

# Pleasanton Weekly

**Gibson gone from LVJUSD**

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NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

VOL. XXVII, NUMBER 3 · FEBRUARY 13, 2026

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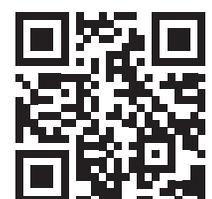
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# WHAT A WEEK



By JEREMY WALSH

## Show your love

Valentine's Day weekend falls during a busy February for the Bankhead Theater in downtown Livermore, fortunately for those of us who might still be searching for an outing to celebrate with our dearest.

The String Queens, a trio from Washington, D.C. touring on their most-recent album, "RISE", are in concert this Friday night to show off their "authentic, soulful, and orchestral sound" to Tri-Valley audiences.

"With this album, TSQ sought to sonically address the world's current problems by creating unique arrangements of timeless classics rooted in hope, joy, peace and love," Livermore Valley Arts reps said. "Featuring original compositions by Stevie Wonder, Aretha Franklin, Richard Smallwood, The Beatles, Michael Jackson and more, RISE takes listeners on a musical journey that starts in a field of loss and hopelessness and ends in a fortress of faith, triumph and fortitude."

Featuring Kendall Isadore on violin, Élise Sharp on viola and Dawn Johnson on cello, The String Queens will take the stage at 8 p.m. on Friday the 13th.

String instruments will be a centerpiece the next night, too, as two standout young cellists will join the Livermore-Amador Symphony as special soloists for its "Forbidden Love" concert on Valentine's Day.

Dougherty Valley High student Donghu Kim and Fremont's Cara Wang (who attends Stanford Online High School) were winners of the symphony's Competition for Young Musicians. Both 16 years old, Wang will play Antonín Dvořák "Cello Concerto in B Minor, 1st Movement" while Kim will perform Pyotr Ilyich Tchaikovsky's "Rococo Variations for Cello".

As for the overall concert, the symphony will showcase two composers drawn to William Shakespeare's tale of star-crossed teen lovers: Frederick Delius and his "The Walk to the Paradise Garden" and Sergei Prokofiev with "Romeo and Juliet, Suite No. 2".

"The performance closes with Edward Elgar's deeply sentimental and romantic 'Salut d'amour', sure to lift everyone's hearts at the end of the evening," symphony reps said.

The concert is scheduled to begin at 7:30 p.m. Saturday (Feb. 14), preceded by an "Inside the Music" talk with conductor Lara Webber from 7-7:15 p.m.

Then on Sunday afternoon, a

performance of "Selected Shorts" is returning to the Bankhead stage.

The matinee live theatrical readings will feature actors Geoffrey Arend (of "Deli Boys" and "Madam Secretary" fame), Emmy nominee Wendie Malick ("Just Shoot Me" and more recently, "Shrinking") and "The West Wing" alumnus Joshua Malina.

Promising "an afternoon of funny, mysterious and poignant short stories about surprising romances, competing desires and unexpected encounters" apt for the holiday weekend, "Selected Shorts" is set for 3 p.m. Sunday (Feb. 15).

The entertainment continues into next week with a play of characters beloved by many young and old, with CYT Tri-Valley's production of "Seussical JR" — starring Horton the Elephant, the Cat in the Hat and other Dr. Seuss favorites.

"I am so proud of these young CYT performers. They bring their energy, enthusiasm, and a wide range of talents to their characters to help give a fresh take on these classic tales," director Wendy Hughes said in a press release. "Get ready to see some skateboarding, rollerblading, and a circus complete with juggling and Diabolo tricks! The audience even gets to be a part of our story — you are going to have a memorable time!"

CYT Tri-Valley's "Seussical JR" includes three school-day matinees designed for organized field trips and homeschool groups and two evening shows for general audiences between Wednesday and Thursday (Feb. 18-19).

Those devoted to giving back to their community can check out Tri-Valley Nonprofit Alliance's panel discussion at the Bankhead at 10:30 a.m. next Friday (Feb. 20), featuring State Sen. Jerry McNERney, CalNonprofits CEO Geoff Green and CalNonprofits Board Chair Chet P. Hewitt.

Then that night, the popular "International Guitar Night" tour will return to Livermore for the 15th straight year — with Alexandr Misko (Russia), Lucas Imbiriba (Brazil), Thu Le (Vietnam) and Taimane Gardner (USA, Hawaii).

Rounding out February at the Bankhead will be the free Lunar New Year Celebration next Sunday (Feb. 22) from 11 a.m. to 1 p.m., "Wild and Scenic Film Festival On Tour" with 14 short films of environmental storytelling on Feb. 27 and Livermore Valley Opera opening its two-weekend run of Wolfgang Amadeus Mozart's "Così fan tutte" on Feb. 28. ■

### About the Cover

The Tri-Valley community has faced months of earthquake swarms centered in San Ramon; how are residents and officials reacting? Photos courtesy Getty Images. Cover design by Paul Llewellyn. Vol. XXVII, Number 3



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## If you have children, or are planning to have children, what values would you like to instill in them?



**Jeff Light**  
Lead electrician

Honesty, for sure. When people are honest and truthful, they reveal the best qualities within themselves and also bring out the best in others. And that builds trust. Also, when you're honest, you have nothing to worry about because the truth will always set you free.



**Mary Keller, with Sisa**  
Retired

As a parent, I want to teach my children to be independent, and to be able to contribute to society in a positive and helpful way. I feel it's also important to instill values of kindness and decency because I want my children to be good human beings, not jerks.



**Christian Young**  
Bartender

I think respect is a big thing. So is equality, and being a good, decent person who helps others. I also want to instill in my children a sense of self-worth so that they will believe in themselves and in their capacity to make the world a better place.



**Ivan Gonzalez**  
Server

I have four children and am instilling in them the values of being honest, hard workers, and to appreciate their value in life, to appreciate every moment of their lives, and to know they can accomplish a lot of good in their community.



**Lisa Tromovitch**  
Artistic director

I would instill the values of recycling and respect for our environment. While I'm not a religious person, I believe that the planet is the creation. We need to care for and protect it. Caring deeply about the world we live in can stir compassion in us for all living things, including ourselves and each other.

—Compiled by Nancy and Jeff Lewis

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

The Pleasanton Weekly is published every Friday by Embarcadero Media Foundation, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407.  
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## Taste Tri-Valley Restaurant Week

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## DIGEST

### Lunar New Year

A number of free Lunar New Year celebrations will be taking place around the Tri-Valley this month, starting with the Pleasanton Senior Center this Saturday (Feb. 14) from 1-3 p.m.

The event, which is part of the city's 2026 Cultural Celebration Series, will feature "traditional performances by Xiaopei Chinese Dance and Kungfu Dragon USA, along with storytelling, crafts, and interactive activities celebrating cultural traditions observed across Asia and beyond".

Dublin's Hacienda Crossings Shopping Center will also be welcoming visitors to celebrate the Lunar New Year during its own event, which will take place on Sunday (Feb. 15) from 1-3 p.m. at the shopping center near the Ike's Love & Sandwiches. The event will also feature traditional dances along with face painting and balloon artists for kids and families.

The San Francisco Premium Outlets in Livermore will have its own Lunar New Year celebration next Saturday (Feb. 21) from 1-3 p.m. at 2774 Livermore Outlets Drive. The event will similarly feature festive dance performances, retailer pop-ups and food trucks.

### Restaurant Week

Visit Tri-Valley is getting ready to host its sixth annual Taste Tri-Valley Restaurant Week, which will run from next Friday (Feb. 20) through March 1.

The 10-day food event will highlight the region's best restaurants, wineries and breweries and offer food lovers exclusive deals, special events and unique menus to showcase the Tri-Valley's diverse culinary cuisine, according to the destination marketing organization.

This year's Taste Tri-Valley will officially kick off with an opening dinner at Pippal, an Indian restaurant in Dublin, on Thursday (Feb. 19) from 6-7 p.m.

For more information on Taste Tri-Valley and participating locations and offerings throughout the 10 days, go to [visitrivalley.com/restaurantweek](http://visitrivalley.com/restaurantweek).

### PAL competition

The Pleasanton Art League is currently accepting entries for its 2026 Youth Art Competition.

The nonprofit is seeking 2-D and 3-D original artwork from middle school and high school students to be featured in the Museum on Main's PAL exhibit, which will be displayed from March 20 to April 4.

Students will have until March 1 to submit their artwork. For more information on the competition, visit [www.pal-art.com](http://www.pal-art.com). ■

## Council shows initial support for hotel tax increase

Staff will spend next couple months developing ballot language for final council approval in June

By CHRISTIAN TRUJANO

The Pleasanton City Council unanimously gave staff the green light last week to draft the ballot language for a transient occupancy tax increase to be placed on the November ticket.

If approved by Pleasanton voters, the city's hotel tax will rise from its current 8% rate to 10% by July 2027 and then to 12% in July 2028, which staff said would generate about \$2.8 million in cumulative additional revenue per year.

"We really have no choice," Councilmember Julie Testa said in regard to placing the tax measure on the November ballot. "We know we have serious deficit issues that remain given that we did not pass the half-cent sales tax."

Testa was referring to the Measure PP sales tax revenue measure that voters defeated in 2024.

As Pleasanton continues to face an ongoing structural deficit, the city has been looking for new revenue streams over the past two years. That's why, back in August, city

staff introduced a number of potential revenue streams to address the city's continuing structural deficit, including the hotel and motel tax.

A hotel tax — also known as TOT — are paid by visitors staying at hotels and do have any impact on local residents, City Manager Gerry Beaudin explained to the council.

According to the staff presentation, Pleasanton has not updated its hotel tax in the past 40 years, and it is also one of the lowest in Alameda County. At least five cities in the county have a TOT rate of 14% and

a number of others are at 10%.

"All these cities started from a number that's several percent higher than Pleasanton's, and increased it even further and most of them passed with very significant margins," Councilmember Jeff Nibert said during the Feb. 3 council meeting.

The council had directed staff in August to conduct stakeholder engagement with Pleasanton hotel operators and regional partners to

See **HOTEL TAX** on Page 7

## Station closed?

BART could abandon Tri-Valley stops under doomsday cuts

By THOMAS HUGHES / BCN

BART says it could close up to 15 rapid-transit stations, eliminate the Blue line that runs between Daly City and Dublin-Pleasanton, and reduce service systemwide if voters turn down a sales tax increase planned for November.

The grim forecast, released last week by the BART Board of Directors, illustrates what could be at stake without the roughly \$1 billion a year in added taxes for BART, AC Transit, Caltrain and San Francisco Muni. A \$590 million loan was approved one week earlier by the state and the Metropolitan Transportation Commission to bolster the four transit systems for fiscal 2026-27.

The BART board was scheduled to hold a public workshop to consider the report on Thursday in Oakland, during which it also sought to review budget and service plans for the next fiscal year and beyond, to consider different funding scenarios. Results of the meeting were pending as of press time.

Board President Melissa Hernandez, the former Dublin mayor whose District 5 would see three of its four stations close under the doomsday scenario, expressed her dismay at what she described as a "shock and awe" proposal in a statement to the Pleasanton Weekly beforehand.

"This is not acceptable. Residents here rely on BART as an affordable option to get to and from work," Hernandez said. "Many will face economic



FILE PHOTO BY MIKE SEDLAK/MIKE@DIGITALSIGHT.COM

Morning commuters get ready to board an empty San Francisco-Daly City train at the Dublin-Pleasanton BART station, the eastern-most stop on the blue line.

hardships and the fear their job may be in jeopardy as they find their non-BART options are less affordable and less reliable."

"Residents here also provide a disproportionate share of sales tax revenue that funds BART's operations. The proposed station closures are not just inequitable, but also unfair," she added. "I expect a more thoughtful analysis and a deeper dive into how we can save money. We can't fix this problem by hurting the riders."

BART has been grappling with enormous budget deficits since 2020 amid plunging ridership and the later loss of pandemic-era financial support from the federal government.

The agency is trying to manage a roughly \$1.2 billion annual budget that has been running yearly deficits of about \$370

million, or about 30%.

Short-term funding has kept BART afloat as ridership has slowly ticked up over the last year.

But the agency has pinned its long-term prospects on the regional sales tax measure called "Connect Bay Area" that would increase the sales tax in the counties of Alameda, Contra Costa, Santa Clara and San Mateo by a half-cent and in San Francisco by 1 cent for 14 years.

The extra half-cent in San Francisco would be directed toward SF Muni to shore up its bus and light rail service.

A signature gathering campaign to qualify the measure for the 2026 ballot kicked off Feb. 2.

Without the sales tax, BART's report said, its contingency plan

See **BART** on Page 6

## Gibson gone in sudden breakup

LVJUSD board, superintendent mutually part ways amid budget clash

By JEREMY WALSH

The Livermore school board and second-year Superintendent Torie Gibson parted ways on Friday night, an abrupt conclusion to a tense time between the trustees and their top administrator over ways to handle an eight-figure budget deficit projected for next school year.

The trustees apparently decided to approve a mutual separation agreement with Gibson on Friday, although no action was announced after the closed session of the Board of Education's special meeting that evening. The news was confirmed by both parties in a joint press release issued by the Livermore Valley Joint Unified School District on Saturday morning.

Gibson receives a year's worth of salary at \$364,000 and medical benefits, along with the promise of a positive reference if a prospective employer contacts the district, in exchange for voluntarily resigning, ceding the remaining three years on her contract and both sides agreeing not to sue each other over the professional divorce, according to the deal — a copy of which was obtained by the Pleasanton Weekly on Saturday afternoon.



Torie Gibson

See **GIBSON** on Page 8

# Pleasanton, Zone 7 eye new wells at two parks

City staff will evaluate pros and cons of continuing alongside water agency or doing it solo

BY CHRISTIAN TRUJANO

The Pleasanton City Council recently received an update on the first phase of the so-called “Regional Groundwater Facilities Improvement Project”, which determined that the two best locations to construct and operate new groundwater wells in the city are the Pleasanton Tennis and Community Park, and Hansen Park.

The two new wells would be located outside of a PFAS plume and would contribute to the city’s water supply, which has taken a significant hit after the city had to shut down its wells and buy 100% of its water supply from the Zone 7 Water Agency because of the presence of PFAS, also known as forever chemicals.

City-operated groundwater wells contribute up to 3,500 acre-feet per year of water — approximately 20 to 25% — of Pleasanton’s total municipal supply needs.

“I do hope this turns into a win-win,” Pleasanton Mayor Jack Balch said during the Feb. 3 meeting. “I know Zone 7, as well as us, want to diversify our water supply. That’s something we’ve been pretty focused on as we’ve been 100% reliant on the state water project so how we utilize our 3,500 acre-feet is

obviously something top of mind to us.”

Now that the first phase of the project — the feasibility study — is complete, Pleasanton city staff will spend the next couple of months analyzing the findings and return in either March or April with recommendations on whether or not the city should move forward with constructing and operating the wells on its own, or with the help of Zone 7.

“I’m looking forward to seeing what our options are and how we can make that work for our community to best serve our community,” Councilmember Craig Eicher said during the council meeting. “Whether it’s joining forces with Zone 7 or diverting from the agency, he is looking for the best option to activate the city’s groundwater that will serve the residents best interests.”

The city first discovered the synthetic chemicals in its groundwater Well 8 back in 2019. After shutting it down, the city discovered similar chemicals in Wells 5 and 6, which were later shut down in 2022 and then allowed for use only if necessary during peak demand.

During that same year, the council approved the initiation of a water supply alternative study and

the following year, supported one of the alternatives: the development of new groundwater wells outside of the PFAS plume.

The overall goal of the project is to construct new wells within the Bernal subbasin which, according to experts, is expected to be outside the existing PFAS plume.

