

# Pleasanton Weekly

NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

**Congress race  
too close to call**

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# Pleasanton Weekly wins 1st place for **GENERAL EXCELLENCE**

The annual **California Journalism Awards**—celebrating excellence in reporting, design, photography, and multimedia—recognized our team for the first time winning **General Excellence**! The Pleasantly Weekly team has won **22 awards**, including **10 first-place honors**. Winning categories are listed to the right.

Our award winners demonstrate our commitment to coverage of your community that would not have seen the light of day without us. They also represent what can be accomplished when a community backs local journalism – and what would be lost in the Tri-Valley without that support.

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# WHAT A WEEK



By JEREMY WALSH

## Concert and more

We're getting into the community more than ever before the rest of this year — and it all starts this Friday with the Concert in the Park in downtown Pleasanton.

The Pleasanton Weekly is sponsoring this installment of the Pleasanton Downtown Association's summer Friday evening concert series, with our show featuring Diablo Fugitives playing rock 'n' roll covers from 7-8:30 p.m. in Lions Wayside Park.

Stop by our table and meet our team before or during the concert, and help us celebrate our 2025 General Excellence Award from the California News Publishers Association.

We'll have a prize wheel for you to spin, Pleasanton Weekly mugs for those who donate to us, plenty of this very newspaper and a listening ear for a news tip, praise and criticism from our loyal readers.

The event is such a great opportunity for us to embrace and engage the Pleasanton community and enjoy an exhale before our busy period really kicks in after Labor Day. Not that my calendar exactly shows this as the slow time...

As many of you know, our East Bay division editor Cierra Bailey — who had been with us for nearly 6-1/2 years and helped us launch LivermoreVine.com in 2021 — departed last month to focus on her family and personal life. I've been recruiting for her successor for weeks, but I'm happy to say we're getting close to an announcement.

Balancing two jobs at once during this vacancy has been demanding. I relish the opportunity to get my hands dirty with our day-to-day journalism again, but I'm ready to pass the baton to our new editor next month.

Outside of putting out the newspaper weekly and three Express email newsletters daily and participating in multiple critical organizational projects while hiring, my big task has been pulling together our 2026 Tri-Valley candidate forum series.

And I'm proud to say (although I'm trying not to panic at the workload ahead) that we are on track to have up to 11 election events between Sept. 14 and Oct. 12, including adding Sunol-Glen Unified School District and Livermore Area Recreation and Park District for the first time each. Those two races are among the most intriguing in our region, and we look forward to helping voters get to hear directly from those candidates before they cast their ballots.

We are going to reveal our schedule in a week or two, once we nail down final details. We are advancing on a forum for every city, town and school district election in the Tri-Valley — but our dates for Livermore City Council and San Ramon Valley Unified School District may drop off because there is only one contested race instead of three on the ballot.

Our election events are a critical part of our editorial strategy during campaign season, along with candidate profiles, coverage of election news and reviewing campaign finance reports. I hope to see you at our forums, or you can watch the videos after the fact.

We're also gearing up to participate in the Three Valleys Community Foundation's second annual 925 GIVES fundraising campaign, which will give nonprofits in Alameda and Contra Costa counties — like our Embarcadero Media Foundation — the chance for a nice infusion of donations at the end of the third quarter.

The 24-hour online drive Sept. 25 helps Tri-Valley residents more easily make an impact closer to home. Registered nonprofits are listed on [www.925gives.org](http://www.925gives.org) and people can navigate to the organizations of their choice and donate.

Consider contributing if you can. To help local journalism sustain and thrive in the Tri-Valley, any and all support matters — and that goes beyond just financial.

Donations, subscriptions and advertising sales are so important for us, of course, but so too are critical consumer actions like being regular readers of our print newspaper and our website, signing up for our Express or Preps Playbook newsletters, sharing our stories on social media, visiting our community events, bringing the Weekly on vacation for a Take Us Along, emailing a Letter to the Editor, sending us a news tip ... the list goes on.

That's the message I deliver at public appearances, like my recent guest speaker presentation to the Livermore Cultural Arts Council. I have dates coming up with the San Ramon Chamber of Commerce and the Rotary Clubs of San Ramon Valley, Dublin and Pleasanton.

