectfully prays that this Court:

A. Declare Louella Hunter the sole heir-at-law of Edna Bowman, deceased;

B. Declare Louella Hunter the sole owner in fee simple of the property located at 1111 Pine Street, Columbia, SC;

C. Order that title be quieted in Plaintiff's name and that any cloud on title created by Defendant's claims be removed; and

E. Grant such other and further relief as this Court deems just and proper.

JABBER & ISAAC, P.A.

By: _____ /Tameika Isaac Devine

Tameika Isaac Devine, Attorney for Plaintiff

SC Bar # 13486

P. O. Box 1984

1419 Richland Street

Columbia, SC 29201

803-254-8868

Columbia, South Carolina

Columbia, SC

September 4, 2025
(PLW Jan 23, 30, Feb 6 and 13, 2026)

SUMMONS

CASE No. CV427757

(CITACION JUDICIAL)

NOTICE TO DEFENDANT:

(A VISO AL DEMANDADO):

Jennifer L. Peterson, Jeremy Barringer, Michael Malcom Sidorick, Cesar Ontiveros, Charles Schaffner, Paul Russo, and Marlena Russo, and Does 1 through 100, **YOU ARE BEING SUED BY PLAINTIFF:**

(LO ESTA DEMANDANDO EL DEMANDANTE): HIDDEN VALLEY LAKE ASSOCIATION

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), 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), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/se/fhelp), 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 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legates para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica 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 informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de /eyes de su candado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presents su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sue/do, 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 remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programas 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), en el Centro de Ayuda de /as Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AV/ SO: Por ley, la corte tiene derecho a reclamar /as cuotas y /os castos exentos por imponer un gravamen sobre cua/quier recuperacion de \$10,000 6 mas de valor recibida mediante un acuerdo o una concesion 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 direccion de la corte es): Lake County Court

255 North Forbes Street, 4th Floor Lakeport, CA 95453

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el numero de telefono de/abogado de/ demandante, o de/ demandante que no tiene abogado, es): Jacqueline S. Vinaccia, Vanst Law, LLP 8880

Rio San Diego Dr. Ste. 800, San Diego, CA 92108 858 243 4299

(PLW Jan 23, 30, Feb 6 and 13, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 593788

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):

XO RANCH
9757 Dublin Canyon Rd
Castro Valley, CA 94552

FILED IN ALAMEDA COUNTY ON: 12/05/2022 UNDER FILE NO. 593788

REGISTRANT'S NAME(S): PALMER RANCH LLC
9757 Dublin Canyon Rd
Castro Valley, CA 94552

THIS BUSINESS WAS CONDUCTED BY A Limited Partnership
This statement was filed with the County Clerk Recorder of Alameda County on January 14 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 578886

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):

FRESH FLOWER BUCKET BOUQUETS
3608 Vine St.
Pleasanton, CA 94566

FILED IN ALAMEDA COUNTY ON: 05/11/2021 UNDER FILE NO. 578886

REGISTRANT'S NAME(S): LORI WREDEN
3608 Vine St.
Pleasanton, CA 94566

THIS BUSINESS WAS CONDUCTED BY An Individual.
This statement was filed with the County Clerk Recorder of Alameda County on January 20 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 606546

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):

FIGURE HAVEN
2445 San Carlos Ave
Castro Valley, CA 94546

FILED IN ALAMEDA COUNTY ON: 05/17/2024 UNDER FILE NO. 606546

REGISTRANT'S NAME(S): DICKSON TSE
2445 San Carlos Ave
Castro Valley, CA 94546

STANLEY TSE
2445 San Carlos Ave
Castro Valley, CA 94546

THIS BUSINESS WAS CONDUCTED BY A General Partnership.
This statement was filed with the County Clerk Recorder of Alameda County on January 16 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 588042

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):

CENTRAL COUNTY MARKETING GROUP
7021 Koll Center Parkway
Pleasanton, CA 94566

FILED IN ALAMEDA COUNTY ON: 04/06/2022 UNDER FILE NO. 588042

REGISTRANT'S NAME(S): BAY EAST ASSOCIATION OF REALTORS
7021 Koll Center Parkway
Pleasanton, CA 94566

THIS BUSINESS WAS CONDUCTED BY A Corporation.
This statement was filed with the County Clerk Recorder of Alameda County on January 15 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

Continued on next page

Public Notices

Continued from previous page

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 588045
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): TRI-CITIES MARKETING COUNCIL
7021 Koll Center Parkway
Pleasanton, CA 94566
FILED IN ALAMEDA COUNTY ON: 04/06/2022
UNDER FILE NO. 588045
REGISTRANT'S NAME(S): BAY EAST ASSOCIATION OF REALTORS
7021 Koll Center Parkway
Pleasanton, CA 94566
THIS BUSINESS WAS CONDUCTED BY A Corporation.

This statement was filed with the County Clerk Recorder of Alameda County on January 15 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 614882
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): SEQUOYAH COUNSELING CENTER
21636 Redwood Rd., unit F
Castro Valley, CA 94546
FILED IN ALAMEDA COUNTY ON: 05/28/2025
UNDER FILE NO. 614882
REGISTRANT'S NAME(S): JEFFREY E. KLIPPENES
21636 Redwood Rd., unit F
Castro Valley, CA 94546
JACQUELINE R. KLIPPENES
21636 Redwood Rd., unit F
Castro Valley, CA 94546
THIS BUSINESS WAS CONDUCTED BY A Married Couple.