Since June 2024, Zone 7 and the city have been jointly working on conducting the first phase of the wells project. This work involved installing test wells at the three sites the agencies deemed viable locations: Del Prado Park, Pleasanton Tennis and Community Park, and Hansen Park.

“The objective of this study was to determine the feasibility of Zone 7 and the city jointly constructing and operating a new groundwater facility in the Bernal subbasin,” Pleasanton utilities planning manager Todd Yamello said.

Yamello, along with public works director Siew-Chin Yeong, went over the findings of the feasibility study and explained how, after running through all the data and criteria, the most viable locations to construct and operate new groundwater wells would be Pleasanton Tennis and Community Park, and Hansen Park.

The two also went over the costs

of building these well facilities, which Yamello said would be single-story buildings located at the parks, and how even though the initial estimate is around \$42.3 million, that number could be subject to change.

“As the project advances through each level of design, that estimate gets more detailed and that level of accuracy gets smaller,” Yamello said.

He also noted that the total project cost does not include the additional infrastructure costs that the city would need to pay for and construct aside from the well facilities in order to accommodate for the additional water flow to the water treatment facilities, where the groundwater would be treated.

One of the main topics that came up during the meeting was whether or not Zone 7’s feasibility study discussed the possibility of PFAS entering the Bernal subbasin following the construction of these two groundwater wells. However, Zone 7 staff told the council that the agency conducted models that showed how, even if there were three wells operating in that part of the city, it is very unlikely that PFAS would contaminate that area of the basin.

“To be very conservative, we ran the model with running these three

wells 24/7, which is very conservative, for 20 years — and we did not see, at that point, PFAS coming to the facilities,” Zone 7 General Manager Valerie Pryor said during the meeting.

As part of the city’s next steps, staff will work on weighing out the pros and cons of continuing with the overall regional groundwater project alongside Zone 7, which would mean some cost sharing between the two agencies for the project development, or if it should go about moving forward without the help of the water agency.

If owned and operated by the two agencies, the city will have to spend more money on making improvements to its water system infrastructure, but if it owned the wells solely, those improvements wouldn’t be necessary, staff said.

However, the council majority seemed to support the idea of saving money by joining forces with Zone 7.

“I do hope this achieves the cost savings that we’ve talked about,” Balch said. “When Zone 7 saves money, we save money and so that matters to our ratepayers, as we just went through a difficult rate-setting process ... We would like to have stability in the rates for the community.” ■

## Workday CEO out as co-founder returns to lead company

Aneel Bhusri back at helm two years after passing reins to Carl Eschenbach

BY JEANITA LYMAN

Two years after stepping back from his executive role with the Pleasanton-based company, Workday co-founder Aneel Bhusri has returned as its sole CEO to “lead the company’s next chapter”, according to an announcement Monday.

The move was effective immediately, with now-former CEO Carl Eschenbach also stepping back from his role on the company’s board. He will continue to serve as an adviser to Bhusri.

“I’m deeply grateful to Carl for leading Workday through an important chapter — scaling the company, building on our foundation, and positioning us well

for what’s ahead,” Bhusri said in Monday’s announcement.

“We’re now entering one of the most pivotal moments in our history,” he continued. “AI is a bigger transformation than SaaS — and it will define the next generation of market leaders. I’m energized to return as CEO, working alongside our presidents Gerrit Kazmaier and Rob Enslin, and I’m excited about the opportunity in front of us.”

Eschenbach and Bhusri served as co-CEOs from 2022 to 2024, when Bhusri stepped back into an advisory role himself and Eschenbach began the two-year tenure as sole CEO that concluded Monday.

“It’s been a privilege to serve

as CEO over the past three years and I’m proud of all we achieved — instilling greater operational discipline, expanding globally, broadening our industry focus, and laying meaningful groundwork in AI,” Eschenbach said. “I could not be more grateful to Aneel and to our board for the trust they placed in me to lead this special company, and I look forward to supporting Aneel and Workday in this next chapter.”

The move comes as the company kicks off its 2027 fiscal year, with fourth quarter and full-year financial results for the previous fiscal year set to be reported on Feb. 24.

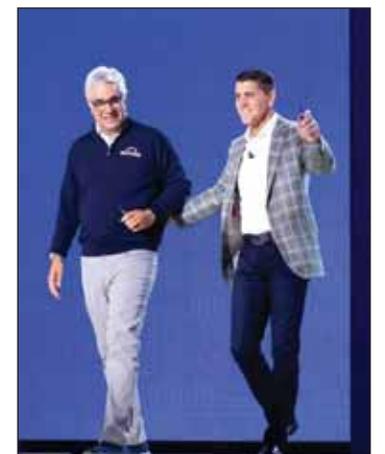
Bhusri’s return comes as the company seeks to refine its focus to “leading in the rapidly evolving

AI era”, according to Monday’s press release.

“Aneel and Dave Duffield founded Workday with a belief that work could be done differently, and they built one of the most innovative companies in enterprise software,” said Mark Hawkins, Workday vice chair and lead independent director.

“As we enter a defining moment shaped by AI, there is no one better than Aneel to lead this next chapter,” he continued. “His vision, conviction, and deep connection to Workday’s culture will position the company to continue to lead in a changing landscape.”

Founded in 2005, Workday has been based in Pleasanton since moving its headquarters from Walnut Creek in 2008. ■



FILE PHOTO COURTESY WORKDAY

Aneel Bhusri (left) and Carl Eschenbach (right) take to the stage for a keynote address at the 2023 Workday Rising conference in San Francisco’s Moscone Center.

## BART

Continued from Page 5

would move forward in 2027 in three phases.

In January, BART would close 10 stations, raise fares by 30% and reduce service by 63%. Maintenance and other expenditures would be deferred, and policing in stations would be reduced. The West Dublin-Pleasanton BART Station

would be part of that first round.

The service reduction would trim train arrivals to every half hour and mean the last trains would be at 9 p.m.

Phase two would see five more stations closed in July 2027, further fare increases and discontinuance of the Blue line between Daly City and Dublin-Pleasanton, closing the eastern Dublin-Pleasanton BART Station.

Yellow line service would terminate in Concord if phase two cuts are implemented, Orange line service would end at Bay Fair, and most Yellow line stations south of Daly City would close. Service would be suspended on most stations built after 1976, according to the staff report.

Further reductions, including shutting down the system completely, could be considered if no

solution is available.

BART is trying to manage cuts with the impacts they would have on revenue and has said in past analysis that service reductions alone cannot make up the deficit, meaning any solution must include increased revenue in some form.

Jeff Cretan, a spokesman for the Connect Bay Area campaign, said the cuts would set back the

system 50 years.

“The Bay Area needs public transit so people have a safe, affordable, and efficient way to get wherever they need to go,” he said. “This will make the region less affordable for working people and jeopardize the Bay Area’s economic recovery.” ■

*Editor’s note: Pleasanton Weekly associate publisher Jeremy Walsh contributed to this story.*

# Tri-Valley high schoolers walk out to protest ICE

Amador, Foothill among Bay Area schools that participated in demonstration

BY CHRISTIAN TRUJANO

Hundreds of Amador Valley High School students filled the sidewalk along Santa Rita Road last week as part of a student-led walkout to protest the U.S. Immigration and Customs Enforcement.

At least 200 students held up signs and chanted things like “We want freedom, we want peace, we want ICE off our streets,” while cars driving past honked their horns in solidarity with the students.

“I just think it’s so important to show people who are suffering that we’re in solidarity with them, even if our communities aren’t directly being affected yet,” Malana Schreiber, a senior at Amador and one of the lead organizers for the walkout, told the Weekly. “It’s important to show that we stand with those who are (suffering).”

The demonstration, which started around 2:30 p.m., was one of several high school walkouts that took place on Feb. 4 in the Bay Area — other participating schools in the Tri-Valley included Foothill High School in Pleasanton and Monte Vista High School in Danville.

Although the Foothill and

Amador walkouts were not sponsored or endorsed by the Pleasanton Unified School District, school and district officials were on scene to ensure the students’ safety — and their right to protest — during the demonstration, which lasted a couple of hours.

“Our priority was, and remains, the well-being of our students and staff,” PUSD Superintendent Maurice Ghysels said in a statement to the community. “Instruction continued on campus for students who chose to remain in class. Everything went well and remained peaceful.”

Pleasanton resident Marna McEnery, who took part in last Friday’s #ICEWalkOut demonstration in Livermore, said she has participated in several protests and that seeing these types of demonstrations from students gives her hope for the future, especially because a lot of these teenagers will be of voting age soon.

“This is such an important lesson of civic engagement that: if you don’t stand up for your rights, someone else will come along and decide their rights are more important than yours,” McEnery said.

Anaya Puri, a sophomore at Amador Valley, echoed those

sentiments and emphasized how important it is for students like herself to voice their opinions and raise awareness to what is going on in the country.

“ICE is going to an extent which they shouldn’t have to go to and at some point it turns inhumane towards others and it’s also affecting many families around the world, not just in America,” she said. “If there weren’t protests like these, then the message wouldn’t spread across.”

McEnery also said that, in general, she showed up to the walkout last week to show solidarity with the anti-ICE movement.

“I feel like with my heritage as a Jewish American, if I don’t stand up, who will?” she said.

The walkout came a day after the Pleasanton City Council briefly discussed ICE and federal immigration enforcement following a public comment from Pleasanton resident and veteran Brian Jenkins where he addressed the state of the country and voiced his concerns about the risks of these enforcement actions, which have recently led to protesters getting shot and killed by federal agents.

“We know they are depriving people of rights, lying about who is



CHRISTIAN TRUJANO

Several hundreds of students gather in front of Amador Valley High School on Feb. 4 as part of an anti-ICE walkout.

being kidnapped and human trafficked and we aren’t sure where to,” Jenkins said during the Feb. 3 City Council meeting.

“The moderate position isn’t just abolish ICE,” he added. “It’s arrest and prosecute ICE.”

Jenkins went on to ask the council what the city is doing to prepare for the possibility of ICE and other federal agents touching ground in Pleasanton and what the Pleasanton Police Department is doing to “ensure our people are protected,” and to ensure those federal agents follow the city’s laws.

“Protect and defend the people,” he asked of the city. “Restore the public trust or risk getting voted out and replaced.”

He even went as far as asking if the city would support some sort of nonviolent militia that would protect civilians from federal agents.

“Will you deputize our people to back you up?” Jenkins asked. “Will you tolerate a local, well-armed, well-regulated, non-violent militia for self defense to stand ready if or when we need to defend our people by any and all means when we are aggressed upon first?”

Following his comments, Councilmember Julie Testa asked PPD Chief Tracy Avelar to respond to Jenkins’ questions because she said “a lot of our community is feeling weighted by what we are seeing happen around our country.”

“We are in a challenging environment, I acknowledge that,” Avelar said. “We do not participate in federal immigration enforcement. We also do not communicate, we are not briefed, we do not know their objectives, their

See **PROTEST** on Page 8

## HOTEL TAX

Continued from Page 5

assess the feasibility of getting voters to approve the rate increase during this year’s election.

Staff presented the results of those listening sessions this week, which overwhelmingly showed that most hotel operators were neutral to the rate increase and did not oppose the idea. Staff said the hotel operators also confirmed that Pleasanton’s rate is lower than other cities, but added that a phased implementation of the rate increase would be preferred because they can communicate those changes to their customers easier.

However, they also communicated that hotel operators would not actively campaign for or against the rate increase.

Tim Howard, a general manager for Marriott International who has had close to 30 years of experience in the hotel industry, was one of the operators who the city reached out to and who spoke up during the council meeting.

Howard said while he didn’t oppose the rate increase, he wants the city to move a bit more cautiously as staff continue developing ballot language because he feels like, given how much hotel visitor numbers have eroded post-COVID, the rate increase could have some long term impacts.

“If hotels can’t charge customers at a rate that they can viably make

money in ... you will see owner disinvestment,” he said. “It will be harder for us to operate our hotels, to employ our locals, to pay our bills.”

Mayor Jack Balch acknowledged Howard’s comments and noted that the city is still in the early phases of developing the tax measure ballot language and welcomed his and other hotel operator comments so that the city can truly learn about all of the impacts such a measure would have on the city.

But apart from Howard’s comments, the rest of the discussion was largely positive about what the tax rate increase from the city’s current 8% to 12% would have on the city’s finances.

During the 2024-25 fiscal year, the city received about \$5.3 million in TOT revenue — the city budgeted for \$5.6 million in fiscal year 2026-27, according to staff. If approved, based on the city’s current hotel occupancy levels, the city would see a nearly \$3 million increase in additional revenues, which would go directly to the city’s general fund as currently laid out by the tax measure.

And while Beaudin acknowledged the nearly \$3 million in potential additional revenue doesn’t quite make as much of a dent in the city’s structural deficit, he said it’s a step in the right direction.

“This doesn’t solve the problem, but \$2.8 million certainly helps us,” Beaudin said. “It likely won’t fully

address the operational, structural deficit that we have but (we are) certainly putting this forward because we think it starts to move us in the right direction.”

With the council’s support, staff will work over the next several months to develop the draft ballot

language for the hotel tax before presenting it to the council in June to vote on officially placing it on the November ticket. Based on several factors (including whether someone challenges Balch for mayor, which would be the only citywide contest scheduled for the ballot,

given council districting), placing the revenue measure on the ballot could cost the city anywhere from just over \$242,000 to around \$339,000.

If placed on the ballot, the measure would need a simple majority (50% + 1) in order to pass. ■

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# Dublin council accepts defeat in Measure II lawsuit

Judge's order to repeal measure poised to stay, unless appealed by defendant Crosby

By JUDE STRZEMP

The Dublin City Council last week voted against appealing an Alameda County Superior Court judge's order to revoke Measure II over a violation of the state's environmental laws.

Given voter approval during the November 2024 general election, Measure II permitted the council to approve limited commercial development on 80 acres of land east of the city, located on property owned by Livbor-Manning LLC (Harry Crosby) for the sake of helping fund a \$153.6 million project extending Dublin Boulevard to North Canyons Parkway in Livermore.

The measure, otherwise known as the "Dublin Traffic Relief, Clean Air/Open Space Preservation Measure," rescinded protections for the Crosby property that were previously laid out in the city's General Plan.

However, a final ruling by Judge Michael Markman last fall, ordered the city to repeal Measure II for placing the item on the ballot ahead

of conducting an environmental review, as required of projects under the California Environmental Quality Act.

Markman's ruling Nov. 19 signaled a win for Save Mount Diablo and Friends of Livermore in their lawsuit against the city of Dublin and its council, Dublin city clerk Marsha Moore, Alameda County Registrar of Voters Tim Dupuis and Livbor-Manning LLC.

Following the final ruling, the City Council voted 3-2 vote in closed session Feb. 3 to refrain from appealing the decision, as reported out in public that night by city attorney John Bakker.

Voting in favor of an appeal were Mayor Sherry Hu and Vice Mayor Jean Josey with the remaining members of council voting against the pursuit of an appellate review.

"The city council determined that pursuing an appeal would involve significant cost, time and uncertainty and would not be in the city of Dublin's best interest," city officials

said in a Feb. 3 statement.

However, the council maintains that placing Measure II on the ballot did not constitute a project under CEQA, city officials added.

"We thank the three city council members who voted not to appeal, and we thank Save Mount Diablo's supporters and partners for helping us be successful with this lawsuit to protect our natural world against major opponents with deep pockets," SMD Executive Director Ted Clement said in a statement.

"(The decision) was validation of our efforts to protect important open space and the urban limit line in the Doolan Canyon area," he added.

Since their Feb. 3 meeting, councilmembers have expressed to the Pleasanton Weekly the thoughts guiding their individual votes.