If you're part of a group interested in having me (or our publisher or our new editor) present to your members, don't hesitate to reach out. I'll prioritize working you into my calendar. ■

## About the Cover

Members of Granada High's class of 1966, the first to graduate in school history, stand in front of an old oak tree in the athletic quad in 2026. Photo by Chuck Deckert. Cover design by Paul Llewellyn. Vol. XXVII, Number 30

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What thoughts and feelings go through your mind when you enter a room full of strangers?



**Cristina Quezada**  
*Teacher (Fremont's 2026 Educator of the Year)*

When I have to walk into a room full of people I don't know, I feel nervous because it's a big deal to me to make sure I'm being the best possible version of myself that I can possibly be when meeting people for the first time. You only get one opportunity to make a first impression and I always want mine to be a good one.



**Jose Ruvalcaba Jr.**  
*Program manager*

I'm excited! I'm genuinely interested in people's experiences in life and am happy to share my own and listen to theirs. I've discovered that there is always something valuable to learn from every single person I meet.



**Haley Calkin, with Remi**  
*Warehouse manager*

Well largely, it depends on the crowd. If I'm heading into a setting of all strangers I feel anxious because I worry that I won't be able to start conversations and will just be standing around. Fortunately though, that has not ever actually happened; I'm always able to just dive right in, engage with people and find some common ground.



**Jeff Garrison**  
*Retired*

My first thought is "Do I even need to be here if I don't know anyone?" And then my next thought is "Where's the bar?" Generally though, I have no anxiety about meeting new people. I actually enjoy meeting new people and making new friends.

—Compiled by Nancy and Jeff Lewis



**Kavita Jain**  
*Transportation engineer*

At first I feel nervous, but then I begin to feel the energy of the people around me, and I try to match it. I listen carefully to the topics people are discussing, and then gravitate toward the ones I find interesting. And then everything is all good!

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

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Pleasanton Weekly is sponsoring an upcoming Pleasanton Downtown Association Concert in the Park downtown.

On Friday, August 21st, in Lions Wayside Park, the Diablo Fugitives will be performing rock covers starting at 7 p.m. Arrive early to set up lawn chairs and picnic blankets.

Stop by and say "Hi"! Enjoy this free music series and visit our booth. Several of our reporters, editors and staff will be there to talk to local community members.

Keep us in your community. Donate to local nonprofit journalism today! The Pleasanton Weekly greatly appreciates every reader, and we look forward to serving you quality journalism and supporting the local community.

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## DIGEST

### Dublin ranks No. 1

Dublin was recently named as the Best Place to Live in California by the U.S. News & World Report, beating over 160 other ranked cities statewide.

Dublin earned the top recognition for scoring high across four categories: quality of life, value, job market and desirability.

According to a weekly newsletter from the city earlier this month, this recognition “speaks to what makes Dublin special, from great schools and thriving businesses to safe neighborhoods and a strong, connected community.”

### Goodguys car show

Over 3,000 hot rods, muscle cars, classics and trucks from across the country will be on display at the Alameda County Fairgrounds this weekend for the Goodguys 39th West Coast Nationals.

Hosted by the Goodguys Rod & Custom Association, the three-day event will feature autocross racing, an “earth-shaking Nitro Thunderfest”, live music, a massive swap meet and vendors. Attendees will also be able to see which rides take home the top awards of the weekend.

The event runs from 8 a.m. to 5 p.m. on Friday and Saturday, and from 8 a.m. to 3 p.m. on Sunday. For more information, visit [alamedacountyfair.com](http://alamedacountyfair.com).

### Night Markets

Dublin’s monthly Night Market series will be returning to the city starting this Friday (Aug. 21).

Located at a closed-off section of St. Patrick Way near downtown Dublin, the market will feature all types of vendors and live music. After Friday, the market will return three more times: on Sept. 25, Oct. 23 and Nov. 13.

All four events will take place from 5-9 p.m. Street parking will be limited so visitors are encouraged to take public transportation, rideshares or walk to the event, if possible.

### ‘A Stroll in Sunol’

The Sunol Business Guild is hosting a wine-tasting event this Saturday (Aug. 22) at the Sunol Depot Garden, which is located just down the street from the Sunol Glen School.