This statement was filed with the County Clerk Recorder of Alameda County on December 30 2025.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 588041
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): ALAMEDA INFORUM & MARKETING MEETING
7021 Koll Center Parkway
Pleasanton, CA 94566
FILED IN ALAMEDA COUNTY ON: 04/06/2022
UNDER FILE NO. 588041
REGISTRANT'S NAME(S): BAY EAST ASSOCIATION OF REALTORS
7021 Koll Center Parkway
Pleasanton, CA 94566
THIS BUSINESS WAS CONDUCTED BY A Corporation.
This statement was filed with the County Clerk Recorder of Alameda County on January 15 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 604406
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): HELLOJIN SANSU
20460 Summercrest Dr
Castro Valley, CA 94552
FILED IN ALAMEDA COUNTY ON: 03/04/2024
UNDER FILE NO. 604406
REGISTRANT'S NAME(S): JIN HO KIM
20460 Summercrest Dr
Castro Valley, CA 94552
SUNGYEON JOH
20460 Summercrest Dr
Castro Valley, CA 94552
THIS BUSINESS WAS CONDUCTED BY A Married Couple.
This statement was filed with the County Clerk Recorder of Alameda County on January 14 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 588046
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): VALLEY REAL ESTATE NETWORK
7021 Koll Center Parkway
Pleasanton, CA 94566
FILED IN ALAMEDA COUNTY ON: 04/06/2022
UNDER FILE NO. 588046
REGISTRANT'S NAME(S): BAY EAST ASSOCIATION OF REALTORS
7021 Koll Center Parkway
Pleasanton, CA 94566
THIS BUSINESS WAS CONDUCTED BY A Corporation.
This statement was filed with the County Clerk Recorder of Alameda County on January 15 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 588044
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): REAL ESTATE ALLIANCE OF LIVERMORE
7021 Koll Center Parkway
Pleasanton, CA 94566
FILED IN ALAMEDA COUNTY ON: 04/06/2022
UNDER FILE NO. 588044
REGISTRANT'S NAME(S): BAY EAST ASSOCIATION OF REALTORS
7021 Koll Center Parkway
Pleasanton, CA 94566
THIS BUSINESS WAS CONDUCTED BY A Corporation.
This statement was filed with the County Clerk Recorder of Alameda County on January 15 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

BAY AREA AUTO SALES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619837
The following person (persons) is (are) doing business as:
1.) Bay Area Auto Sales , located at 37525 Glenmoor Dr STE 16 Fremont, CA 94536, Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
SAN JOSE MOTOR GROUP
1440 Bob White Place
San Jose, CA 95131
State of Incorporation/Organization: CA
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 05 2026.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

FLOW GIVING LLC FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620382
The following person (persons) is (are) doing business as:
1.) Flow Giving LLC , located at 605 Hillsborough St. #1 Oakland, CA 94606, Alameda County. Mailing Address: 351 Oak St. #237 Oakland, CA 94607.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
CIPOTAVOZ STRATEGIES LLC
351 Oak St. #237
Oakland, CA 94607
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2026
This statement was filed with the County Clerk-Recorder of Alameda on January 23 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

FLOURNIA BAKERY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620227
The following person (persons) is (are) doing business as:
1.) Flournia Bakery , located at 3020 Bernal Ave STE 110, PMB 1026 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):
INSIDWARE APPS LLC
3020 Bernal Ave STE 110 PMB 1026
Pleasanton, CA, 94566
State of Incorporation/Organization: California
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 16 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

INSIDWARE APPS LLC FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620228
The following person (persons) is (are) doing business as:
1.) Insidware Apps LLC , located at 3020 Bernal Ave Ste 100 PMB 1026 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):
INSIDWARE APPS LLC
3020 Bernal Ave Ste 100 PMB 1026
Pleasanton, CA 94566
State of Incorporation/Organization: California
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 16 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

SONKKE SONKKE, USA FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620212
The following person (persons) is (are) doing business as:
1.) SONKKE, 2.) SONKKE, USA , located at 4847 HOPYARD ROAD, SUITE#4-446, Pleasanton, CA 94588 , ALAMEDA County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
ETHEL MATSHIYA-LAW
4847 HOPYARD ROAD, SUITE#4-446
Pleasanton, CA 94588
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 16 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

OOMBIE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620239
The following person (persons) is (are) doing business as:
1.) OOMBIE , located at 3056 Castro Valley Blvd #129 Castro Valley, CA 94546, Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
INSPIREBYSUD LLC
3056 Castro Valley Blvd #129
Castro Valley, CA 94546
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 01/05/2026
This statement was filed with the County Clerk-Recorder of Alameda on January 16 2026.
(PLW Jan 30, Feb 6, 13 and 20, 2026)

THE MENOPAUSE PLATE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619597
The following person (persons) is (are) doing business as:
1.) The Menopause Plate , located at 6937 Village Parkway #2163, Dublin, CA 94568, Alameda County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
WENDY MADIEROS
6937 Village Parkway #2163
Dublin, CA 94568
Registrant began transacting business under the fictitious business name(s) listed above on 9/20/25
This statement was filed with the County Clerk-Recorder of Alameda on December 22 2025.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

DEBORAH'S HOME CARE SERVICES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619426
The following person (persons) is (are) doing business as:
1.) Deborah's Home Care Services , located at 5648 Bay St. Emeryville, CA 94608, Alameda County. Mailing Address: 1096 Cape May Drive Pittsburg, CA 94565
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
DEBORAH MBOYA
1096 Cape May Drive
Pittsburg, CA 94565
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 23, 30, Feb 6 and 13, 2026)