In line with the city's statement, councilmembers Michael McCorriston and Kashaf Qaadri affirmed that the time and cost associated with litigation were factors in voting against an appeal.

"Decisions like these are among the most difficult we face as a council because they require us to balance the expressed will of our voters with our fiduciary and legal responsibilities to the city's future," Qaadri told the Weekly. "It is time to turn our attention away from the courtroom and back toward the collaborative work of building a sustainable future for Dublin."

While Councilmember John Morada also voted against seeking an appellate review, he considered the council's decision as a "victory for integrity in government," he told the Weekly.

"It was built on deception and driven by special interests, not the public good," he said of Measure II. "Standing firm on that belief is not about politics; it is about accountability, transparency and honoring the trust of our residents."

Moving forward, Morada said he intends to oversee the road redesign and its funding with an eye for community input.

"We must be careful not only about where funding comes from, but from whom," he said. "I send a deliberate warning to those seeking to dilute the public's voice for their selfish intentions because I will, at all costs, safeguard our democracy."

On the opposing side of the tally, Josey said she favored appealing Markman's decision to represent the will of the voters.

"Further, I believe the city is correct on the issue of law, and I believe we would have prevailed before the Court of Appeal," Josey added.

Hu did not respond for comment. "Appealing would have been futile and a further waste of taxpayer dollars," Friends of Livermore advocate Dick Schneider said in a statement.

According to city officials, forgoing an appeal does not impact the Dublin Boulevard extension, as planning and collaboration with the city of Livermore and other stakeholders are expected to continue on the project. ■

## GIBSON

Continued from Page 5

"We thank Dr. Gibson for her service and leadership during her tenure with the district. Her commitment to understanding and addressing both day-to-day and long-term structural challenges within the district is commendable. We wish her every success in her future professional endeavors," LVJUSD Board President Steven Drouin said in the press release.

Gibson, who was hired from Amador County east of Sacramento for the start of the 2024-25 school, said her time leading LVJUSD was "deeply meaningful experience."

"I am grateful to the Livermore community for their partnership, trust, and shared commitment to our students," Gibson added in the joint statement. "Although we faced real challenges along the way, I am proud of the work we accomplished together to strengthen systems, improve transparency and collaboration, and better support students across the district."

An unceremonious end to an up-and-down relationship, the superintendent came under fire in recent weeks amid public backlash when an initial list of budget reduction options featured potential school closures — which she said she was instructed to include by at least one trustee. The board took campus shut-downs off the table and took over the list-drafting process.

Michelle Pechette, the assistant superintendent of educational services whom Gibson brought to Livermore from Amador County, was picked Tuesday as acting superintendent to provide immediate leadership. The trustees also voted at Tuesday's

regular meeting to form an ad hoc committee to identify an interim superintendent to work until a permanent hire is made.

LVJUSD will be seeking its fourth superintendent in four years.

Livermore Education Association President Aimee Thompson said the union was "relieved" to learn of Gibson's exit.

"Prior to the announcement of her departure, members took a Vote of No Confidence in the Superintendent slated to be presented to the School Board during the regularly scheduled February 10th meeting," Thompson said Sunday afternoon. "We are hopeful our District is able to refocus on prioritizing students."

LEA's Facebook Stories on Saturday included sharing a post from a supporter account lauding Gibson's exit as "Great news for LVJUSD ... Now it's time to rebuild trust and put students and classrooms first."

The story reel also included a photo of LEA leadership posing with Drouin and three other LVJUSD board trustees at the ALCOSTA School Board Brunch on Saturday morning as the two groups continued with business as scheduled after the superintendent's departure overnight.

The board's vote to approve the mutual separation agreement Friday was 4-0, with Trustee Deena Kaplanis abstaining, Drouin confirmed to the Weekly on Monday.

The transition returns LVJUSD to the air of uncertainty district leaders and community stakeholders had hoped Gibson would alleviate when she arrived in Livermore a year and a half ago.

Following Kelly Bowers' 12-year run as superintendent that ended

with her retirement from public education in June 2022, her deputy Chris Van Schaack had a shaky two years as superintendent that included narrowly clearing his first annual performance review by a 3-2 vote of the board at the time. He retired at the end of the 2023-24 school year.

Gibson rose to the top of that ensuing recruitment cycle, conducted with urgency by the board and consultants from Leadership Associates to get a permanent superintendent in place in time for the 2024-25 term after Van Schaack gave his notice in late March 2024.

With nearly three decades of experience in education, Gibson had been dual superintendent for the Amador County Office of Education and Amador County Unified School District.

Her early months in Livermore were spent pulling the district's then-\$218.5 million budget out of "qualified certification" status, with the California Department of Education concerned LVJUSD might not be able to meet its future financial obligations — a state list that also featured Gibson's former districts in Amador County at the time.

LVJUSD navigated the state's certification concern, two trustee seats turning over in the election, contentious negotiations with LEA and other employee unions, and layoffs to right the ship during Gibson's first year.

And the heat would ratchet up even more early in the current 2025-26 school year.

Teachers and their supporters in the community crowded school board meetings and held a number of rallies, leveling strong criticisms of Gibson, her administration, the

district's bargaining team and the trustees while labor talks dragged on without resolution. Among the areas the superintendent found herself on the defensive about was public scrutiny over her executive team's professional retreat in Pismo Beach last summer paid by the district.

LEA declared impasse in the fall, but the two sides reached a tentative agreement centered on pay and health benefit increases during their first mediation session, a 14-hour meeting Dec. 12.

Gibson was vocal in saying the deal, along with the likelihood of the compensation adjustments being extended to all employee groups, would necessitate approximately \$16 million in ongoing budget cuts over the next two fiscal years — the bulk being in 2026-27.

The trustees discussed her initial list of options to reduce \$14.8 million from next year's budget on Jan. 20, and ultimately ordered the process to start again with much more board involvement in input and information gathering.

They also rejected school closures

as an option worth considering, as Gibson tried to defend herself that night saying at least one unidentified trustee asked for closures to be on the list and "Those of you who did (request), should probably own that."

The revamped process led to a special board meeting Friday evening, with Drouin listed as the presenter, not Gibson who was in attendance. The trustees debated the potential reductions but reached no decisions that night.

They then adjourned to a private meeting to discuss discipline, dismissal or release for an unnamed public employee. No vote was reported publicly out of closed session at the end of the meeting, but Livermore families were informed midmorning Saturday that Gibson and the board agreed to part ways.

A key question for the trustees going forward will be when they want to recruit for a new permanent superintendent — in time for the start of the 2026-27 term or wait for the 2027-28 hiring cycle, or some time in between. ■

## PROTEST

Continued from Page 7

purpose, their legal authority."

Avelar said without knowing the full operational awareness of a federal operation, if the PPD were to attempt to intervene it would create "confusion surrounding legal authority as well as responsibility."

"For the police department to insert (itself) within a federal operation would be inappropriate," she added.

Mayor Jack Balch added that the

city is closely watching and monitoring ICE activity and referred back to the statement the city published in regards to ICE back in January 2025, which read, in part, "the city of Pleasanton does not intend to play a role in enforcing federal immigration laws. Our priority is to ensure the safety and well-being of all individuals living in our city, regardless of immigration status."

Avelar also noted that any armed civilian militia is not a legal or safe public safety solution and said that "it will not be considered." ■

# DTA authorizes strike amid stalled negotiations

Board of Trustees approves ongoing reductions of over \$6 million for 2026-27 school year

By JUDE STRZEMP

The Dublin Teachers Association has authorized a strike, barring the settlement of a “student-centered agreement” with Dublin Unified School District negotiators, union representatives announced last week.

Endorsed by over 95% of DTA members, the union’s vote follows on the heels of an unsuccessful state-mandated mediation Jan. 6 amid a months-long impasse in labor negotiations over workday, salary, fringe benefits, grievances, class size, technology, assignment and transfer, leaves and job share assignments.

Meanwhile, DUSD must cut its budget by approximately \$6.8 million for the 2026-27 school year, an issue the Board of Trustees unanimously voted Jan. 27 to mitigate with approximately \$6.6 million in ongoing budget reductions.

Cuts affecting the unrestricted general fund — the pocket from which expenses must be reduced — include approximately \$3.86 million sourced from the district office and \$2.773 million from

school sites. Of the double-digit cuts to full-time equivalent positions that impact the unrestricted general fund, school sites face a total reduction of 18.5 FTE (\$2.296 million) while the district office faces a net reduction of 8 FTE (\$1.539 million).

DUSD is also poised to dissolve the district’s continuation campus, Valley High School; reduce spending on professional development, conferences and other non-essentials; adjust deferred maintenance contributions and pause technology refreshes.

According to DTA President Brad Dobrzenski, Dublin educators have suggested budgetary solutions to district leadership for over 18 months to no avail.

“This strike authorization vote shows that our educators are united and serious about demanding that management invest in Dublin students,” Dobrzenski said in a statement.

“We sincerely hope to avoid a strike, which would be disruptive to students and families and cause lasting financial harm to our schools,” DUSD Superintendent

Chris Funk responded in a subsequent statement. “The district will continue to engage in the state-mandated impasse process in good faith, with the goal of reaching a fair, responsible, and sustainable agreement that protects classrooms and student learning.”

Spurring the budget cuts are a lower cost-of-living adjustment from the state for 2026—27, a budgeting error of approximately \$3.6 million, rising costs of staffing, one-time expenditures to close out the district’s solar project and costs related to placing a parcel tax measure on the June 2026 ballot, Funk wrote in a Jan. 27 meeting memo.

Although Gov. Gavin Newsom released his proposed 2026-27 state budget Jan. 9 with a 2.41% COLA forecast — a 0.25 percentage point increase over the value district staff used for its reduction recommendation — the updated value is expected to have “no significant impact to DUSD,” according to a slideshow prepared for the board.

As a result of the budgetary issues, DUSD is facing its third consecutive year of multi-million

dollar reductions, meaning DUSD is limited in its ability to take on large increases to its ongoing costs, he said. Nearby districts are experiencing similar issues, he added.

“The parties remain far apart,” according to Funk, who said the union’s proposal has remained unchanged since its initial submission and would increase the district’s ongoing costs by approximately 14%.

“That level of increase is not fiscally possible without even deeper and more damaging cuts to programs and services for students,” Funk added.

According to union officials, district management has failed to reprioritize the budget to address student needs such as smaller class sizes and student supports.

During the Jan. 27 meeting, union leaders proposed methods of addressing the expected budgetary shortfall such as updating the district’s enrollment data and revenue projections, ensuring grants are included in revenue projections, cutting spending on consulting and contractors, implementing management-only furlough days

and considering early retirement incentive plans.

Additionally, commenters spelled out grave consequences they expect as a result of the reductions proposed by district officials. They also urged the board to consider the union’s direction.

“It is becoming a pay-to-play school district,” Dublin High School teacher Catie Tombs said during the meeting. “The parents and families that have the financial ability to pay for external classes and supports and tutors and summer learning, they will be advancing, while other low income students and families will be left behind.”

Several teachers during the comment period also attested to the importance of education specialists and Valley High School, as both were on the list of suggested reductions.

“Many of our students arrive disconnected, cynical, with a lack of engagement and sometimes unhealthy coping skills,” said Valley High teacher Deborah

See **STRIKE** on Page 10

## Supporting Valley Avenue's sound wall

City spokesperson provides update on work to repair, reinforce noise barrier

By CHRISTIAN TRUJANO

If you’ve recently driven down Valley Avenue in Pleasanton, you might have noticed some peculiar steel braces that seem to be supporting the sound wall along the road.

Well, as it turns out, this work is part of the city of Pleasanton’s ongoing “Valley Avenue Soundwall Repair Project”, a capital improvement project that the city is working on to repair a portion of the sound wall.

According to city communications manager Heather Tiernan, the permanent steel braces will help “strengthen the wall to ensure it reaches its full life expectancy, estimated at 60 to 75 years from its original installation in the 1980s.”

“It will eventually need to be replaced, but that isn’t anticipated for another 30+ years,” Tiernan told the Weekly.

According to an Oct. 21 staff report to the City Council, the precast sound wall along Valley Avenue, which does what the name suggests and acts as a barrier for noise, between Hopyard and Santa Rita roads was originally installed in the late ‘80s.

However, in 2017, a 230-foot section of the wall “failed, exposing the adjacent residents’ backyards”. At first the city removed the collapsed portion of the wall and installed a temporary wooden fence until it

could find the funding for a permanent fence.

But shortly after that, other sections of the sound wall began failing following some storms, which required the removal and installation of interim wood fencing, according to the October staff report.

After all that, one of the city’s engineering consultants, Biggs Cardosa Associates, was tasked with design services and developing plans to address the sound wall repairs. During its work, the consultant firm determined that the failure of the wall segments was “associated with the deterioration of the metal support columns, which lacked protective coatings.”

“The existing precast wall panels were in good shape, did not need to be replaced and could reach their expected 60-year service life,” according to the staff report.

Since then the city has been working on the design and construction of the sound wall repair project, which aims to address these issues by stabilizing and reinforcing 533 precast sound wall panels along both eastbound and westbound Valley Avenue.

“This project will stabilize 6,750 linear feet of existing precast soundwall by installing 1,070 new, galvanized tube steel posts in cast-in-drilled hole piles,” according to staff. “Work includes temporary support of existing panels,

clearing and grubbing at post locations, connection of new posts to existing concrete panels, installation of redwood cladding, sidewalk removal and replacement at post locations, and irrigation and planting restoration.”

Tiernan said the steel braces that are currently visible will be covered with wood to “better match other posts on the wall”.

According to the October staff report, the city received bids from construction contractors on Sept.

4, 2025 and the City Council, during its consent calendar portion of the meeting, awarded B and D Excavation and Construction with a \$2,665,540 contract to carry out the work, which started at the end of last year. ■

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# '80s theme for Valley Humane Society's annual gala

Nonprofit also offers Valentine's discount for adult cats, celebrates \$100K in donations from winery

BY CHRISTIAN TRUJANO

Valley Humane Society, Pleasanton's animal welfare nonprofit, will be hosting its 12th annual Tails at Twilight gala earlier than in previous years at its customary venue, Casa Real at Ruby Hill Winery.

The theme for this year's gala, which raises funds for Valley Humane's lifesaving programs, will be a throwback to the 1980s, according to a recent press release from the organization.

"Proceeds from Tails at Twilight benefit Valley Humane Society's lifesaving animal welfare programs and life-enriching community services, such as cat and dog adoption, AniMeals pet food pantry, the Phil

Scholz Veterinary Surgery Center, and Canine Comfort pet-assisted therapy, which supports mental health and wellbeing all over the Bay Area," according to the nonprofit.

The gala will kick off with a champagne reception where attendees can mingle and take part in a silent auction. Auction items include a six-night trip for two to visit Ireland, and private wine country dinner for 10 at 3 Steves Winery in Livermore, and Valley Humane's exclusive Ambassador packages where one lucky pup from Pleasanton and Livermore will be given the chance to represent their respective hometowns in 2026.

Dinner and other entertainment

will also be provided during the gala.

Tails at Twilight will be held at the Casa Real at Ruby Hill Winery, located at 410 Vineyard Ave. in Pleasanton, from 6-11 p.m. on March 21. Tickets for the event are \$200 per person and are available at valleyhumane.org.

Ruby Hill Winery also recently celebrated reaching \$100,000 in donations to Valley Humane, a milestone that was largely attributed to the winery's Cuvée Dray. Named after Ruby Hill's managing member Eric Callahan's dog Dray, who died in 2024, the winery donates \$10 to the nonprofit whenever bottles of Cuvée Dray are sold.

The donations are a way for the

winery to honor all canine companions and the winery's commitment to give back to the community, according to the nonprofit.