Dubbed “A Stroll in Sunol: Pours, Picnics, & Paws”, the free, all-ages event will allow attendees to explore the “beauty and charm of Sunol” as they stroll through the park during an afternoon filled with local wine, live music, artisan vendors and family-friendly games.

There will also be a dog show and contest, according to the event description. ■

## Wahab holds slim lead in runoff for Congressional District 14

State senator sits at 51.04% to Hernandez’s 48.96% in special election to succeed Swalwell

**By JUDE STRZEMP**  
Democrat Aisha Wahab has taken a narrow lead in the special runoff election for Congressional District 14, with an approximately 2.1-point edge over fellow Democrat Melissa Hernandez, according to unofficial results on Tuesday night.

The victor is poised to complete a nearly five-month term lasting into January. The seat was vacated by former Rep. Eric Swalwell, who resigned amid allegations of sexual assault and abuse.

As of 9:54 p.m. Tuesday evening, Wahab had 51.04% (33,399 votes)



**Aisha Wahab**



**Melissa Hernandez**

to Hernandez’s 48.96% (32,043 votes), according to the Alameda County Registrar of Voters’ Office. The preliminary tally accounts for vote-by-mail ballots received early and 2,859 votes via same-day turnout.

On Wednesday morning, Wahab expressed confidence in her future win.

“We expect our lead to grow as more ballots are counted,” Wahab said in a message to the Pleasanton Weekly. “Nearly \$10 million in outside money and relentless smears made this race close, but so far, our grassroots campaign is beating the biggest spending operation of any House race in the country. CA-14 is proving it can’t be bought.”

Just hundreds of votes behind, Hernandez on Tuesday night said she is not ready to concede the election.

“Tonight is too close to call. Thousands of ballots have not been counted yet, including every ballot dropped in a box today. Every vote needs to be counted,” Hernandez said in a statement. “8 weeks ago people told us this race would not be close. In the late summer heat, our volunteers knocked doors and dialed phones to make this a competitive race.”

Updates to the election results are scheduled for this Friday (Aug. 21) and twice next week with the final numbers dropping Friday (Aug. 28).

See **DISTRICT 14** on Page 10



JUDE STRZEMP

Tony Limoges is the new superintendent of the Livermore Valley Joint Unified School District.

## Limoges aspires to lead healing era for LVJUSD

First-time superintendent sets ‘very lofty priorities’

**By JUDE STRZEMP**  
New Superintendent Tony Limoges intends to bring stability to the Livermore school district following what he called a period of “tough times”, marked by budgeting challenges, tense labor negotiations and more leadership change at the top.

At the helm, Limoges said his priorities lie in superintendent-board relations, labor management, student attendance, academic achievement and fiscal sustainability — a topic of

ongoing attention even as the district anticipates an increase of over \$12 million for 2026-27 in state funding.

The longtime education leader succeeds Torie Gibson, whose midyear departure in February prompted the school board to appoint assistant superintendent of educational services Michelle Pechette as acting superintendent for the rest of 2025-26. Limoges becomes Livermore Valley Joint Unified School District’s fourth permanent leader since 2022.

During an interview with

Livermore Vine last week, Limoges regarded with optimism potential challenges associated with first-ever superintendency and school board turnover due to the November election.

“Any district that went through tough times, which is what they did in the last year and some change, you need somebody to come in and create some calm and give people an opportunity to have a voice and do a lot of listening and ultimately give people

See **LIMOGES** on Page 9

## Kruttiventi bids for District 1 council seat

‘Structural deficit requires a structural solution’

**By CHRISTIAN TRUJANO**

Attracting big businesses, developing around the Stoneridge Shopping Center area and addressing the city’s structural budget deficit are just some of the priorities Vin Kruttiventi said he would focus on if elected to the Pleasanton City Council District 1 seat.

Kruttiventi will be the sole candidate facing off against former councilmember Kathy Narum for the wide-open seat this November, with incumbent Jeff Nibert bowing out after one term.