ALL ABOUT LANDSCAPING AND ROOFING FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620148
The following person (persons) is (are) doing business as:
1.) ALL ABOUT LANDSCAPING AND ROOFING , located at 22244 MOYERS ST CASTRO VALLEY, CA 94546, ALAMEDA County.
This business is conducted by: a Corporation.
The name and residence address of the registrant(s) is(are):
MODERN GREEN CONSTRUCTIONS INC
14014 E14TH ST
SAN LEANDRO, CA 94578
State of Incorporation/Organization: CA
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 14 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

CLEARVIEW INV FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619308
The following person (persons) is (are) doing business as:
1.) CLEARVIEW INV , located at 355 CHESTER STREET Oakland, CA 94607, ALAMEDA County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
THOMAS KAN
PO BOX 22692
San Francisco, CA 94122
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 Jan 16, 23, 30 and Feb 6, 2026)

JD'S HANDYMAN & HAULING SOLUTIONS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620043
The following person (persons) is (are) doing business as:
1.) JD's Handyman & Hauling Solutions , located at 521 22nd Street Oakland, CA 94612, Alameda County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
THOMAS J. DOOHAN
521 22nd Street
Oakland, CA 94612
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 09 2026.
(PLW Jan 23, 30, Feb 6 and 13, 2026)

CIRCUITRY ELECTRIC FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619883
The following person (persons) is (are) doing business as:
1.) Circuitry Electric , located at 3389 Smoketree Commons Dr. Pleasanton, CA 94566, Alameda County. Mailing Address: PO BOX 1003 Black Ave Pleasanton, CA 94566
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
MOSAHA HERRERA-PEREZ
PO BOX 1003 Black Ave
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 January 05 2026.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

RILEY RECOVERY CENTERS FOUNDATION FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619280
The following person (persons) is (are) doing business as:
1.) RILEY RECOVERY CENTERS FOUNDATION , located at 20880 BAKER RD. CASTRO VALLEY, CA 94546, ALAMEDA County.
This business is conducted by: a Corporation.
The name and residence address of the registrant(s) is(are):
ARETHREE CORP
20880 BAKER RD
CASTRO VALLEY, CA 94546
State of Incorporation/Organization: CA
Registrant began transacting business under the fictitious business name(s) listed above on 11/20/2025.
This statement was filed with the County Clerk-Recorder of Alameda on December 04 2025.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

CTI FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619576
The following person (persons) is (are) doing business as:
1.) CTI , located at 6601 Owens Drive, Ste 105, Pleasanton, CA 94588, Alameda County.
This business is conducted by: a Corporation.
The name and residence address of the registrant(s) is(are):
CAREER TECHNOLOGY INSTITUTE
6601 Owens Drive, Ste 105
Pleasanton, CA 94588
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 18 2025.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

THE PUZZLE SWAP SOCIETY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620038
The following person (persons) is (are) doing business as:
1.) The Puzzle Swap Society , located at 960 Shorepoint Court, Unit 103, Alameda, CA 94501, Alameda County.
This business is conducted by: an Individual.
The name and residence address of the registrant(s) is(are):
KATHERINE EBY
960 Shorepoint Court Unit 103
Alameda, CA 94501
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 09 2026.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

GOLDEN WORKWEAR FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620054
The following person (persons) is (are) doing business as:
1.) GOLDEN WORKWEAR , located at 19367 Mission BLVD, Hayward, CA 94541 , Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
GOLDEN WORKWEAR & PRINT CO LLC
19367 Mission BLVD
Hayward, CA 94541
State of Incorporation/Organization: CA
Registrant began transacting business under the fictitious business name(s) listed above on 01/08/2026
This statement was filed with the County Clerk-Recorder of Alameda on January 09 2026.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

ARTEREX FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619967
The following person (persons) is (are) doing business as:
1.) Arterex , 2.) Arterex, Pleasanton CA , located at 1043 Serpentine Lane Ste A, Pleasanton, CA 94566, Alameda County.
This business is conducted by: a Corporation.
The name and residence address of the registrant(s) is(are):
ADROIT USA, INC.
1043 Serpentine Lane Ste A
Pleasanton, CA 94566
State of Incorporation/Organization: California
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 07 2026.
(PLW Jan 16, 23, 30 and Feb 6, 2026)

Continued on next page

Public Notices

Continued from previous page

FLOOR COVERINGS INTERNATIONAL OF EAST BAY, CA
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 619796

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

1.) Floor Coverings International Of East Bay, CA, located at 5600 Sunol Blvd, STE D Pleasanton, CA 94566, Alameda County. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are):

DJSWM C15, INC.
5600 Sunol Blvd, STE D
Pleasanton, CA 94566

State of Incorporation/Organization:
California

Registrant began transacting business under the fictitious business name(s) listed above on 1/2/26

This statement was filed with the County Clerk-Recorder of Alameda on January 02 2026.

(PLW Jan 9, 16, 23 and 30, 2026)

BERKELEY DENTAL CENTER
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 619767

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

1.) Berkeley Dental Center, located at 2999 Regent St. #714, Berkeley, CA 94705, Alameda County. Mailing Address: 2383 California Street, Suite 5 San Francisco, CA 94115

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

BAY AREA DENTAL INC.
2383 California Street, Suite 5
San Francisco, CA 94115

State of Incorporation/Organization:
California

Registrant began transacting business under the fictitious business name(s) listed above on 11/17/2025

This statement was filed with the County Clerk-Recorder of Alameda on December 31 2025.