"People often assume a connection between the national groups and their smaller humane societies, but in fact, Valley Humane is supported exclusively by our local community," President Melanie Sadek said in the press release.

In addition to gearing up for the gala, Valley Humane is hosting an "Adults Only" cat adoption event every day from now until Feb. 14. Prospective cat owners will be able to find their feline valentine through this special event, which reduces adoption fees for qualified adopters to \$14 each on cats who are 5

months or older.

According to a press release, all adoptable cats have been spayed or neutered, micro-chipped and vaccinated. Adoption fees also include "a take-home goodie bag with items such as fleece blanket, catnip pillow, playthings, and pet-store coupons".

"The captivating qualities of adult cats are sometimes overshadowed by kitten cuteness, but they can be just as playful, snuggly, or shy," according to the press release. "Cozy up for a warm heart-to-heart with opinionated Katia or succumb to Nutmeg's beguiling demands for belly rubs."

Adoption hours are Tuesday through Saturday from 10 a.m. to 4 p.m. ■

## Remembering former Dublin mayor Janet Lockhart

Lauded for efforts during key period of growth, contributions to education and historical preservation

BY CHRISTIAN TRUJANO

Former Dublin mayor and longtime community leader Janet Lockhart died early last week after battling a long-term illness. She was 78.

Lockhart's tenure on the Dublin City Council began with her appointment in 1996, where she served for five years. In 2001, Lockhart — who served as vice mayor at the time — was appointed mayor to fill the vacancy created by the resignation of the then-mayor Guy Houston, who stepped down to run for the State Assembly.

She was later elected to the position and continued to serve as mayor from 2003 to 2007 for a total of 11 years on the council.

Prior to her time on the City Council, Lockhart served as a member of the Dublin Historical Preservation Association, now known as the Dublin Historical

Society, and also served as chair of the Dublin Chamber of Commerce which, according to Houston, was one of the main reasons she decided to run for a seat on the council.

"Some chairs of the chamber perform their duties as a ceremonial figurehead," Houston said in a statement to the Pleasanton Weekly. "Janet was different, she had ideas and worked hard to promote Dublin business. It was very noticeable; I knew that her leadership would be valuable on the City Council."

During her tenure, Lockhart oversaw significant growth and development in the city including projects such as the Hacienda Crossings, the West Dublin—Pleasanton BART Station, the Dublin Ranch development and the opening of the Dublin Senior Center, according to a Feb. 4 press release from the city.

Houston said Lockhart also pushed for the adoption of the city's

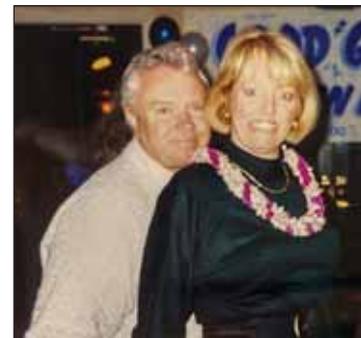
inclusionary housing ordinance, which sets housing aside for low-income residents.

"She supported the city through a period of planned growth in housing, retail and public infrastructure that helped shape Dublin into a more economically vibrant community," the Dublin press release stated.

But for Houston, one of Lockhart's greatest achievements for the city was when she advocated for the acquisition of land and construction of the Dublin Historical Center and Park.

"It was the old Romley's Shopping Center, and I wanted to redevelop it into an office complex," Houston said. "Janet made a strong case to make it a historical attraction and amenity, and that's what happened. If not for Janet Lockhart, we would not have the historical park today."

Apart from her time on city government, Lockhart remained deeply



COURTESY GUY HOUSTON

Former Dublin mayor Janet Lockhart, who died last week, poses for a photo with her husband Steven, who passed away two months ago.

involved in the community and, in particular, in the educational world. According to Houston, Lockhart served as the executive director of the Dublin Partners in Education and helped create enrichment programs for high school students in the Tri-Valley.

"Always an active supporter of schools, she helped foster the growth of Dublin Partners in Education and partnered with the school district in cost-sharing initiatives," Houston said.

Lockhart's late husband, Steven Lockhart, who died in December at age 78 in Colorado where the couple had relocated, also served as the first board chair for the School of Imagination and was similarly involved in many Dublin's commissions, boards and other organizations.

"The Lockharts were a team," Houston said. "They were an important part of the Dublin and Tri-Valley community."

In honor of her service to the city she called home for so many years, Dublin lowered its flags to half-staff from Feb. 4 to Feb. 9 at the Dublin Civic Center and Dublin Police Services. ■

## TAKE US ALONG



**Dinner with a friend:** Pleasanton Weekly Streetwise columnist Nancy Lewis brought the newspaper along for a dinner out in New York City with Sheri Holland, her best friend and work colleague for almost 30 years — she also grabbed a Streetwise response from Holland for the following week's paper.

## STRIKE

Continued from Page 9

Silverberg-Lopez. "What we do at Valley is provide the space and the connection for students to finally begin to reengage in their own lives and make significant changes for their future."

Following public comment, Board President Kristin Speck defended the majority of the proposed reductions.

"None of us up here want to make these cuts and I recognize that some people believe that we don't need to, but I believe that we do, unfortunately," Speck said.

During the board's discussion, Trustee Gabi Blackman and Vice President Carolina Martinez agreed that Valley High School should be restored first if additional funding becomes available.

Speck later expressed concern and uncertainty on how Valley High students will be affected as well as the district's upcoming lack of a communications department, but funding was ultimately not restored to either.

As for discontinuing the summer credit recovery program, Speck said the alternative suggestion of offering credit recovery during the regular school year would likely prove unsuccessful.

"For some students that might work, but I believe for a lot of them — if they couldn't manage the six classes they were in and they failed one of them — to add another the next semester is probably not going to work for them," Speck explained.

Saving previously associated with axing the summer credit recovery program (\$200,000) can be

made up without impacting staff, Funk said.

Following the board's vote to approve the cuts, sans the summer credit recovery program, the board passed resolutions for the reduction of certificated and classified positions.

Notices of potential layoffs are due by March 15. Employees may be recouped ahead of definitive lay-off notices due before May 15.

As for union and district negotiations, the final step in the process is a state-mandated impasse hearing set to be scheduled in the coming weeks, according to DTA officials.

If a settlement is not reached during the process, a panel leader will issue a non-binding recommendation for consideration by the union and district negotiators. Following their considerations, DTA has the legal right to strike. ■

# Community Pulse

## POLICE BULLETIN

### Class action suit targets SF Giants for charging 'junk fees' in online ticketing

A consumer class action lawsuit filed in federal court last month against the San Francisco Giants baseball team seeks to recoup alleged "junk fees" that were included in the price of hundreds of thousands of tickets to Giants' games purchased online.

Junk fees is the term commonly applied to charges that are not disclosed when an online purchase is commenced, but appear at the final stage of the transaction, leaving the consumer with a bigger bill than advertised.

The complaint submitted Jan. 26 alleges that prior to July 2024, San Francisco Baseball Associates LLC — the ownership group of the Giants — sold online tickets to fans that included previously undisclosed charges labeled "service fees" or "convenience fees" or "order fees".

The Giants declined to comment on the lawsuit.

The complaint illustrates the alleged practice by detailing the purchase of two Giants tickets by Los Angeles resident Juan Flores, the named plaintiff in the litigation.

According to the allegations, Flores bought two tickets to a game at Oracle Park on April 6, 2024, featuring the San Diego Padres playing the Giants.

Flores found the tickets online at an advertised price of \$10 apiece. Flores says that he logged into his MLB.com account and was taken to a timed checkout screen where the price appeared as \$20 for two tickets. He then was given a number of purchase related options — including parking, delivery method, payment details, and messaging preferences.

Only after making those choices did he get to the bottom of the page where the price was not \$20 but \$29 to account for convenience and order fees of \$5.50 and \$3.50, respectively.

The complaint says that if he had known the price was \$29 upfront, Flores wouldn't have bought the tickets, but by the time he discovered the total cost, he had "already invested substantial time and effort into selecting and purchasing tickets and (had) already psychologically committed to the tickets".

The complaint points out that the junk fees Flores amounted to 45% of the advertised price.

The inclusion of junk fees in purchase transactions — sometimes also called "drip pricing" for the idea that the charges are dripped out to the consumer as the purchase proceeds — has been targeted at the state and

federal levels in recent years.

California enacted Senate Bill 478, the "Honest Pricing Act", that became effective July 1, 2024, and forbids advertising or displaying a price in most consumer goods or services transactions that doesn't include all mandatory charges (other than taxes and shipping). The law applies to tickets and events.

The complaint says that the Giants discontinued the challenged practice in mid-2024 (presumably when the honest pricing law went into effect), so its focus is on transactions that occurred prior to that date. To make his claim, the plaintiff doesn't rely on the Honest Pricing Act but on more general consumer protection laws — principally those relating to unfair competition and false advertising — that existed in California before the new law.

The plaintiff says that the class that he seeks to represent would include all California residents who bought an online ticket to see the Giants where the price they paid included a fee or fees that was not included in the initially displayed price.

The complaint does not identify the total number of such transactions, but it says that the class could include hundreds of thousands of purchasers.

The complaint asks for restitution of the junk fees to the members of the class, and it asks that the Giants pay the plaintiff's legal fees in pursuing the litigation.

Wesley Griffith, attorney for the plaintiffs, said the lawsuit was important because "the price you see is the price you should pay and when companies deviate from that, it is bad for consumers and is bad for market economics."

— Joe Dworetzky,  
Bay City News Service

### BART reports decrease in crime on its system

BART released new figures last week detailing a reduction in crime across different categories over the past year.

According to a December 2025 report from the BART chief of police, crime over the course of 2025 dropped by 41% when compared to 2024 metrics.

In a press release, the agency said violent crime went down by 31% and property crime down by 43%. BART Police Chief Kevin Franklin said the decrease would help make the rider experience more enjoyable.

"Safety is about more than enforcement. It's about presence, partnership, and creating an environment where all riders feel comfortable using BART," Franklin said. "BART PD is committed to deterring criminal activity, responding quickly when help is needed, and ensuring riders feel safe throughout their journeys. These numbers

demonstrate the impact of officers who are engaged and focused on building trust with the communities BART serves."

BART General Manager Bob Powers, who was first appointed in 2019, has been working to make BART more attractive during a time when the agency is facing major budget problems.

Powers said that making incremental improvements to the system will also assist in resolving the problem while the agency works to address major funding gaps.

"Riders are witnessing firsthand the improvements to safety, cleanliness, and customer experience that define the new BART," he said. "We've combined infrastructure upgrades, such as improved fare gates and station lighting, with additional safety presence and customer-centered service to make BART a comfortable experience for everyone who rides. I want to thank BART PD for their tireless commitment to serving the public."

— Andres Jimenez Larios,  
Bay City News Service

### State probes fatal shooting

The Alameda County Sheriff's Office said the fatal shooting of a suspect Monday occurred after the person allegedly posed an immediate threat.

At about 3:19 a.m. Monday, a call came into emergency dispatch from a person saying they had a firearm and an "intent to harm others", the sheriff's office said. The caller allegedly said they needed to speak with law enforcement.

Deputies responded to the person's location in San Leandro and surrounded their residence in the 16000 block of Selborne Drive.

According to the sheriff's office, the person exited the residence and "presented an immediate threat to the deputies". The sheriff's office did not elaborate on what threat they allege was posed.

As a result, two deputies discharged their firearms and the person was fatally shot. No deputies were injured during the incident.

The shooting is being investigated by the California Department of Justice.

State Attorney General Rob Bonta's office put out a news release at about noon Monday saying the investigation is happening under the authority provided by Assembly Bill 1506, which requires the DOJ "to investigate all incidents of an officer-involved shooting resulting in the death of an unarmed civilian in the state".

The involved deputies were placed on paid administrative leave, according to the sheriff's office, and their names and the identity of the suspect have not been released.

— Bay City News Service

### Principal charged

A former school principal in the East Bay has been charged with multiple felonies alleging embezzlement and other financial crimes, according to the Alameda County District Attorney's Office.

Victor Dawson, 52, was the owner of New Horizons, a private elementary and middle school in Newark; he served as principal of New Horizons as well as for Mission Hills Middle School in Castro Valley, according to prosecutors, who announced the criminal case Jan. 21.

Dawson is accused of two counts of felony wage theft, two counts of felony tax evasion and one count of misdemeanor tax evasion, and one count of felony embezzlement from teachers and the parents of students.

Prosecutors allege that in 2024,

Dawson committed wage theft against 47 teachers and other staff. It is also alleged that he embezzled retirement contributions from six teachers, taking the money from their retirement savings from their paychecks and using the money for his own benefit. He allegedly evaded paying state taxes and payroll taxes by failing to file the necessary tax returns, while allegedly deducting payroll taxes from the teachers' paychecks and using those deductions for his own benefit.

The investigation into Dawson began after teachers contacted the California Labor Commissioner's Office, according to Commissioner Lilia Garcia-Bower.

According to prosecutors, a civil judgment against Dawson includes wages owed to employees, labor law penalties, and civil penalties totaling \$687,986.42. ■

— Bay City News Service

## Richard Puppione

February 27, 1946 - December 26, 2025

Richard Puppione, who spent 30 years (1977-2007) as a teacher and administrator in the Pleasanton Unified School District, passed away peacefully in Castro Valley on December 26, 2025, with his wife Cindy and children Chris, Jenny, and Bobby at his side.

A generous, optimistic, and fun-loving person, Rich believed that "Family Comes First," and he expanded his definition of family to include many of the people with whom he interacted daily.

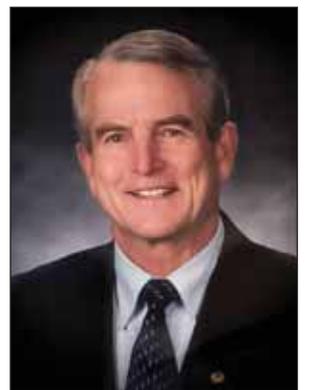
Rich was a born educator, guided by his quest to ensure that every student was improving and that every student succeeded. During his 36 year career in education, Rich impacted the lives of students as a teacher at Moreau and Bishop O'Dowd High Schools, and in the Pleasanton Unified School District, serving as teacher and vice principal at Harvest Park Middle School, principal of Village High School, and Senior Director of Pupil Services. He was instrumental in developing the Character Education program for the district, and he chaired numerous accreditation teams for the Western Association of Schools and Colleges, always working to ensure that student achievement was the priority. After he retired in 2007, Rich continued to evaluate schools for WASC at least twice/year.

In addition to his volunteer commitment to WASC, Rich spent his retirement becoming more involved in Oakland's Colombo Club, where he served two terms as president and was also Chairman of the Board, chair of the Scholarship Committee, and club historian. He wrote and had published two books on the history of the Colombo Club.