“Pleasanton is the community my family proudly calls home, and I want to do my part to protect what makes our city such a special place to live, raise a family, and build a business,”

Kruttiventi said in his campaign press release. “I am running because I believe our city needs leadership that listens to residents, plans responsibly for the future, and delivers results.”

Kruttiventi is an Indian immigrant who moved to the U.S. about



**Vin Kruttiventi**

See **KRUTTIVENTI** on Page 7



# Declassified FBI docs detail Swalwell investigation

Politician 'hooked up' with suspected Chinese spy, but no evidence of quid pro quo found

BY CHRISTIAN TRUJANO

Former congressman Eric Swalwell admitted he "hooked up" with a Chinese national, who was later accused of being a spy for her country, during the early days of his political career, according to documents newly released by the White House.

The documents, many of which were redacted, were declassified by President Donald Trump's administration and made public on Monday by the White House Government Transparency Task Force.

The Pleasanton Weekly reached out to Swalwell for comment but had not heard back as of publication time. The declassification occurred the day before the special election to succeed the now-disgraced former Tri-Valley congressman, a tense campaign between Democrats Aisha Wahab and Melissa Hernandez.

While the documents went into detail about Swalwell's relationship with campaign supporter Christine Fang, also known as Fang Fang, the FBI's investigation into the matter also showed a lack of evidence to suggest any quid-pro-quo exchanges between the two, which was the main impetus for the probe in 2014.

Instead the case showed Fang being the one who allegedly violated several laws, including illicit contributions under someone else's name; falsifying and destroying records; false statements scheme; false writing; international bulk cash smuggling; and acting as an unregistered foreign agent, according to a May 2, 2017 U.S. Department of Justice document.

"This case investigated whether Christine Fang made illegal campaign contributions in exchange for internships within the official and campaign offices of a sitting US Congressman," the document states. "While investigation did not



JUDE STRZEMP

Eric Swalwell shown at Dublin Teachers Association rally on March 9, one of his final public appearances in the Tri-Valley before resigning in scandal in April.

reveal evidence of a quid pro quo exchange between Fang and the Congressman or his office, it did reveal evidence that Fang violated criminal laws."

News of the scandal first came out just after the 2020 election. At the time, much of the discourse had to do with Fang accused of being a spy who was targeting American politicians between 2011 and 2015. A Democrat from Dublin, Swalwell was elected to Congress in 2012.

The allegations specifically stated that Fang had raised funds on behalf of Swalwell's 2014 reelection campaign and recommended at least one potential intern to serve in Swalwell's congressional office.

"This investigation is predicated on information that internships in Congressman Eric Swalwell's offices were promised in exchange for campaign contributions," a June 10, 2014 letter from the US Department of Justice states. "As part of the scheme to purchase internships, campaign contributions were conduited through third parties to mask the true identity of the donor and in some cases made by foreign nationals in violation of federal criminal law."

When news broke nationally that

Fang was a suspected spy, reports stated that Swalwell was not accused of wrongdoing as he immediately cut ties with Fang in 2015 after being notified of the FBI's concerns. After two years, a House Ethics Committee found no wrongdoing in 2023 and no further action was taken.

But now, after Swalwell resigned from office in April in the midst of a sex abuse scandal that also cratered his once-rising bid for governor of California, the White House's declassified documents show the federal government had been investigating the Fang issue for a lot longer.

According to the documents, the San Francisco Division of the FBI, on March 17, 2014, opened an assessment, which later turned into a full investigation, regarding Swalwell's potential involvement in a "scheme to collect illegal campaign contributions in exchange for official actions".

The investigation revealed that Fang, a foreign national living in the U.S., was the "facilitator of a scheme to trade access to Swalwell and internships in his congressional office in return for campaign contributions".

"Many of these contributions were made by foreign nationals and/or utilized conduits in violation of federal law," one document stated. "In at least two cases, Fang used conduits to conceal herself as a prohibited Foreign National source."

The documents state that an analysis of financial records show Fang "orchestrated conduit campaign contributions" to Swalwell's campaign at least twice in 2013 and in 2014. In one instance, Fang told someone she could arrange a meeting with Swalwell in exchange for a \$5,000 contribution to his campaign, according to the documents.

"She also stated that she could arrange for an internship within Swalwell's office, but that the internship would cost more," the document stated.