(PLW Jan 9, 16, 23 and 30, 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 Lane 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 Lane Suite 200
Pleasanton, CA 94566

State of Incorporation/Organization:
California

Registrant began transacting business under the fictitious business name(s) listed above on 12/02/2025

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

(PLW Jan 9, 16, 23 and 30, 2026)

STARFIRE ORIGINS
STARFIRE JEWELS AND GEMS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 619875

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

1.) Starfire Origins, 2.) Starfire Jewels And Gems, located at 11754 Murietta Ct, Dublin, CA 94568, Alameda County.

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

MARY K FERRIS
11754 Murietta Ct
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 January 05 2026.

(PLW Jan 9, 16, 23 and 30, 2026)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA
Case No.: 26CV165912

TO ALL INTERESTED PERSONS:

Petitioner: Martina Paulina Valenzuela filed a petition with this court for a decree changing names as follows:

MARTINA PAULINA VALENZUELA to SAMINA M VALENZUELA

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING: 03/27/2026, 9:00am, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street Civil Division, RM 108, Hayward, Ca 94544.
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: 01/23/2026
Thomas J Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jan 30, Feb 6, 13 and 20, 2026)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA
Case No.: 26CV164897

TO ALL INTERESTED PERSONS:

Petitioner: Andrew James Ochoa-Pratt filed a petition with this court for a decree changing names as follows:
ANDREW JAMES OCHOA-PRATT to ANDREW JAMES OCHOA

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING: 03/06/2026, 9AM, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, California 94544.

A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: January 16, 2026
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jan 23, 30, Feb 6 and 13, 2026)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA COUNTY
Case No.: 26CV163842

TO ALL INTERESTED PERSONS:
Petitioner: Burl Steven Smith III filed a petition with this court for a decree changing names as follows:
BURL STEVEN SMITH III to STEVEN SMITH

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. 27, 2026, 9 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: Jan. 12, 2026
Thomas J. Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Jan 23, 30, Feb 6 and 13, 2026)

Visit PleasantonWeekly.com/legal_notices/

Calendar

POST CALENDAR ITEMS AT PLEASANTONWEEKLY.COM

Entertainment

JAZZ AT INKLINGS Join Jenna Mammina, John R Burr, Jason Lewis and Matt Finders. Seating limited, reservations at meetup.com/pleasanton-jazz-society/. 6-7:30 p.m., Jan. 30. 530 Main St., Pleasanton.

NEIL DIAMOND CONCERT EXPERIENCE Rob Garrett and his top notch showband take a break from their current full time residency in Las Vegas to take their award winning show cross country. 7:30 p.m., Jan. 30. Tickets \$49-\$69. Visit livermorearts.org.

NAVARASA RAMAYANA Namaha Foundation for the Arts presents Navarasa Ramayana, a retelling of the epic Ramayana through nine emotions of Lord Rama. Presented by the Senior students of Ushanjali School of Dance. 3 p.m., Jan. 31. Tickets \$28. Visit firehousearts.org.

TVTC'S THE ADDAMS FAMILY MUSICAL Tri-Valley Theater Company's The Addams Family is a comical feast that embraces the wackiness in every family, featuring an original story. Jan. 31 to Feb. 1. Tickets \$45. Visit livermorearts.org.

COMIC/SONGWRITER AT CONGREGATION BETH EMEK Daniel Cainer, an award-winning songwriter who has composed for the BBC, casts an ironic but loving eye on all things Jewish and brings his irreverent take on family, feuding tailors, bagels and a less-than-reputable rabbi to a concert at Congregation Beth Emek. 7:30 p.m., Feb. 1. Tickets \$10-\$20. Visit bethemek.org/cainer-concert.

THE TEN TENORS Experience the vocal powerhouse of The Ten Tenors for an unforgettable evening

PET OF THE WEEK



SPCA

Meet Dogbert

An 8-year-old sweetheart with a golden heart and an easygoing charm, Dogbert warms up gently, then melts into head and belly scratches with a soft, happy tail wag. This calm gentleman loves naps, listens well, and is great with people and kids. Dogbert thrives in relaxed homes with a yard, treats, and plenty of love. If you're searching for a gentle, calm and loving friend, he could be your perfect match. You can meet Dogbert at East Bay SPCA's Dublin campus or learn more about him at eastbayspca.org.

of world-class harmonies and breathtaking performances. 7:30 p.m., Feb. 5. Tickets \$70-\$100. Visit livermorearts.org.

RUTHIE FOSTER & BLIND BOYS OF ALABAMA Grammy-nominated powerhouse Ruthie Foster brings her blend of blues, gospel and folk to the stage featuring the legendary Blind Boys of Alabama, whose rich harmonies and timeless spirit have inspired audiences for decades. 8 p.m., Feb. 6. Tickets \$65-\$95. Visit livermorearts.org.

TRIBUTE TO JOHNNY CASH James Garner and his incredible band captures the live sound of Johnny Cash's legendary music with stunning accuracy captivating audiences across the country. 7:30 p.m., Feb. 6. Tickets \$43-\$48. Visit firehousearts.org.

ASPEN TRIO AT THE BANKHEAD One of the rare professional string trios performing and touring today, known for insightful programming

and virtuoso performances. 3 p.m., Feb. 7. Visit livermorearts.org.

COMEDIAN BRIAN COPELAND Standup comedian and San Francisco talk show host Brian Copeland presents, The Great American Sh*show: Monologues on Life in the Age of Trump, at the Mertes Center for the Performing Arts, Las Positas College. 2 p.m., Feb. 8. Visit bit.ly/Copeland2026.

MARIA MULDAUR & HER JAZZABELLE QUINTET Maria Muldaur, the legendary voice behind the timeless hit, Midnight at the Oasis, brings her signature charm and rich musical heritage to the stage with her Jazzabelle Quintet. 7:30 p.m., Feb. 13. Tickets \$38-\$43. Visit firehousearts.org.