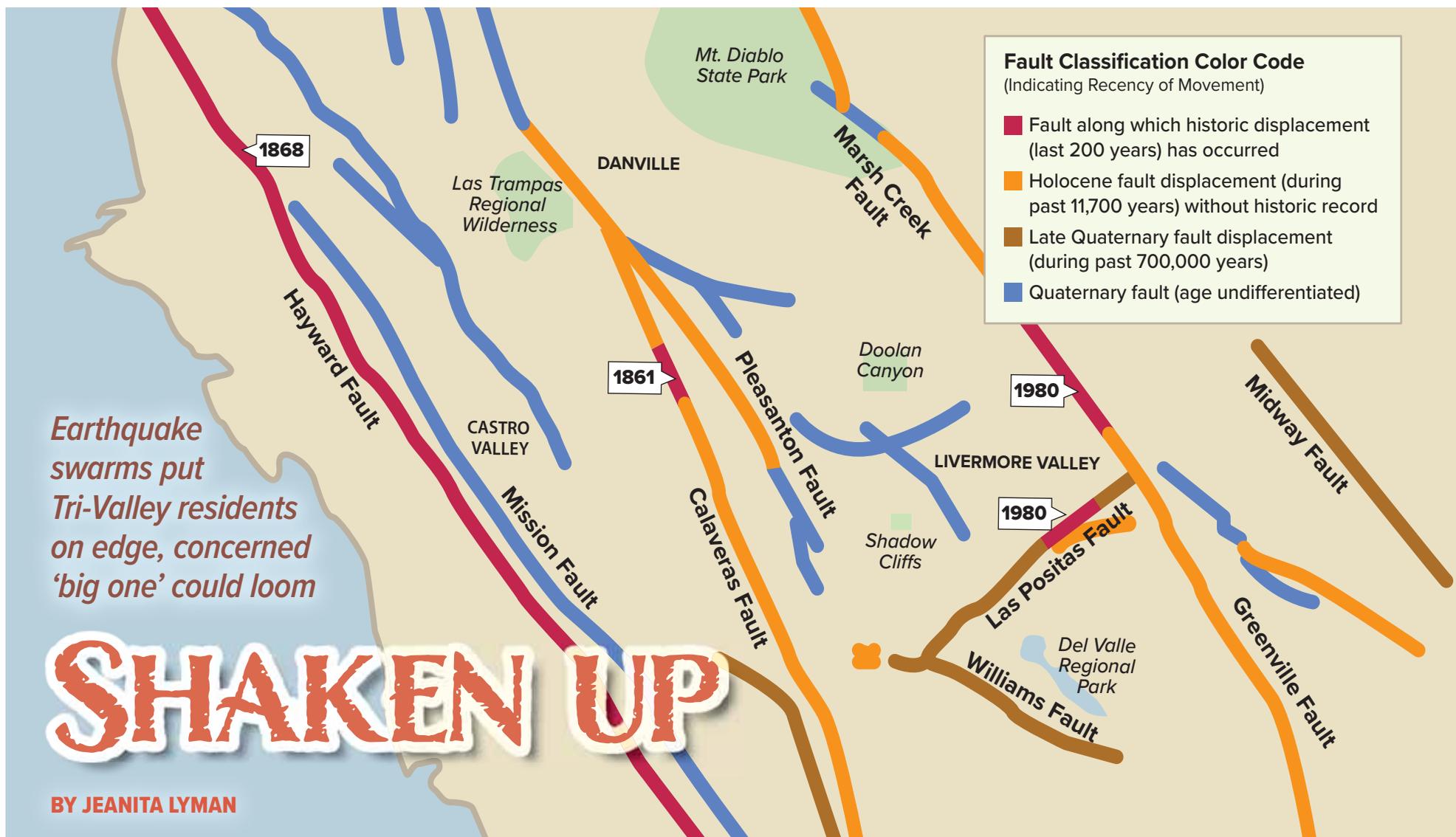
Rich is survived by his wife Cindy; children Chris (Dee), Jenny (Matt Lillard), and Bobby (Manya); grandchildren Ariya and Soren Puppione, Kendall and Austin Harris, and Katelyn Lillard; brother Don (Phoebe), sisters-in-law Linda Puppione and Alice Shands, and numerous nieces, nephews, and cousins.

A Mass of Celebration of Rich's life will be held on Saturday, February 28, at 11 a.m., at Church of the Transfiguration, 4000 E. Castro Valley Blvd., Castro Valley. Private reception to follow.

Donations in Rich's memory may be made to the American Heart Association, the Alameda County Community Food Bank, or a charity of your choice.



PAID OBITUARY



JOYCE YEE

Aftermath of the magnitude 4.2 earthquake in San Ramon on Feb. 2.

The largest of the most recent swarm of earthquakes last week served as a Monday morning wakeup to call to San Ramon resident and Bay Area native Joyce Yee while she watched a “cascade of glass” flow from her kitchen cabinet and shards landed next to her from across the room.

The scene was a particularly chaotic one resulting from the 4.2-magnitude earthquake just after 7 a.m. Feb. 2, which was followed by countless smaller quakes later in the day and week. By the end of the week, more than 100 earthquakes were recorded in San Ramon, 30-plus of which were magnitude 2.5 or greater, according to data from the California Integrated Seismic Network.

The acute period of seismic activity in San Ramon on Feb. 2 — and the associated concerns of his constituents — led San Ramon Mayor Mark Armstrong to issue a letter to residents seeking to quell concerns and highlight the city’s preparedness efforts to contend with earthquakes and other emergencies, alongside county, state and federal agencies, noting that the city is “closely monitoring the situation.”

“Most importantly, we will face this together,” Armstrong wrote. “San Ramon is a resilient community, and we look out for one another.”

The mayor of the normally quiet suburb has had interviews with numerous regional and national news outlets added to his list of responsibilities as reporters from near and far seek answers about the unusually lengthy period of seismic activity in San Ramon since the fall, unexpectedly placing the city in the spotlight from coast to coast.

Armstrong told the Pleasanton Weekly that he felt it was especially important to address the community of the growing city given that new residents might not be familiar with Bay Area earthquakes.

“Many people have not experienced anything like this and while our swarm of earthquakes is relatively minor compared to what could happen with the ‘Big One,’ many don’t know what to do,” Armstrong said.

## ‘Lesson: Get and install those earthquake brackets!’

Joyce Yee, San Ramon resident

Armstrong added that while he doesn’t expect it to last, he has seen the outpouring of media attention in San Ramon driven by the wave of temblors as an opportunity to educate both residents and the public at large about emergency preparedness.

“My message is basically — I understand our residents are unsettled by the recent swarm of earthquakes, earthquake swarms are not uncommon in our area, our city/region is prepared and you should be too, and there is good information and resources on practical things people can do to personally prepare for disasters or receive training,” Armstrong said.

Even for those who are familiar with earthquakes and the appropriate safety precautions for both big and small shakers, it’s possible for some things to fall

through the cracks. Yee learned after 18 years the kitchen cabinet that had led to the dramatic scene in her home Feb. 2 was only hanging on by two screws, neither of which were installed into wall studs.

“Lesson: Get and install those earthquake brackets!” Yee said.

The ongoing wave of earthquakes has also been at the top of mind for Fire Chief Jonas Aguiar, who took the reins of the San Ramon Valley Fire Protection District from longtime chief Paige Meyer on Jan. 8.

“I’ve been working here for 23 years, and I know we’ve had little ones here and there, but I feel like this past — what, four months, five months that we’ve experienced — I haven’t had something like that in my time here,” Aguiar told the Weekly.

“I feel like that’s the part where people are like, ‘oh, well you have a little swarm and then it’s gone.’ You don’t think about it for another year or two,” he added. “This time it’s been what, hundreds of them — I don’t know the exact count over the last four months — but it makes everybody a little uneasy.”

With the wave of community interest accompanying the wave of earthquakes, Aguiar and the district have been undergoing something of a crash course in geology as they seek to understand the current situation and communicate with the community.

That included a countywide meeting Feb. 4 in which a U.S. Geological Survey representative spoke with Contra Costa County agencies about the history of earthquakes in the region.

“Historically — at least back until the time that we were able to start tracking it, which I believe was 1970ish when they first started compiling data on it — these are not uncommon for this area,” SRVFPD deputy chief Chris Parsons said. “I think the largest historical earthquake we’ve had in the valley was about 4.4 in Alamo.”

“A lot of these are (magnitude) 3, 3.5, there’s a couple 4s,” he continued. “But they typically don’t get larger than that. A lot of concern is that this is going to lead to a larger earthquake. According to the USGS, that’s not necessarily the case.”

Last week’s quakes, including the 4.2, were centered on a series of small thrust faults that run roughly between Crow Canyon Country Club and the Dougherty Hills. But the city, and other parts of the Tri-Valley, also sit in the major Calaveras Fault Zone that extends northward from the San Benito area through the San Ramon Valley, which also includes the seismically active Pleasanton Fault.



JEANITA LYMAN

SRVFPD Chief Jonas Aguiar.



COURTESY GETTY IMAGES

Households should prepare for emergencies with at least 72 hours of supplies.

While experts say San Ramon is unlikely to be at the epicenter of a major quake, the Tri-Valley region could nonetheless be impacted by a major earthquake along the Calaveras Fault Zone.

A 2003 study found an 11% probability of a temblor of 6.7 or greater within the zone over the next 30 years, according to the USGS. But with the southern portion of the fault zone being more active than the northern portion running through the San Ramon Valley, it remains unclear exactly what the likelihood of a major earthquake near the magnitude of the 6.9 Loma Prieta quake in 1989 might be.

While the recent wave of seismic activity doesn’t necessarily indicate that a bigger quake is on the way, living in a geologically active region such as the Tri-Valley and the greater Bay Area means that the chance is always greater than zero — something that is consistently on the minds of communities and first responders.

For each earthquake over magnitude 4.0, SRVFPD typically puts out all of its equipment and activates each of its stations, conducting what is called a windshield survey following quakes 5.0 or higher in which first responders travel along pre-identified routes to get a sense of the damage that has occurred in various areas, using that information to then assess how to prioritize its responses.

In some cases, Aguiar said, that might be concentrating emergency responses in areas with high levels of damage or large numbers of people facing danger.

“Potentially, those areas may see fire services quicker because there’s a significantly higher loss of life potential,” Aguiar said. “We don’t typically drive by residences when there’s an earthquake, because we’re looking at these targeted areas. If people aren’t prepared, they don’t have supplies. And we know FEMA isn’t instantaneous.”

In a scenario such as that, Aguiar emphasized the importance for all households to prepare for emergencies with at least 72 hours of supplies.

“It takes time for the federal government or the state to also respond,” Aguiar said. “It’s going to be a difficult three days for them until they can get some kind of resources. And we don’t have caches of supplies for 200,000 people. That’s not typically how it works.”

“We have caches of supplies for our first responders so they can keep operations

going 24/7,” he continued. “And that’s where we really try to educate residents — you guys have got to do your work. You’ve got to be prepared. You’ve got to have your system in place. When we can get there to help you, we’re going to do everything we can to mitigate your emergency. But there’s going to be a time delay, potentially aftershocks depending on the situation.”

More rural homes outside of major gathering places could be some of the last to receive aid in the event of an emergency impacting a more populated area.

“Let’s say it happened right now, and we had a significant earthquake — a school with 400 kids in it, well that’s where our focus is going to be,” Aguiar said.

That message, in addition to insight about San Ramon’s overall geology and seismic activity, are front and center in the district’s ongoing community engagement efforts, which are set to include a public talk with USGS scientists.

“Don’t wait until the emergency to prepare for the emergency,” Aguiar said. “Don’t wait until it happens to talk about what you’re going to do. Planning and preparing well in advance — we all know that California has potentials for earthquakes and wildfires, so don’t wait until one is at your back door before you decide ‘I need these important documents; I need these medications; I need to know where this is for my pet,’ — all of that should be detailed and actually rehearsed prior to the event taking place.”

In the case of earthquakes, even smaller ones, there are other factors to consider and steps to take.

“Part of your earthquake preparedness plan is that you should be able to go through your house and identify the things you can easily rectify on your own potentially, where you don’t need somebody to come out or spend a lot of money on,” Aguiar said.

From his perspective, Aguiar said that having young children at home serves as a reminder to secure heavy furniture such as dressers, as well as televisions.

“Those are small things that you can do that are really no-cost items that

Visit San Ramon Valley Fire Protection District’s website at [firedepartment.org](http://firedepartment.org) for a comprehensive list of emergency preparedness steps for earthquakes and other catastrophes.

(residents) should be able to walk through their house and say OK, what are the risks associated with what I have here, and is there anything I can do about it just to make sure these things aren’t falling over and creating a larger risk for my family,” Aguiar said.

“I think those are like the bigger ones — TVs, dressers — It’s hard to know on cabinets, because everybody thinks their house was built properly,” he continued. “That’s a little bit harder to inspect. There’s a lot of normal stuff — obviously your hot water heater’s got to be lashed in, things like that, where it just doesn’t hurt to do a walk through.”

Aguiar is encouraging residents to visit the district’s website at [firedepartment.org](http://firedepartment.org) for a comprehensive list of emergency preparedness steps for earthquakes and other catastrophes.

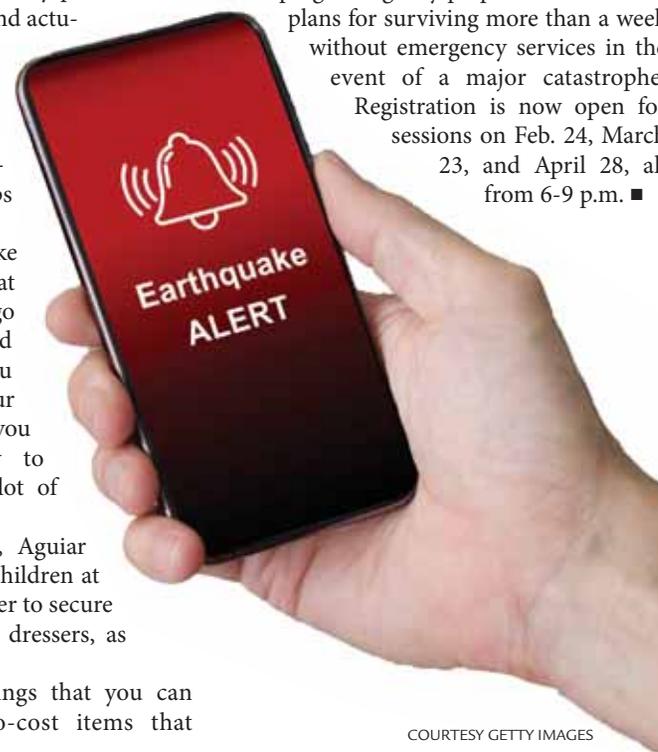
## Prepare for emergencies with at least 72 hours of supplies.

More information will be coming soon on this year’s Community Emergency Response Team program through the district, a 27-hour course that teaches community members about disaster preparedness and response, as well as fire safety, medical operations and triage, search and rescue, team organization, and disaster psychology. An interest list is currently open on the SRVFPD website.

The district also hosts a series of three-hour Personal Emergency Preparedness classes in collaboration with the school district, county, city of San Ramon and town of Danville. It serves as a crash course in devel-

oping emergency preparedness kits and plans for surviving more than a week without emergency services in the event of a major catastrophe.

Registration is now open for sessions on Feb. 24, March 23, and April 28, all from 6-9 p.m. ■



COURTESY GETTY IMAGES

## PLEASANTON'S FIRST RAGE ROOM

iSmash offers cathartic outlet for bashing, splatter-painting, axe-throwing and more

BY CHRISTIAN TRUJANO

Looking to relieve some of that stress in a fun and not-so-modest way? Well, as of Saturday, people can experience that therapeutic release by smashing objects and splattering paint inside Pleasanton's first-ever iSmash facility.

Located inside the Rose Pavilion shopping center, 4275 Rosewood Drive, unit 25, iSmash is a nationwide rage room and splatter paint destination that aims to bring a "bold, immersive entertainment concept to the East Bay." This marks the first iSmash facility to also open in the entire West Coast.

"Opening the first iSmash on the West Coast right here in Pleasanton is incredibly exciting," Michael Hardman, one of the two local entrepreneurs who spearheaded the opening of this facility, said in a press release announcing the opening of the new business. "We wanted to create an experience that feels energetic, polished, and welcoming, something people can come back to again and again, whether they're celebrating or just need a release."

Founded in 2018 by iSmash CEO Steven Shortino in Rochester, N.Y.,

the business idea was inspired by Shortino's desire to create "unique, cathartic experiences," according to the company.