The main question, however, was if Swalwell knew about any quid-pro-quo exchange of internships for campaign contributions.

One interview in May 2015 with an individual whose name was redacted states that Fang never disclosed or implied that her friends should get internships because she had helped the campaign raise money.

Swalwell's personal connection to Fang, whose parents were believed to be officials with China's Ministry of State Security and who was believed to have connections with the foreign agency, was also investigated.

Another person interviewed by the FBI that same year, but whose name was redacted, said while they had no "first hand knowledge of any romantic or physical relationship between Fang and Swalwell", they had heard second hand that Swalwell had "physical relations with Fang prior to Swalwell's election to Congress".

That same person said they heard about other instances of Fang showing up to Swalwell's

door unannounced. But they also said they had no knowledge of any conduit contributions and that they strongly believed Swalwell had no knowledge of those contributions related to his campaign at the time.

However, according to an interview with Swalwell on March 4, 2016, Fang did go to Swalwell's apartment twice — both times most likely took place before he was elected to office. He said, in the document, that he does not remember certain details but that one night, after she banged on his door, they "hooked up".

Swalwell told investigators he barely remembered the event because he had taken an Ambien to help him sleep before Fang arrived.

Despite what was presented as a casual relationship, the investigation at the time did reveal that Fang was the "facilitator of a scheme to trade internships in congressman Eric Swalwell's Congressional office in return for campaign contributions".

"Several of these contributions were made through conduits," a March 9, 2015 document states. "In at least two cases, Fang used conduits to conceal herself as a prohibited Foreign National source."

According to his interview from 2016, Swalwell cut off contact with Fang after meeting with the FBI regarding this matter and had not received any further communication from her.

Fang has since been barred from re-entering the U.S. and the case was closed in 2017. No further legal action was taken.

"In consultation with San Francisco Division Executive Management, and the U.S. Attorney's Office for the Northern District of California, SAC San Francisco has determined that prosecution is non-viable due to national security reasons," according to the closing documents. ■

## Culinary Angels looking for new executive director

Board directors, founder stepping in to help cancer patient support nonprofit in interim

BY JEREMY WALSH

Tri-Valley nonprofit Culinary Angels is in the midst of a leadership transition after the organization and its executive director quietly parted ways earlier this summer, the Pleasanton Weekly has learned.

The Board of Directors is actively recruiting for a successor to Mansoor Sakhiy, hoping to have a new



Mansoor Sakhiy

executive director in place soon to lead the 10-year-old nonprofit that prepares and delivers nutritious meals to cancer patients and their caregivers in Pleasanton, Dublin, Livermore, San Ramon and Danville.

"Mansoor left Culinary Angels at the end of June and is currently working as E.D. for another nonprofit organization. We are grateful for his contributions to Culinary Angels and wish him nothing but the best in his new venture," board secretary Maureen Tiongco told the Weekly.

"Currently, our Board of

Directors is actively managing operations, dividing executive duties in various capacities to ensure there is continuity for our recipients, staff, volunteers and donors," Tiongco said, noting that founder Lisa McNaney is more closely back in the fold as well. "Our search for an Executive Director is in process. We have a couple of strong candidates for the position and we look forward to finalizing the selection soon."

Sakhiy, who was hired in September 2024 to take over for McNaney, declined to comment

on his departure, citing a non-disclosure agreement.

"Because of my confidentiality obligations, I'm unable to discuss the circumstances of my departure. I do want to be clear that my decision not to comment should not be interpreted as an indication of wrongdoing or misconduct on my part. I am simply honoring the agreement I signed," Sakhiy told the Weekly.

As for what he's doing now, Sakhiy said he is currently consulting with several international non-governmental organizations (NGOs).

"One broader issue I hope receives more attention locally is the diversity of executive leadership within the Tri-Valley nonprofit sector," he added. "I raised this during a TVNPA Executive Roundtable as well. I would like to see more intentional efforts to develop and recruit qualified leaders from underrepresented backgrounds into executive roles across the Tri-Valley."