THE STRING QUEENS Praised for authentic, soulful and orchestral sounds, The String Queens is a dynamic trio that creates stimulating musical experiences that inspire audiences to love, hope, feel and imagine. 8 p.m., Feb. 13. Tickets \$45-\$75. Visit livermorearts.org.

LIVERMORE-AMADOR SYMPHONY Spend Valentine, Day with the symphony. 7:30 p.m., Feb. 14. Tickets \$31-\$46. Visit livermorearts.org.

SELECTED SHORTS Join for funny, mysterious and poignant short stories about surprising romances, competing desires and unexpected encounters, conceived with a simple premise: take great stories by well-known and emerging writers and have them performed by terrific actors of stage and screen. 3 p.m., Feb. 15. Tickets \$40-\$70. Visit livermorearts.org.

CYT SEUSSICAL JR Seussical, a fantastical, magical, musical extravaganza, brings to life favorite Dr. Seuss characters including Horton the Elephant, The Cat in the Hat, Gertrude McFuzz, lazy Mayzie and more. Feb. 18-19. Tickets \$20. Visit livermorearts.org.

CREATURES OF IMPULSE - FACE-OFF 2026 Watch as local Bay Area improv teams compete against Creatures of Impulse in this pro-wrestling themed run of shows. 7 p.m., Feb. 20. Tickets \$8-\$13. Visit firehousearts.org.

BLACH CONSTRUCTION COMPANY

Pleasanton Unified School District - Amador Valley High School Campus Renovation - Increment 1
NOTICE SOLICITING PROPOSALS

Pursuant to California Education Code 17406, notice soliciting proposals is hereby given that Blach Construction will be accepting subcontractor bids for the Pleasanton Unified School District - Amador Valley High School Campus Renovation - Increment 1. *The first increment of the project includes: The modernization of the Music Building and Gym & Locker Rooms. Excavation and implementation of underground utilities, rough grading, and pad preparation for future new Competition Gym and Theater Buildings.*

**No PLA on this job.*

All subcontractors who intend to submit a bid or proposal for any such work must:

- Prequalify with Blach Construction and the Pleasanton Unified School District. To obtain instructions on how to prequalify, please contact Alex Waldsmith (alex.waldsmith@blach.com).
- Adhere to Skilled and Trained Workforce Requirements, as stated in Public Contract Code 2601 and 2602 as well as Senate Bill 693.

Interested parties may obtain a free copy of the Bidding Documents by e-mailing Alex Waldsmith (alex.waldsmith@blach.com).

All bidders must provide the fully completed documentation in a sealed package to Blach Construction on or before Thursday, January 29th, 2026, at 3:00 pm.

INTERNATIONAL GUITAR NIGHT

International Guitar Night returns for an evening of world-class guitar mastery. This year's lineup features an extraordinary quartet of acoustic guitarists from across the globe, each bringing their own distinct style and cultural flair. 8 p.m., Feb. 20. Tickets \$40-\$70. Visit livermorearts.org.

Exhibits

BLACK HISTORY MONTH ART EXHIBIT OPENS

Art of the African Diaspora, in partnership with Richmond Art Center, supports artists of African descent in the Bay Area through representation, professional development and building a creative community. Visit a satellite exhibit at Livermore Civic Center Library in celebration of Black History Month. Feb. 1-28.

THE INDEPENDENT GALLERY

Dedicated to showcasing solo and small group exhibitions by local and regional artists, this dynamic space highlights diverse artistic voices and fosters community engagement through rotating contemporary art displays. Bill Owens, Now to Feb. 28. 6-8 p.m., Fridays and Saturdays, 2250 First St., Livermore.

FIREHOUSE LOBBY EXHIBIT

Where Waters End: Wei-Ting Chuang, Art Journey, features nearly 20 works by the artist including the artist, signature works of East Asian brushwork, ink and pigment on paper. Through Feb. 28. Visit firehousearts.org.

FLORA IN FOCUS EXHIBIT The Harrington Gallery welcomes back the Flora in Focus group exhibition featuring approximately 100 works of various mediums where 13 local artists take part in this floral-themed show. Through March 7. Visit firehousearts.org.

CONTEMPORARY ASIAN VOICES EXHIBIT

Through painting, sculpture and mixed media, these artists reflect on ancient traditions, personal and collective memory, and the rapidly shifting landscapes of their homelands. UNCLE Credit Union Art Gallery at the Bankhead. Through March 8. Visit livermorearts.org.

IMAGINATION EXPRESSED 2026

Stop by Museum on Main to see what Pleasanton's art community has been up to recently at the annual show of new work from PAL featuring paintings, photography, drawings, jewelry and other media from Tri-Valley artists. Through March 14. 603 Main St.

MEMORIAL WALL EXHIBITION

The work of Jean Batchelder will be on the Nancy Thompson Memorial Wall featuring 15 of the artist, representative watercolor works utilizing techniques of subtractive painting and watercolor on yupo paper. Through March 14. Visit firehousearts.org.

Outdoor Rec

WONDERFUL WETLANDS Celebrate World Wetlands Day with a Naturalist at Sycamore Grove Park. Wear appropriate closed-toed shoes for wading in water

and an extra set of dry clothes and shoes. 3:30-4:30 p.m., Feb. 3. Free registration at larpd.org.

NATIVE GARDEN WORK DAYS Tend and nurture the native gardens at Sycamore Grove Park where volunteers help provide seasonal weeding, planting, pruning and more. 10 a.m. to 12 p.m., Feb. 6 and 27. Visit larpd.org.