After launching his first location in the East Coast, the business quickly grew as it offered a mix of different activities, including rage rooms, black light splatter painting and axe throwing, which will all now be available at the Pleasanton location. Rage rooms involve setting up objects and smashing them with things like baseball bats while splatter rooms involve individuals splattering paint all over canvases, the room and even themselves.

"Bringing iSmash to California marks a major milestone for our brand," Shortino said. "Michael and Herman share our commitment to delivering safe, exciting and repeatable experiences. Their local roots and passion for the community make them ideal partners to introduce iSmash to the West Coast."

According to the press release, Hardman and fellow entrepreneur Herman Yang both opened the franchise with one main goal in mind:

establish iSmash Pleasanton as a "go-to entertainment destination for the East Bay community."

Hardman is a professional in the insurance and automotive industries who will oversee day-to-day operations and Yang, who runs a financial planning practice, will help with the facility's growth in the community.

According to Yianna Theodorou, president and CEO of the Pleasanton

Chamber of Commerce, the franchise location has already connected with the chamber in order to engage more with the business community in the Tri-Valley.

"We've been anticipating the opening of iSmash and are excited to welcome this unique, experience-based concept to Pleasanton," Theodorou told the Weekly. "It brings something new to our business landscape and reflects a growing

interest in interactive, wellness-focused experiences."

According to the company, iSmash Pleasanton's grand opening took place on Saturday. The facility provides safety gear and materials but also offers the option to allow guests to bring their own smashable items from home.

Children must be over the age of 3 for the splatter paint experience and at least 8 years old for the rage rooms. ■



COURTESY ISMASH PLEASANTON

The new iSmash Pleasanton facility, located in the Rose Pavilion shopping center, marks the company's first expansion to the West Coast.

## Codebreaker who cracked Zodiac case coming to Danville

Eugene O'Neill Foundation hosting expert panel discussion on solving cold cases

BY JEANITA LYMAN

The Tri-Valley has an opportunity to go behind the headlines and ongoing notoriety of the Zodiac killer and Black Dahlia murder next weekend, in which the codebreaking expert who solved both cases joins other experts for a panel presentation.

Limited tickets remain for Alex Baber's appearance at the Village Theatre in Danville, which will include conversations with author Michael Connelly and cold case

experts Rick Jackson and Mitzi Roberts — both Los Angeles Police Department veterans — and David Tresmontan, who developed the cold case unit at the San Mateo County Sheriff's Office and continues to serve on it.

"Alex Baber, with his genius IQ and the hyper-concentration characteristic of his autism, succeeded where all others had failed — breaking the code of the Zodiac Killer's final taunting communication with authorities," organizers with the Eugene



Alex Baber

Margolis murdered Elizabeth Short, the Black Dahlia."

Baber now serves as director

O'Neill Foundation wrote in an announcement last month. "This enabled Baber to not only establish that the Zodiac Killer was a man named Marvin Margolis, but also to prove that

of the Cold Case Consultants of America, focusing in evidence review, forensic documentation, and primary source analysis in cold cases and continuing to collaborate with law enforcement.

Jackson and Roberts have both served as subjects for Connelly's prolific true crime writing career. Baber is the subject of his latest podcast "Killer in the Code", which organizers encourage attendees to listen to ahead of the event.

"Killer In The Code follows Baber

on his investigative journey across the country as he uses cryptology, genealogy, AI and finally long hours of basic gumshoe work to identify a suspect that has taunted and eluded authorities for decades," organizers of Connelly's podcast wrote on its website.

The live event at 7:30 p.m. on Feb. 21 at Danville's Village Theatre is also set to include an opportunity for audience questions. Tickets and more information are available at [eugeneoneill.org](http://eugeneoneill.org). ■

# New pizza restaurants roll into Livermore

Zachary's Chicago Pizza and Slice House open this month; Doppio Zero coming later in 2026

By JUDÉ STRZEMP

Pizza lovers may rejoice to learn that the city of Livermore is welcoming during February at least two slice-serving establishments to its food scene.

Specializing in deep-dish pies, Zachary's Chicago Pizza officially opened Feb. 2 downtown Livermore.

Zachary's new location marks the chain's second Tri-Valley eatery, joining a site in downtown Pleasanton.

"We're so excited to be part of the Livermore community and very grateful for the warm welcome we've received," Robin Smith, Zachary's marketing & community relations manager and employee-owner, told Livermore Vine. "We can't wait to welcome everyone in, serve some great pizza and start creating special memories together!"

Zachary's occupies the former site of Patxi's Pizza at 2470 First St., Suite 104.

Joining Zachary's, Slice House by Tony Gemignani is slated this month to make its Tri-Valley debut.

Slice House is known for serving



COURTESY ZACHARY'S

Zachary's Chicago Pizza opened Feb. 2 in downtown Livermore.

New York, Sicilian, Grandma and Detroit-style pies by the slice and whole pizza as well as pastas, wings and salads, including gluten-free, vegan and vegetarian options. Slice House also plans to serve craft beers, premium wines, sodas and juices, according to a statement from restaurant officials.

"Having grown up in the East Bay, it's especially exciting to see Slice House expanding into a community so closely connected to my

roots," founder Gemignani said in a statement.

Restaurant operator Ratika Tyagi expressed similar sentiments surrounding the restaurant's opening.

"We've seen firsthand how Slice House brings communities together over delicious pizza and a welcoming atmosphere," Tyagi said in a statement. "Being local to the area, this location feels like home turf for me. Livermore's downtown and surrounding neighborhoods are the



COURTESY DOPPIO ZERO

Doppio Zero is slated to open sometime this year in Livermore.

perfect setting for Slice House, which brings together families, professionals, students and more to enjoy great food and good times."

Grand opening events for Slice House at 1948 First St. are being planned for next Saturday (Feb. 21), according to company officials.

Also set to make its Tri-Valley debut during 2026 is Doppio Zero, restaurant officials confirmed to Livermore Vine this week.

"We haven't released an official

announcement yet, but we're happy to share that the rumors are true," restaurant officials said.

Known for its Neapolitan pizza and Southern Italian cuisine, Doppio Zero currently has five locations in the Bay Area along with an additional restaurant set to open in Walnut Creek.

The opening date of Doppio Zero's Livermore location has not yet been determined, according to restaurant officials. ■

## Artist's 'Intuitive Trace' on display at Lindsay Dirkx Brown Gallery

Exhibition features objects, assemblages, drawings

By JEREMY WALSH

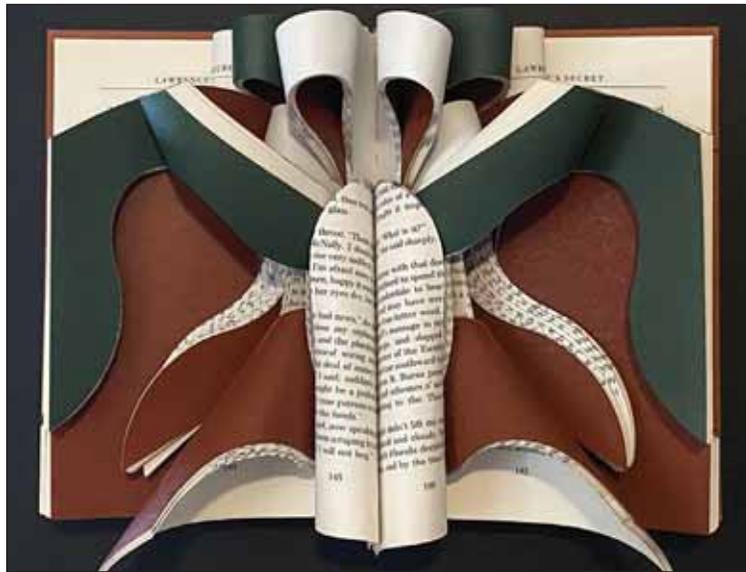
The creative instincts of Northern California artist John Accurso are being showcased in San Ramon's Lindsay Dirkx Brown Art Gallery this month.

The solo exhibition, entitled "The Intuitive Trace," features Accurso's sculptures using repurposed hardcover books, assemblages of recycled wood and his own drawings carefully arranged throughout the space to represent the range of reinterpretation reflected in his work.

"One major thread includes the deliberate choice of very humble, common (often free) materials, even items such as discarded library books, junk lumber, and mass-produced jigsaw puzzles," Accurso told the Pleasanton Weekly after installing the exhibition Feb. 2.

"Another thread that connects a lot of this work is my modular thinking; the 'bookcurls,' for example, a set of 200 units are all unique but meant to be arranged, rearranged and built up in uncountable configurations," he added. "The charcoal drawings are built in modules of line segments and radiuses, probably less obviously.

"If color is used in my work, it must help to convey structure, however cubistic it may be as in the 2 large pastels, or it must be an inherent



CONTRIBUTED IMAGE

"Butterfly Idol" by John Accurso (2024), manipulated book and paint, 12 x 16 x 8 inches.

part of the material, such as the book sculptures, the mounted wall reliefs," Accurso said. "The black and white paintings, which are done exclusively with paint rollers and paper masking devices (no brushes!) are meant to equivocate visually."

The Sonoma-based artist, who grew up in Albany and Orinda, said he was particularly drawn to the "modernity and complexity and the natural light" of the city-owned gallery.

"It is a very beautiful space and was quite a challenge to arrange all my

different modes of art making, as it is not simply a 4-walled gallery space," Accurso said. "Part of the fun in the installation was incorporating those long, narrow vertical pieces in this unique gallery."

"The Intuitive Trace" runs through Feb. 22 at the Lindsay Dirkx Brown Art Gallery inside the San Ramon Community Center at 12501 Alcosta Blvd. A special reception with the artist, including a poetry reading, is set for Feb. 22 from 2-4 p.m. Learn more at sanramon.ca.gov. ■

## Alamo painter exploring craft at French residency

'I keep returning to art as a way to express complicated emotions and share my heart'

By JEREMY WALSH

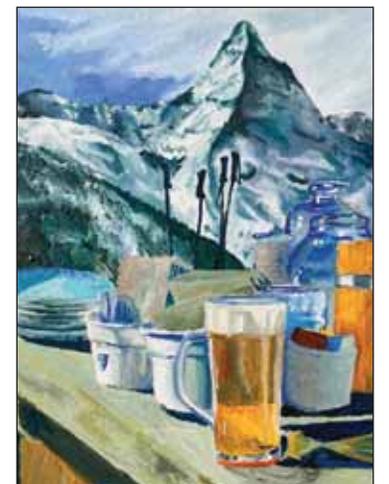
San Ramon Valley artist is preparing to find new inspiration through an exclusive residency in the French countryside starting Friday.

Milo Brown, who grew up in San Ramon and now lives in Alamo, has been selected for the Chateau d'Orquevaux International Writers and Artists Residence program that runs through March 5 at the property once owned by 18th century philosopher and art critic Denis Diderot.

"The idea is that new experiences spark creativity and proximity encourages friendship and collaboration," Brown said. "In this residency, I hope to continue building a cohesive body of work and connect with other artists from around the world."

Art has always been an outlet for Brown, who currently has work on display at the Blackhawk Museum and is a part-time tutor. Brown paints primarily with acrylics, but has been experimenting with watercolors and sometimes returning to oil painting.

"I used to go to art galleries with my grandparents and they would tell me about the impressionists, so I grew up very connected with art," Brown told the Pleasanton Weekly. "I don't remember when I first picked



CONTRIBUTED IMAGE

"A Drink at the Matterhorn" by Milo Brown, acrylic on canvas.

up a pencil, but I keep returning to art as a way to express complicated emotions and share my heart."

"After visiting the Manet and Morisot exhibit at the SF Legion of Honor, I decided to get serious about my art again and join a watercolor class with local artist Julia Oversloot," Brown said. "My friend, Kellan Nguyen, who is also an artist with a physics background, sent me a link to the Chateau d'Orquevaux application, and the rest is history!" ■

# Opinion

## GUEST OPINION

BY GARGI KANETKAR

### How slang affects younger generation

Language is changing faster than ever, and now it is even gaining official recognition. Previously terms like “rage bait” and “67” that arose from internet humor were primarily used in day-to-day conversation among youngsters, but now they have been gaining mainstream attention.

The term “rage bait” describes content designed to intentionally provoke others, which gained traction online and soon became a widely used phrase. However modern slang rarely develops in isolation, what started in the comment section of videos soon developed into a word that is used by teens everywhere in daily conversation.

The word became so well-known that the Oxford dictionary named it as their “Word of the Year” in 2025. Similarly, dictionary.com announced

their word of the year to be another slang word “67”.

Unlike traditional vocabulary, these words do not carry a singular formal meaning, instead they are flexible and used to fit into multiple contexts. The recognition of such words on renowned platforms demonstrates how language today is shaped less by formal grammar, and more by collective participation.

A phrase or symbol can spread rapidly simply because enough people repeat it, remix it and attach meaning to it in real time.

Dictionaries have traditionally documented words after they stabilize in common usage. Naming slang as “Word of the Year” depicts how rapidly times are changing and acknowledging how youth-driven and internet-based expression shapes modern English.

“I think we are moving away from

building a good vocabulary, and mostly just talking in the shortest forms of words that we can by smashing words into each other to make a new language,” said Sikha Ray, journalism student and junior at Amador Valley High School.

The concern is, how is slang affecting the younger generation, and how will it affect language as a whole?

Slang is closely tied to the speed of digital culture. Social media has been proven to reduce attention spans by introducing short-form content which encourages users to communicate as quickly and efficiently as possible.

“Our generation is really obsessed with speeding things up, we watch videos at two-times the speed and that carries into how we talk. People want to get their words out as fast as possible instead of taking time to think about what they’re trying to say,” Ray said.

Despite concerns of slang oversimplifying language, it shows how adaptable language truly is. It flows and changes to meet the needs of its speakers and slang is simply the latest example of that evolution.

Slang emerges from shared experiences, humor, or media, such as popular songs or viral videos making

it a form of cultural expression. The official recognition of words like “rage bait” and “67” suggest that even institutions are beginning to accept that meaningful language doesn’t always follow traditional rules. Language is a form of self-expression that is shaped by those who use it to fit their needs.

Ultimately, slang’s growing presence raises important questions, it challenges ideas about what “proper” language looks like, while highlighting how deeply communication is influenced by culture and technology.

Whether these terms fade quickly or become lasting additions to English, their rise shows that language is alive, constantly changing and shaped by the voices that use it most. ■

*Editor’s note: Gargi Kanetkar is a student at Amador Valley High School in Pleasanton with a keen interest in journalism and storytelling, dedicated to exploring the stories that matter to her community.*



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The Pleasanton Weekly is published every Friday by Embarcadero Media Foundation, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566; (925) 600-0840.

Mailed at Periodicals Postage Rate, USPS 020407.

The Pleasanton Weekly is mailed upon request to homes and apartments in Pleasanton. However, in order to continue delivering you the news you depend on, we encourage you to become a member at PleasantonWeekly.com/become-a-member.

POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566.

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## LETTERS

### A road to nowhere

The Weekly’s recent article (Jan. 30, 2026), “The road to revitalizing Main Street”, is a master class in the consequences of denial and soundbite happy speak.

In the article, Ms. Welk is quoted as saying the goal is to make downtown Pleasanton “not just commercially successful but also culturally relevant”. Really? Say that to a small business owner dying for more walk-in traffic! Ms. Welk’s bio does not show any entrepreneurial experience, and this quote makes this fact glaringly obvious.

Long before the elevation of Ms. Welk to the position of PDA executive

director, the city of Pleasanton failed again and again to support small business development, especially on Main Street. Years of near negligent neglect and cow-towing to a small but highly vocal NIMBY element has placed our downtown in a slow but accelerating death spiral.