SNAKE MEET & GREET Learn about the snakes that call Sycamore Grove home where an LRPD Ranger will bring out items to see and touch and introduce one of their resident reptiles. 11 a.m. to 12 p.m., Feb. 8. Meet at the Ranger Station Picnic Area, 5035 Arroyo Road. Free registration at larpd.org.

Talks

COFFEE & CONVERSATION WITH AUTHOR NINA MCCONIGLEY Join at the SPARC Theater for Coffee & Conversation with author Nina McConigley for a lively conversation on How to Commit a Postcolonial Murder. 11 a.m., Jan. 30. Tickets \$5. Visit towncenterbooks.com.

AUTHOR TALK & BOOK SIGNING Author Lisa Gray, LMFT, will discuss and sign copies of her books, Thriving in a Relationship When You Have Chronic Illness and Healthy Conflict, Happy Couple. 2 p.m., Feb. 1. Livermore Civic Center Library. Towne Center Books will sell copies of Lisa Gray's books at the event.

AUTHOR DR. AKILAH CADET AT LIBRARY In celebration of Black History Month, author Dr. Akilah Cadet will discuss her book White Supremacy is All Around: Notes From a Black Disabled Woman in a White World. ASL interpretation will be provided. 2-3 p.m., Feb. 7. Livermore Civic Center Library.

CONSERVATION RANCHING (50+) Meet Livermore, fifth-generation ranchers, the Calhoun Sisters, as they share their family, legacy of agriculture and conservation on their 110-acre Mines Road ranch. 1:30-3 p.m., Feb. 10. RLCC - Cresta Blanca Ballroom. Free registration at larpd.org.

TRI-VALLEY CONSERVANCY COMMUNITY FORUM Tri-Valley Conservancy is hosting a public community forum to bring together local experts to shed light on the real challenges facing South Livermore, vineyards and what is being done to protect them. 5:30-7 p.m., Feb. 10. Robert Livermore Community Center. RSVP at forms.gle/GCBpDSunBhnEfyku9.

ARMCHAIR TRAVELERS Lisa and Ron Rigge present "A Voyage to Alaska, British Columbia and Haida Gwaii: A National Geographic/Lindblad Expedition", 1:30 p.m., Feb. 12. Livermore Civic Center Library, Storytime Room.

LIVERMORE-AMADOR VALLEY GARDEN CLUB At the next meeting, Karla from Beeline Blooms discusses dahlias and tubers for sale. 6-8 p.m., Feb. 12. Crosswinds Church, 1660 Freisman Road, Livermore, Red Farm Theater Building.

LIVERMORE-AMADOR GENEALOGICAL SOCIETY Scott Norrick will discuss virtually, Online Resources for Researching British Ancestry, where participants will be introduced to resources that are most useful in tracing British ancestors. 7 p.m., Feb. 12. Congregation Beth Emek, 3400 Nevada Ct., Pleasanton. Register at l-ags.org.

AMADOR VALLEY QUILTERS This month's meeting on Valentine's, Day will be like none other allowing all to interact with fellow guild sisters, make new friends, learn new information and have fun. 1:30-4 p.m., Feb. 14. Visit amadorvalleyquilters.org.

TRI-VALLEY WRITERS Join for a writing session from prompts, meet-and-greet and informal discussion of all things writing with time for socializing. Bring a favorite writing implement and snack/beverage. 2-4:00 p.m., Feb. 19. La Quinta Inn, Dublin. Free registration at treasurer@trivalleywriters.org.

Fundraisers

LIVERMORE-GRANADA BOOSTERS RACE TO THE FLAGPOLE This annual event is a key fundraiser for the Livermore Granada Boosters scholarship program with a 10K, 5K and 1-mile fun run for all ages and abilities. Participants receive a race T-shirt, medal and post-race refreshments. 7:30 a.m., Jan. 31. Visit livermoregranadaboosters.org events.

WINES & VALENTINES The 19th annual Wines & Valentines dinner is the primary fundraiser for Pleasanton's, Museum on Main which includes a four-course meal, History Maker awards, silent auction, live auction, music, dancing and more. 5-10 p.m., Feb. 6. Tickets \$175. Visit museumonmain.org.

Scholarships

JUANITA HAUGEN MEMORIAL SCHOLARSHIP The Community of Character Collaborative invites all High School seniors attending Pleasanton Unified School District schools to apply for the Juanita Haugen Memorial Scholarship which recognizes students who have a strong record of civic engagement and have demonstrated exceptional character. Deadline Feb. 9. Visit communityofcharacter.org.

ROTARY CLUB OF LIVERMORE MUSIC SCHOLARSHIPS Applications are now being accepted for Rotary Club of Livermore Music Scholarships where middle school and high school age students are eligible to apply for scholarships worth \$100-\$1,000. Applicants must be a resident of or study music in Livermore. Deadline Feb. 23. Visit bit.ly/4qv50wy.

2026 PEDROZZI SCHOLARSHIP Eligibility for Pedrozzi Scholarships extends to students of all ages who are either graduating or have graduated from the Livermore Valley Joint Unified School District. Deadline Feb. 27. For more information visit pedrozzifoundation.org/apply-3/.

ALAN HU FOUNDATION

SCHOLARSHIP The Alan Hu Foundation presents scholarship awards to Tri-Valley high school seniors whose college and career aspirations are in mental health fields. Application closes March 8. For more information visit alanhufoundation.org/scholarship.

CALIFORNIA RETIRED TEACHERS ASSOCIATION SCHOLARSHIPS The Tri-Valley chapter of the California Retired Teachers Association will award up to five \$2,500 scholarships to students planning to become teachers or school counselors, open to seniors attending a public high school in Livermore, Pleasanton, Dublin or San Ramon. Deadline March 14. Visit div85.calrta.org.

PLEASANTON MASONIC LODGE SCHOLARSHIP The Pleasanton Masonic Lodge is offering a \$1,000 scholarship to a graduating senior from a high school in Pleasanton with a record of volunteerism, a minimum 2.5 GPA, attending a trade/technical school, 2-year community college or 4-year university/college in the fall term following graduation. Deadline April 7. Visit bit.ly/4jFLPNS.

Farmers Markets

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

LIVERMORE FARMERS MARKET The Livermore Farmers Market is Sunday, year-round. 9 a.m. to 1 p.m., 206 South J St.

Fairgrounds

MANUFACTURERS' RV SHOW & SALE The GoodTimes 37th Annual Manufacturers' RV Show & Sale brings together top dealers showcasing latest RV models in one place where attendees can explore a wide selection of new and used RVs including motorhomes, fifth wheels and more. Now to Feb. 1. Visit alamedacountyfair.com.

ULTRA DANCE COMPETITION Ultra Dance Competition is the most electrifying and innovative dance competition in the industry. Ultra provides a state-of-the-art experience for all dancers, teachers, choreographers and parents. Feb. 6-8. Visit alamedacountyfair.com.

Festivities

LIVERMORE WINE & CHOCOLATE STROLL Join for the Wine & Chocolate Stroll in downtown Livermore and stroll through participating local businesses while sampling local wines and a variety of chocolate samples along the way. 1-4 p.m., Feb. 7. Tickets \$40. Visit eventeny.com.

LUNAR NEW YEAR CELEBRATION Pacific Pearl invites the community to ring in the Lunar New Year with a festive, family-friendly celebration

TAKE US ALONG



Girls trip to NYC: Longtime local Realtor and Pleasanton resident Sue McKinley (right) and her bestie Misti Smith enjoyed a girls trip to New York City in the fall. "Took the Pleasanton Weekly with us for a must-see visit to Lady Liberty and felt so proud to be Americans!" McKinley said.

featuring live cultural performances and interactive entertainment along with face painting and balloon artists for children and families. 1-3 p.m., Feb. 7. 4200 4500 Rosewood Drive, Pleasanton.

LUNAR NEW YEAR CELEBRATION The City of Pleasanton, Cultural Celebration Series offers an opportunity for residents and visitors of all ages to connect, learn and celebrate the beauty of our diverse community. 1-3 p.m., Feb. 14. Pleasanton Senior Center.

LUNAR NEW YEAR CELEBRATION Celebrate Lunar New Year with a vibrant, family-friendly afternoon filled with cultural performances and festive activities at Hacienda Crossings Shopping Center with a traditional Lion Dance, Xiaopei Chinese dance, face painting and balloon artists for kids and families. 1-3 p.m., Feb. 15.

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., Feb. 3. City Council Chamber, 200 Old Bernal Ave. Visit cityofpleasantonca.gov.

LIVERMORE PLANNING COMMISSION The next Livermore Planning Commission meeting is 7 p.m., Feb. 3. City Hall. Visit livermoreca.gov.

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 Feb. 10. Visit livermoreschools.org.



COURTESY GETTY IMAGES

Local market may find its footing heading into 2026

‘Buyers are more thoughtful instead of rushed, and sellers are pricing more realistically’

BY DEVIN DAVIS

After three years of relatively flat home sales, the housing market may see meaningful growth during 2026.

The National Association of Realtors projects a 14% increase in existing home sales nationwide, while the California Association of Realtors forecasts a 2% rise in California sales.

Both organizations cite the combination of mortgage rates in the 6% range, more homes on the market, and modest affordability improvements as key drivers of the anticipated rebound.

For the East Bay, the national and state trends signal a market that could be finding its footing after years of extremes.

“Things seem like they’re becoming more balanced,” said Bill Espinola, 2026 president of the Bay East Association of Realtors. “Buyers are more thoughtful

instead of rushed, and sellers are pricing more realistically. That’s right on track with what we’re seeing from both the national and California forecasts. Less extremes, and a little more predictability.”

Mortgage rates remain a central factor shaping buyer behavior. With rates expected to hover around 6% rather than returning to pandemic-era lows, the market dynamics have shifted.

“Those 6% interest rates mean buyers are being more intentional, but they’re not going away,” Espinola noted. “What we’re seeing is buyers adjusting expectations rather than leaving the market. Buyers can figure out their budgets, compare options, and move forward confidently.”

Recent market data supports this measured approach. In the Tri-Valley during 2025, homes spent more time on the market than a year prior, but sales activity was almost unchanged.

“That tells me demand is still there, it’s just more measured,” Espinola said. “Homes aren’t flying off the shelf, but they’re also not sitting forever. Buyers are touring, asking

smart questions, and then moving forward when the home makes sense for them.”

Looking ahead, Espinola expects more sellers to enter the market as conditions normalize.

His advice is direct, “Work with your Realtor to price for the market you know, not the one that’s already passed. Buyers are active, but they’re informed. Homes that are prepared well, staged thoughtfully, and priced realistically still attract strong interest. The goal isn’t to test the market, it’s to meet it.”

Espinola added that the evolving landscape may present advantages for buyers.