The only road Ms. Welk and the PDA is on is the road to nowhere.

— Harry Edwards, 30-year Pleasanton resident

### Silence sends a message. Here.

In June 2020 more than 2,000 protesters took to the streets in Pleasanton to support Black Lives Matter. Here. And then we moved on.

A few months ago, the principal of Amador Valley High School, who is

African American, was the target of race-based hate through vandalism and racial slurs. We all knew. It was published here, in the Pleasanton Weekly.

No one stood on Santa Rita holding signs supporting him, or denouncing racism.

The School Board and Superintendent didn’t issue a statement or send a community-wide email supporting our principal.

Parents didn’t attend School Board meetings voicing communal outrage.

Our City posts on social media about connection and community — events like the MLK Fellowship Breakfast. But when hate showed up at one of our schools, against one of our leaders, there was nothing. Not about racism. Not here.

The only person to speak out was the principal himself. About racism. About hate. Here. In our community. Against him. Here — where our kids are educated and shepherded into adulthood.

No one spoke up in our “Community of Character.”

— Christina Nystrom

### People are dying

Let’s talk about deaths, specifically, preventable, pointless, illegal deaths in three categories: measles, boats, and immigration.

The first category has been flying under the radar. According to a measles tracker maintained by NBC News based on data from the Centers for Disease Control, measles infections in 2025 totaled 2,276,

the highest level in 34 years. Three people, including two children, died from measles.

Even more alarming, there are already over 700 reported cases for 2026, putting us on track to far exceed last year’s numbers of infections and deaths especially given that vaccinations have dropped dramatically.

Coverage of the second category has quieted somewhat due to the ongoing flow of new, sensational and outrageous actions by the Trump administration. Starting in September 2025 and going through December 2025, the U.S. conducted 35 known strikes against alleged drug smuggling boats in South American waters killing at least 115 people. This was all a prelude to the January 3 attack in Venezuela to kidnap the country’s president and wife.

And of course the third category, immigration, has a body count that will likely continue to grow given ICE abuses and the horrific conditions of detention centers. In January 2026, the number of people in immigration detention centers was at an all time high of 73,000, an increase of 84% since Trump took office.

And last year, at least 32 people died in ICE custody while another six have died in detention through late January 2026. The number of people shot and killed by ICE is at 13 bringing the overall total to 51.

Remember these numbers on the day you read this as they will surely increase. People are dying...

— Ward Kanowsky

## Employment

Omron Robotics & Safety Technologies, Inc. has opening for Senior Mechanical Engineer in Pleasanton, CA. Design, document, & test fixed & mobile robots & their ancillary components/equipment. Email resume to Sally.nguyen@omron.com. Ref. #125. \$175,157.00/yr.

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If you wish to learn more about the advertising options, please visit [PleasantonWeekly.com/employment\\_ads/](http://PleasantonWeekly.com/employment_ads/).



## PLEASANTON PREPS

By DENNIS MILLER

### Amador Valley boys' soccer gets two wins (and some help) to make first-ever EBAL playoffs

Also: Dons capture three individual titles at league wrestling tournament

The Amador Valley varsity boys' soccer team entered the last week of the East Bay Athletic League regular season needing a pair of wins to have any chance to make the EBAL playoffs, which involves just the top four teams.

The Dons also needed some help along the way to be locked into the fourth and final spot.

Mission accomplished as Amador got the wins, then got the help, and now the Dons find themselves in the EBAL playoffs for the first time in school history.

Amador wasted no time, opening the week with a big 6-0 win over California.

The offense was firing on all cylinders with a hat trick from Nader Hanna, two goals from Lucas Cimas and one from Ekansh Samantra. Picking up assists in the scoring barrage were Mateo Eichler, Jonas Lyons, Cimas, Hanna and Diogo Tempero.

Player of the game went to senior Ezra Hampton, who had more crosses as a sub than all others, then played defense without mistakes at either end.

The momentum carried into the rivalry match against Foothill for a 2-1 win. Lyons opened the scoring (assisted by Cimas), followed by a penalty kick from Avi Gorrepati.

While Foothill managed a goal in the 79th minute, the Dons held firm to secure the win. Player of the game went to Hanna.

Goalkeeper Zander Hobert made a triumphant return from a multi-week injury, earning recognition for several acrobatic saves that kept the Dons in the lead.



NOAH CAMP

The 14 Amador seniors recognized were Atishay Sati, Avi Gorrepati, Ezra Hampton, Francis McBain, Jio Lee, Jonas Lyons, Laird Muise, Lucas Cimas, Mateo Eichler, Nader Hanna, Ramsey Hanna, Ryan Smiley, Tyler Causey and Zander Hoberg.

The Amador junior varsity closed out its season with a pair of hard-fought draws, finishing a highly competitive campaign with an impressive 10-3-4 record.

The Dons tied their games against Cal (0-0) and Foothill (1-1), with Kingston Smith scoring their lone goal.

In recognition of their standout play throughout the season, these JV players have been called up to join the varsity roster in their post-season run: Smith, Mathias Tempero, Oliver Heid, Ewan Kinnear, Harry Brown and Dyllan Perrez Gallegos.

The Amador freshmen capped off a remarkable season last week with a gritty 2-1 victory over Cal followed by a 0-0 draw against crosstown rival Foothill on Friday.

The draw at Foothill extended their impressive unbeaten streak to six games. For the season, they finished with a final record of 11-4-1, making this the most successful freshmen team in the last decade at Amador Valley.

Evan Johnson took the 159-pound title with a 16-8 majority decision over Tunoa Bodily of Foothill.

William Chandler took the 192-pound title with a thrilling 4-3 win over Ronan McAllister of Livermore.

Finally, on the girls' side, Eliana Caro took the 102-title with a 11-3 majority decision over Cali Courteau of California.

#### Amador boys' basketball

The Dons split games in the final week of the regular season, falling to Cal and beating rival Foothill.

In the 64-61 loss to Cal where the Dons were without Jaylen Smith, Cade Krueger had 24 points to lead the scoring. Elijah Stanley had 19 points and Dante Ventura added nine.

Krueger again led the scoring in the 62-46 win over Foothill with 20 points. Stanley added 14 points and Eli Pace grabbed six rebounds to pace the Amador defense.

#### Amador girls' soccer

The Dons ended the regular season with a 2-0 win over Foothill.

Both goals came in the first half, starting with a goal from Mira Garuda, who put away a shot from close range following a loose ball scramble in front of the goal.

The Dons got the second goal when Garuda lofted a corner kick into the box and Julie Wanis headed it home.

The Amador defense took over from there as Foothill was held to one shot in the second half. ■

#### Amador wrestling

The Dons captured two boys' titles and one girls' title at the EBAL Tournament this past weekend.

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Pleasanton Weekly

#### PET OF THE WEEK

##### Make Max your Valentine

Love may be blind, but Max is only partially blind — and it doesn't stop him from seeing straight into your heart! This sweetheart is a staff favorite who's ready to be your ultimate lap cat, showering you with cuddles and affection. He's lived with other cats before but is equally happy as your one-and-only Valentine. Adopt Max for just \$14 during Valley Humane Society's "Adults Only" special through Saturday (Feb. 14). Call 925-426-8656 or email [info@valleyhumane.org](mailto:info@valleyhumane.org).



VALLEY HUMANE SOCIETY

# Public Notices

**NOTICE OF HEARING  
SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF ALAMEDA  
Case No. 24CV057827  
Robin Jolin and Jerred Jolin, Plaintiffs,  
v. Cascade Factors Incorporated, et al.,  
Defendants**

**NOTICE IS HEREBY GIVEN** that a Default Prove-Up Hearing will be held in the above-entitled quiet title action concerning real property located at:  
**991 39th Street, Oakland, CA 94608  
Assessor's Parcel Number (APN): 12-952-23-2**

**HEARING DATE:** Monday, April 7, 2026  
**TIME:** 10:00 AM **LOCATION:** Department 24, Rene C. Davidson Courthouse, 1225 Fallon Street, Oakland, CA 94612

**PURPOSE:** This is an action to quiet title based on adverse possession of the above-described property. Cascade Factors Incorporated, a suspended California corporation, and any persons claiming an interest in or lien upon the property, have the right to appear at this hearing.

**YOUR RIGHTS:** If you believe you have an interest in this property, you have the right to appear at the hearing and present evidence. Failure to appear may result in the Court granting the relief requested by Plaintiffs.

**CONTACT INFORMATION:** Robin Jolin and Jerred Jolin 504 M Avenue La Grande, OR 97850 Telephone: (415) 652-5059 Email: robin@robinjolin.com

(PLW Feb 13, 20, 27 and Mar 6, 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](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 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 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 informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://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 podra 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 llama, a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con las requisitos para obtener servicios legales gratuitos de un programs de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)). en el Centro de Ayuda de /as Cortes de California, ([www.sucorte.ca.gov](http://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 cancelacion 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)

**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](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 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 informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): 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: \_\_\_\_\_ s /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 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: \_\_\_\_\_ s/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)

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. 569378

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): MEGA ELECTRIC 38525 Knute CT Fremont, CA 94536 FILED IN ALAMEDA COUNTY ON: 03/05/2020 UNDER FILE NO. 569378 REGISTRANT'S NAME(S): DIURCA COSTIN 20348 Stanton Ave #7 Castro Valley, CA 94546 KUNTZ REIGH MELISSA 20348 Stanton Ave #7 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 January 28 2026. (PLW Feb 6, 13, 20 and 27, 2026)

Continued on next page

# Public Notices

*Continued from previous page*

## 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)

## 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)

## SOYULOO GLOW FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619855

The following person (persons) is (are) doing business as:  
1.) SOYULOO GLOW , located at 2701 Shattuck Ave, #214 Berkeley, CA 94705, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): TUVSHINZAYA MUNKHJARGAL 2701 Shattuck Ave Berkeley, CA 94705 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 County on January 05 2026. (PLW Feb 13, 20, 27 and Mar 6, 2026)

## THE HOT SPOT STUDIOS UNION CITY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620705

The following person (persons) is (are) doing business as:  
1.) The Hot Spot Studios Union City , located at 31868 Alvarado Blvd, Union City, CA 94587 , Alameda County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are): VISIVISA LLC 36292 Cedar Blvd Newark, CA 94560 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 February 06 2026. (PLW Feb 13, 20, 27 and Mar 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)

## OLD CHARM INTERIOR FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620161

The following person (persons) is (are) doing business as:  
1.) Old Charm Interior , located at 503 Centre Ct Alameda, CA 94502, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): JIUXIN XIONG 503 Centre Ct Alameda, CA 94502 Registrant began transacting business under the fictitious business name(s) listed above on Jan. 14, 2026 This statement was filed with the County Clerk-Recorder of Alameda on January 14 2026. (PLW Feb 13, 20, 27 and Mar 6, 2026)

## LITTLE J MAGNETS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620056

The following person (persons) is (are) doing business as:  
1.) Little J Magnets , located at 4625 Mirador Dr, Pleasanton, CA 94566 , Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): DIANA MEHANNY 4625 Mirador Dr Pleasanton, CA 94566 Registrant began transacting business under the fictitious business name(s) listed above on 12/25/2025 This statement was filed with the County Clerk-Recorder of Alameda on January 09 2026. (PLW Feb 13, 20, 27 and Mar 6, 2026)

## CHASE ELECTRIC FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620650

The following person (persons) is (are) doing business as:  
1.) Chase Electric , located at 1048 Serpentine Ln #302 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): HENNINGS ELECTRIC LLC 1048 Serpentine Lane #302 Pleasanton, CA 94566 State of Incorporation/Organization: California Registrant began transacting business under the fictitious business name(s) listed above on 02/01/2026 This statement was filed with the County Clerk-Recorder of Alameda on February 04 2026. (PLW Feb 13, 20, 27 and Mar 6, 2026)

## MD LASER SPA FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620295

The following person (persons) is (are) doing business as:  
1.) MD Laser Spa , located at 531 Main Street Pleasanton, CA 94566, Alameda County. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are): ROBERT F. GRAY MD INC. 1921 Armondo Ct Pleasanton, CA 94566 State of Incorporation/Organization: CA Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2004 This statement was filed with the County Clerk-Recorder of Alameda on January 21 2026. (PLW Feb 13, 20, 27 and Mar 6, 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)

## FREEWAY INSURANCE AGENCY OF LIVERMORE FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619713

The following person (persons) is (are) doing business as:  
1.) Freeway Insurance Agency Of Livermore , located at 1509 M Vasco Rd, Livermore, CA 94551, Alameda County. This business is conducted by: a Limited Liability Company. The name and residence address of the registrant(s) is(are): ORAM GROUP LLC 1509 M Vasco Rd Livermore, CA 94551 State of Incorporation/Organization: California Registrant began transacting business under the fictitious business name(s) listed above on 12/29/2025 This statement was filed with the County Clerk-Recorder of Alameda on December 29 2025. (PLW Feb 6, 13, 20 and 27, 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.) Insideware 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)

## 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)

## 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)

## IMPACTO GARDENING SERVICES FICTITIOUS BUSINESS NAME STATEMENT

File No.: 619973

The following person (persons) is (are) doing business as:  
1.) Impacto Gardening Services , located at 26156 Stanwood Avenue Hayward, CA 94544, Alameda County. Mailing Address: PO BOX 111661 Campbell, CA 95011 This business is conducted by: Co-Partners. The name and residence address of the registrant(s) is(are): BASILIO GONZALEZ 26156 Stanwood Avenue Hayward, CA 94544 Registrant began transacting business under the fictitious business name(s) listed above on 1/6/2012 This statement was filed with the County Clerk-Recorder of Alameda on January 07 2026. (PLW Feb 13, 20, 27 and Mar 6, 2026)

## CADENCE ALEXIA FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620167

The following person (persons) is (are) doing business as:  
1.) CADENCE ALEXIA , located at 5820 Stoneridge Mall Rd Suite 110-23 Pleasanton, CA 94588, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are): DELASANEICE JOHNSON 5820 Stoneridge Mall Rd Suite 110-23 Pleasanton, CA 94588 Registrant began transacting business under the fictitious business name(s) listed above on 11/23/25 This statement was filed with the County Clerk-Recorder of Alameda on January 15 2026. (PLW Feb 6, 13, 20 and 27, 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)

## REDWOOD MOBILITY AND ACCESS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 620254

The following person (persons) is (are) doing business as:  
1.) Redwood Mobility And Access , located at 500 High Street, Oakland, CA 94601, Alameda County. This business is conducted by: a Limited Liability Company. Mailing Address: PO BOX 6094 Moraga, CA 94570. The name and residence address of the registrant(s) is(are): NORCARE LLC PO BOX 6094 Moraga, CA 94570 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 20 2026. (PLW Feb 6, 13, 20 and 27, 2026)

*Continued on next page*

# Public Notices

Continued from previous page

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)

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)

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

Case No.: 26CV166518

TO ALL INTERESTED PERSONS:

Petitioner: Shannon Marie Baker filed a petition with this court for a decree changing names as follows:

SHANNON MARIE BAKER to SHANNON MARIE SINACOLA

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: March 27 2026, 9am, Room 514, 2nd Floor of the Superior Court of California, County of Alameda County located at 24405 Amador Street, Hayward CA 94544.

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

PLEASANTON WEEKLY

Date: January 27, 2026

Thomas Nixon

JUDGE OF THE SUPERIOR COURT

(PLW Feb 6, 13, 20 and 27, 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)

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

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# Calendar

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

## Lunar New Year

**PLEASANTON SENIOR CENTER** The City of Pleasanton's 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, 5353 Sunol Blvd.