“With slightly more inventory and less competition, there’s more room for negotiation, more time to evaluate homes, and fewer pressure situations,” he said. “That kind of breathing room can make all the difference. The key is preparation. Working with a professional to be ready when the right home comes along.” ■

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



Devin Davis

HOME SALES

This week’s data represents homes sold during Nov. 10-14 for Pleasanton, Livermore and Dublin, and Dec. 29-30 for San Ramon.

Pleasanton

4238 1st Street M. Paras-Navales to Maur Trust for \$932,500

6745 Alisal Street Dees Family Trust to C. & D. Barcsa for \$3,050,000

3126 Arbor Drive Selna Family Trust to J. & E. Winding for \$1,750,000

3835 Belmont Way E. Aliev to A. & A. Ashumov for \$680,000

1984 Brooktree Way D. & E. Bay to Hrida Family Trust for \$1,900,000

1834 Brooktree Way Spahr Family Trust to S. & N. Chandrasekaran for \$1,640,000

7635 Canyon Meadow Circle #F L. Li to E. Joelsson for \$490,000

6083 Corte Montanas X. Zhang to S. & A. Nandanwar for \$1,565,000

4205 Dorman Road B. Manful to A. & A. Mishra for \$1,569,000

373 Linden Way K. Neves to S. & H. Kanakia for \$2,650,000

1073 Pineto Place D & K Pineto Place LLC to N. & Y. Tang for \$4,275,000

4446 Seminole Way K. Miller to Shen Family Trust for \$800,000

641 Varese Court P. & K. Patton to R. & D. Gill for \$3,600,000

6686 Via San Blas F. & B. Talai to N. & G. Ramesh for \$2,285,000

See **HOME SALES** on Page 21

HOME SALES

Continued from Page 20

3964 Vierra Street E. & B. Lusher to Patel Family Trust for \$4,775,000

Livermore

2878 4th Street #1401 Y. & A. Moe to Mauricable Trust for \$845,000

389 Basswood Common #9 C. Luo to A. & C. Mcelhaney for \$799,000

476 Beverly Street D. & C. Clift to A. & W. Liu for \$1,510,000

1688 Bluebell Drive J. Pelamati to E. & R. Peterson for \$785,000

5360 Celeste Avenue Barrett Trust to K. Rollins for \$1,135,000

822 Cortez Court C. Robertson to K. & J. Mason for \$1,085,000

866 Cortland Way Claire Family Trust to J. & J. Cohen for \$1,010,000

3973 Duke Way C. Hargreaves to M. Delrosario-Perez for \$885,000

231 El Caminito L. & G. Mcquoid to S. & C. Connolly for \$1,000,000

3713 First Street Dempsey-Williams Living Trust to V. & K. Singh for \$780,000

3491 Madeira Way Lauren Living Trust to M. Laughlin for \$715,000

1087 Murrieta Boulevard #233 Hansen Trust to N. Libby for \$393,000

1948 Railroad Avenue #104 R. Melton to Maur Trust for \$730,000

2553 Regent Road Russett Family Trust to S. & C. Robertson for \$1,650,000

555 Rincon Avenue Cunningham Trust to Thiam Living Trust for \$875,000

2209 Shiraz Common Gaviola Family Trust to Mauricable Trust for \$1,138,000

Dublin

4258 Clarinbridge Circle H. Maarten to M. & I. Kogan for \$719,000

8043 Crossridge Road Auer Family Trust to S. & M. Lee for \$1,640,000

3898 Highpointe Court C. Munukutla to S. & P. Kumar for \$2,300,000

7845 Ironwood Drive I. & C. Beaumont to C. Chau for \$1,115,000

3970 Jordan Ranch Drive Fu Living Trust to J. Haddad for \$1,850,000

11805 Kilcullin Court X. Huang to H. Zheng for \$673,000

7211 Kylemore Court M. Vago to A. & S. Ganapaneni for \$1,950,000

5637 Melodia Circle A. & P. Mehrotra to N. & H. Lin for \$1,080,000

4440 Pine Mountain Way S. & S. Dixit to S. & S. Pulleti for \$2,390,000

7539 Rolling Hills Circle Chang-Rossi Living Trust to I. Beaumont for \$920,000

7813 Shady Creek Road T. Panditaratne to C. & C. Liu for \$1,660,000

7323 Starward Drive #21 J. Lin to J. & Y. Peng for \$393,000

3056 Threecastles Way V. Gundamaraju to R. & A. Rampur for \$1,050,000

3105 Vittoria Loop C. Yau to X. & K. Li for \$1,300,000

San Ramon

9085 Alcosta Boulevard #374 J. Li to S. & D. Kanagaraj for \$470,000

731 Lakemont Place #7 Lakemont Place 7 LLC to T. & H. Poon for \$950,000

1038 South Monarch Road C. Baweja to Team Cayote LLC for \$1,050,000

150 Reflections Drive #28 Yao-Liao Family Trust to E. Johnson for \$444,500

Source: California REsource

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Who Am I?



Builder's Wife

Founder & CEO

Mom & Grandma in Charge

Negotiation is my Power

Lover of e-biking



Collector of "Light" my word of 2026



This Is A Big Move. You Deserve Experience.

*As I reflect on last year, my heart is truly full. Because of the trust, referrals, and continued support of my clients and community, our team had one of our strongest years yet, **guiding 94 people** through meaningful moves across Pleasanton and the Bay Area. That is a milestone I do not take lightly because each one represents a decision, a moment, and a future that deserved our greatest care. Real estate has always been about relationships first, and I'm deeply grateful for the people who continue to place that trust in me and my team.*

*With Heartfelt Gratitude, **Liz Venema***



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Explore how Kris leverages 46 years of real estate experience to help buyers and sellers find or sell their homes.

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Sellers – Chris and Isla



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