**HACIENDA CROSSINGS** 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.

**SAN FRANCISCO PREMIUM OUTLETS** Ring in the Lunar New Year with a lively community celebration welcoming the Year of the Horse. Guests are invited to experience an afternoon filled with color, culture and tradition, featuring a festive Lion Dance. 1-3 p.m., Feb. 21. 2774 Livermore Outlets Drive, Livermore.

**BANKHEAD THEATER** Join Livermore Arts in celebrating the Year of the Horse with performances by XiaoPei Dance and Kung Fu Dragon and an altar of tidings and lantern making activities. Free and open to the public. 11 a.m. to 1 p.m., Feb. 22. Bankhead Theater. Visit [livermorearts.org](https://livermorearts.org).

## Entertainment

**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](https://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](https://livermorearts.org).

**LIVERMORE-AMADOR SYMPHONY** Spend Valentine's Day with the symphony. 7:30 p.m., Feb. 14. Tickets \$31-\$46. Visit [livermorearts.org](https://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](https://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](https://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](https://firehousearts.org).

**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](https://livermorearts.org).

**AN AFTERNOON OR EVENING WITH SOJOURNER TRUTH** Madelyn Porter brings to life the formidable spirit of Sojourner Truth, one of the 19th century's most powerful advocates for human rights who escaped bondage and transformed herself. 2 and 7 p.m., Feb. 26. Firehouse Arts Center. Visit [hmuseumonmain.org](https://hmuseumonmain.org).

**WILD & SCENIC FILM FESTIVAL** The Wild & Scenic Film Festival On-Tour partners with environmental organizations around the world to share powerful short films that celebrate the beauty of our planet and the people reimagining how we care for it. 5 p.m., Feb. 27. Tickets \$15-\$40. Visit [livermorearts.org](https://livermorearts.org).

**TVTC'S DREAMS REIMAGINED** Join for a fresh, funny and inspiring cabaret where boundaries of casting are joyfully broken and hear Broadway favorites like never before. 7 p.m., Feb. 27; 2 p.m., 28. Tickets \$24-\$34. Visit [firehousearts.org](https://firehousearts.org).

## Talks

**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](https://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 p.m., Feb. 19. La Quinta Inn, Dublin. Free registration at [treasurer@trivalleywriters.org](mailto:treasurer@trivalleywriters.org).

**UNDERSTANDING OPIOIDS AND PREVENTING OVERDOSES** Tri-Valley Haven hosts a free community education workshop focused on opioid and substance use awareness, overdose prevention and access to local treatment resources. 1-3 p.m., Feb. 24. Livermore Civic Center Library. To register, contact Tri-Valley Haven at 925-449-5845.

## Fairgrounds

**MAJOR LEAGUE TABLE TENNIS** The Bay Area Blasters defend home court against the Carolina Gold Rush, Texas Smash and Princeton Revolution. Expect fast-paced rallies and top-tier professional table tennis excitement all weekend long. Feb. 13-15. Visit [alamedacountyfair.com](https://alamedacountyfair.com).

**THE FLY FISHING SHOW** The Fly Fishing Show produces the world's largest consumer fly fishing event designed for all levels and ages. Explore the latest in rods, reels, lines, leaders and accessories. Feb. 27 to March 1. Visit [alamedacountyfair.com](https://alamedacountyfair.com).



**PLEASANTON**  
UNIFIED SCHOOL DISTRICT

**BLACH CONSTRUCTION COMPANY**  
Pleasanton Unified School District - Amador Valley High School Campus Renovation - Increment 2  
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 2. *The second increment of the project includes: The construction of the New Competition Gym (BLDG S) & the New Theater (BLDG T), site work adjacent to buildings and to support EVA and path of travel improvements. Excavation, 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](mailto: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](mailto:alex.waldsmith@blach.com)).

All bidders must provide the fully completed documentation in a sealed package to Blach Construction on or before Thursday, February 26th, 2026, at 3:00 pm.

## Bay East honors best in local real estate in 2025

Annual awards include Heystek as Realtor of the Year, Aboumrad as Outstanding Leader

By JEREMY WALSH

The Bay East Association of Realtors recognized the best of the best in local real estate during its 2025 awards ceremony last weekend.

Awards handed out during the trade association's inaugural event at The Club at Castlewood on Feb. 7 included Realtor of the Year, Rookie of the Year, Outstanding Leader and the John Deadrich Distinguished Service Award.

"The 2025 Bay East recipients have dedicated themselves to serving others in every aspect of their careers while simultaneously supporting the Realtor community and real estate industry at large," association reps said. "Each demonstrated ethical standards and professionalism, active community involvement, and a high level of service to the real estate profession."

Based in Pleasanton, the association serves and represents more than 6,000 residential and commercial real estate professionals in the East Bay, including much of the Tri-Valley. Here is a description of the winners, as provided by Bay East:

### Realtor of the Year

With a long career centered on service above self in the community, including 19 years with Bay East, Louis Heystek was named the 2025 Realtor of the Year.

Fellow members consider Heystek a preeminent example of what it means to be a real estate professional — a career that extends beyond transactions and is a commitment to betterment of the



**Louis Heystek**

profession and the world around him.

His award reflects not just Heystek's professional achievements, but his dedication to civic involvement, ethical practice and uplifting those around him — proving that excellence in business and service are not mutually exclusive.

### Rookie of the Year

Already in his young career, Anthony Geha, of eXp Realty, is a trustee for the Bay East Foundation in addition to growing his list of real estate accomplishments that are built around genuine connections in the field — among the reasons he won the 2025 Rookie of the Year.

Coming from a multigenerational real estate family, Geha was instilled with the belief that the profession is about shaping communities, not just closing transactions. And his peers continue to notice.

### Platinum Affiliate of the Year

The Platinum Affiliate of the Year award went to Trevor Frey, of Supreme Lending, who was praised for working behind the scenes to



**Trevor Frey**

uplift fellow affiliates and Bay East on the whole.

Frey views real estate as going through a sort of "renaissance", so he's become even more involved in the organization over the past year and set the example for how to get things done, not just talk about it.

### Outstanding Leader

Bill Aboumrad, with Legacy Real Estate Associates, earned the Outstanding Leader award given to a standout past-president of the organization. Also a former Bay East board member and lead of the Realtor Voice Task Force, Aboumrad has been in the industry for over 30 years and helped Legacy grow to more than 300 agents in three



**Bill Aboumrad**



**Joe Annunziato III**

offices across the Bay Area.

His roles as an agent, broker, sales manager, senior executive, trainer, mentor and coach have allowed him to push the industry forward by helping agents and their clients, according to his peers.

### John Deadrich Distinguished Service Award

Joe Annunziato III took home the annual honor named for the association's first president to recognize someone who exemplifies the self-sacrifice, vision and accomplishments of the greatest leaders who have shaped the real estate profession.

Fellow members see Annunziato, a Bay East board director,



**Glen Riggs**

as supporting them by remaining on the forefront of industry issues and being a part of shortening the learning curve for newer or even experienced members and real estate professionals. He cares for the success of the real estate industry and his colleagues as much as his own and enjoys working to advance the profession in any way he can.

### Good Neighbor of the Year

Realtor Glen Riggs received the annual award lauding a Bay East member for positive contributions to the community beyond the profession. His peers shined the spotlight on Riggs for his transformative leadership as board president of Tri-Valley Theatre Company.

Through strategic community partnerships and relationship-building, Riggs strengthened the cultural fabric of the Tri-Valley region. His service reflects the belief that the arts belong to everyone, and that community theater can be a powerful force for bringing people together across all backgrounds and experiences. ■

COMING FEB. 27

## Luxury Homes Preview

Don't miss the expanded real estate section featuring news and articles of interest about the local real estate market.

Real Estate Agents:  
Reserve your space today! Call 925-600-0840.

## HOME SALES

This week's data represents homes sold during Nov. 24-26 for Pleasanton, Livermore and Dublin, and Jan. 12-16 for San Ramon.

### Pleasanton

- 6342 Alford Way** Mccain Family Trust to A. & A. Chaudhari for \$1,375,000
- 1885 Brooktree Way** Beck Family Trust to G. & D. Evans for \$1,400,000
- 6056 Corte Encinas** Jlg Survivors Trust to F. & K. Korgaonkar for \$1,015,000
- 7897 Meadowbrook Court** D. Mcmenamin to Z. & B. Esmaeili for \$1,494,000
- 6312 Suddard Court** Pearce Living Trust to A. & J. Franco for \$850,000

### Livermore

- 1623 4th Street** K. Anderson to Dhaliwal Trust for \$651,000
- 219 Blackstone Common** Tey Family Trust to R. & M. Khan for \$1,120,000
- 2969 Cabrillo Avenue** D. Osborne to R. & M. Hanson for \$990,000
- 4468 Edgewood Way** Kolb-Gouveia Living Trust to A. & V. Millar for \$1,700,000
- 626 Heligan Lane #4** Maze Properties LLC to G. Shankhour for \$1,025,000
- 3825 Jerrold Road** Stratman Family Trust to C. & M. Vieira for \$1,708,000

- 1377 Lillian Street** S. & P. Payan to B. & R. Ramachandran for \$1,340,000
- 2035 Monterey Drive** N. & D. Williams to A. & C. Martinez for \$815,000
- 1935 Pine Street** Aquino Living Trust to G. & R. Lao for \$860,000
- 538 Sandalwood Drive** Barbarasch Trust to Ramachandran Trust for \$1,098,000
- 258 Turnstone Drive** Y. & T. Boduszynski to C. & C. Frieders for \$948,000
- 1650 Vetta Drive** G. & G. Barrozo to A. & S. Devulapalli for \$2,098,000
- 1120 Wynn Circle** Sunshine Trust to T. & N. Donat for \$1,295,000

### Dublin

- 7684 Arbor Creek Circle** J. Pattathil to Pham Duyen T T for \$870,000
- 7906 Castilian Road** Lindo Trust to Y. & X. Guan for \$1,520,000
- 4353 Fitzwilliam Street** F. & V. Go to M. & T. Huang for \$690,000
- 5592 Holly Bay Avenue #E** H. Lennar to P. Kedarisetty for \$900,000
- 7465 Limerick Avenue** Ruiz Trust to A. & D. Nguyen for \$1,120,000
- 11693 Solana Drive** Fulton Living Trust to J. & S. Potharam for \$1,435,000

- 4369 Table Mountain Road** Milenkovic Family Trust to P. & P. Pandey for \$1,665,000

### San Ramon

- 20202 Argento Loop** A. Ignacio to P. Reddy for \$975,000
- 705 Bridge Creek Drive** B. & G. Manek to J. & M. Hong for \$1,705,000
- 528 Caprio Court** J. & P. Webster to Chen Family Trust for \$1,880,000

- 820 Pinehurst Place** Chokshi Family Trust to G. & H. Qi for \$1,780,000
- 14 Poppy Hills Lane** Almeida Trust to A. Gonzalez for \$1,260,000
- 56 Seneca Lane** B. Dexter to Bagul-Shinde Trust for \$1,931,000
- 2552 Veneto Court** N. & S. Kim to M. & P. Ghosh for \$2,060,000

Source: California REsource

## SALES AT A GLANCE

### Pleasanton (Nov. 24-26)

**Total sales reported:** 5  
**Lowest sale reported:** \$850,000  
**Highest sale reported:** \$1,494,000  
**Average sales reported:** \$1,226,800

### Livermore (Nov. 24-26)

**Total sales reported:** 13  
**Lowest sale reported:** \$651,000  
**Highest sale reported:** \$2,098,000  
**Average sales reported:** \$1,203,692

### Dublin (Nov. 24-26)

**Total sales reported:** 7  
**Lowest sale reported:** \$690,000  
**Highest sale reported:** \$1,665,000  
**Average sales reported:** \$1,171,428

### San Ramon (Jan. 12-16)

**Total sales reported:** 7  
**Lowest sale reported:** \$975,000  
**Highest sale reported:** \$2,060,000  
**Average sales reported:** \$1,780,000

Source: California REsource



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## JUST LISTED | ALAMO

279 BOLLA AVE • ROUNDHILL • \$2,175,000  
4 BED • 3 BATH • 3,409 SF • 0.40 AC

This home features a thoughtful layout that maximizes natural light. A versatile loft offers endless possibilities as a home office, media room, creative studio, or private retreat. The expansive, level lot offers tremendous potential for creating your ideal indoor-outdoor lifestyle, whether you envision a resort-style pool and spa, entertaining areas, or lush gardens. Spacious living areas provide an excellent foundation for modern updates, allowing you to craft a custom retreat that perfectly reflects your lifestyle. **Open Saturday 2/14 & Sunday 2/15 1-4pm.**

## COMING SOON | WALNUT CREEK

3 BED • 2 BATH • 1931 SF • 10,000 SF LOT • CALL FOR PRICING

Located in the highly desirable Woodlands neighborhood, this beautifully updated home offers comfort, style, and exceptional outdoor living. The newly remodeled kitchen and bathrooms feature high-end finishes, complemented by hardwood floors and premium appliances throughout. Situated on a huge lot, the backyard is an entertainer's dream with a resurfaced pool, tranquil koi pond, and abundant space for an ADU, boat, RV, or future expansion. Close to top-rated schools, shopping, dining, and convenient commuter routes.



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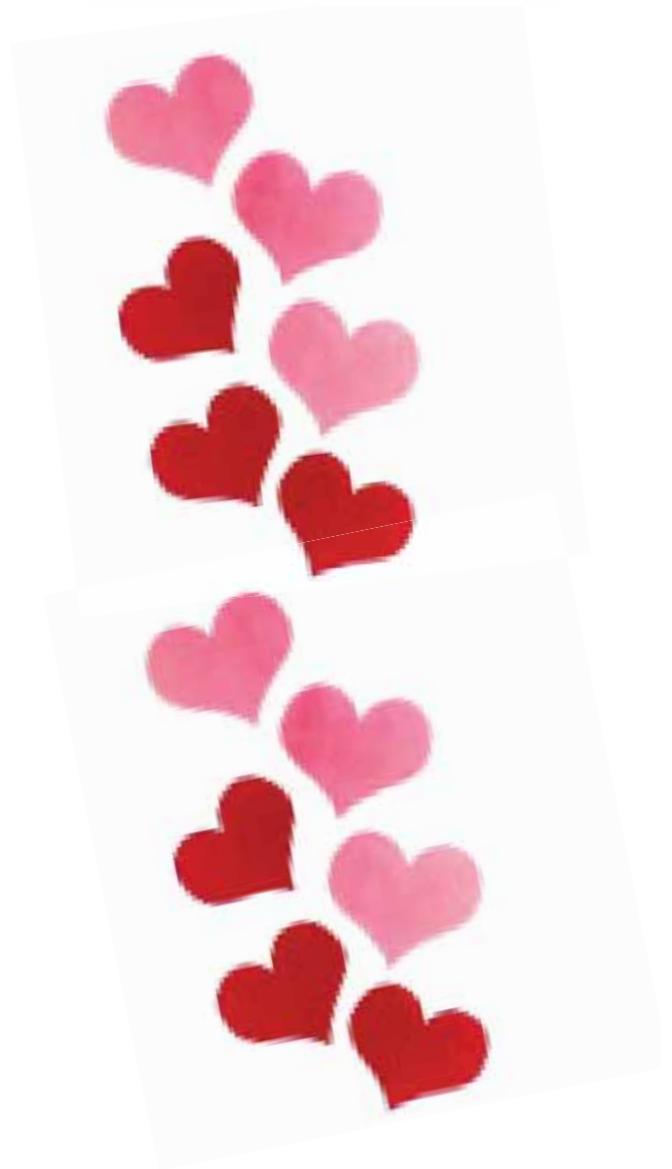
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- Understanding the changing markets
- Skilled in guiding buyers and sellers
- Strong negotiating skills

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### My client says:

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