Sakhiy is also the executive director of Humanity-Increased, a nonprofit based in Livermore, but he said he will soon be transitioning to a board position. ■

# Parent, community advocate Choi enters PUSD race

Area 5 candidate running on platform of fiscal responsibility, keeping cuts away from classrooms

BY CHRISTIAN TRUJANO

After attending countless meetings and seeing how the Pleasanton Unified School District handled its last round of budget cuts, Pleasanton parent Thomas Choi decided it was time to do something.

That's why he is running for the Trustee Area 5 seat this November.

"PUSD is facing serious financial challenges, including depleted reserves and negative certification," Choi told the Pleasanton Weekly via email. "I am running to bring independent legal oversight, restore sound fiscal management, and ensure that our district's resources directly benefit classrooms, students, and educators rather than administrative bureaucracy."

Choi will be facing off against two other newcomers, Karen Fletcher and Brett Martinez. All three filed their nomination papers right after the deadline was extended due to incumbent Trustee Justin Brown not seeking reelection.

Choi is a parent of two PUSD students, a licensed state attorney

and an electrical engineer. According to his LinkedIn account, he is also the vice president of licensing at Ericsson, a Swedish multinational networking and telecommunications company.

Over the past year, he became more of an active community member as the district underwent its contentious budget development cycle and approved millions of dollars worth of cuts and reductions. He attended dozens of meetings over the past school year and constantly advocated for fiscal accountability so that the district could avoid cutting from essential staff positions.

"Classrooms and frontline educators should never be where a district looks to cut," Choi said. "Yet the board enabled administrative mismanagement and moved to liquidate irreplaceable community



Thomas Choi

land while placing teachers and student support staff on the chopping block."

Fiscal transparency and stability are at the top of his campaign priorities. If elected, Choi said he wants to rebuild the district's budget reserves and eliminate wasteful spending.

"To avoid future cuts, PUSD must audit central administration and outside consulting contracts, rebuild our depleted financial reserves through disciplined multi-year budgeting, and protect educational excellence to maximize student retention and safeguard state funding," he said. "The Board should have exercised proactive, independent oversight ... before committing over \$30 million to acquire and remodel a new central office complex."

Choi is referring to the district's acquisition of its current district office on West Las Positas Boulevard four years ago.

In addition to fiscal responsibility, Choi said some of his other top budget-related priorities include

protecting classroom resources, supporting educators and, in general, keeping cuts as far away from the classroom as possible.

"We must prioritize supporting and retaining our teaching and all student facing staff," Choi said. "Directing our resources into competitive compensation and direct classroom support rather than administrative overhead is the only way to keep dedicated educators and essential support personnel in Pleasanton."

But it's not just the budget that Choi would want to focus on if he is elected.

One of his other top campaign priorities, Choi said, is expanding student opportunities by "enhancing enriching academic and extracurricular programs so every PUSD student thrives and reaches their full potential."

He said as someone who started his career as an electrical engineer, he understands the value of expanding different educational and career pathways, as well as working with local industry partners

to "deliver real world experience and competitive career opportunities for our students". He said doing this will help retain families and prevent them from going to other neighboring districts.

"We must protect the signature programs that set our schools apart, including arts, music, physical education, athletics, world languages, and debate, while partnering with Tri Valley industry leaders to expand grant funded mentorships and internships," he said.

Lastly, Choi said he would want to restore the public's trust in PUSD's governing body by amplifying the voices of those in the community.

"Parents, teachers, and community members deserve a meaningful voice before policies are finalized, not just two minutes at the podium after decisions have already been made," he added.

Choi said voters can reach him directly at choipusd@gmail.com, if they want to learn more about his candidacy. He has no active campaign website to date. ■

## KRUTTIVENTI

Continued from Page 5

25 years ago. According to his press release, he is an entrepreneur and longtime business executive who has "spent more than two decades building and leading businesses, creating jobs, managing organizations with substantial financial responsibility, and navigating periods of growth and economic uncertainty".

'We need to be disciplined with taxpayer dollars while also finding additional sources of revenue and supporting the businesses that contribute to our local economy.'

Vin Kruttiventi,  
District 1 candidate

He is also the founder of the Vinay Kruttiventi Foundation, an organization where he has mentored over 40 entrepreneurs, startup companies, small businesses and nonprofits and helps them grow sustainably.

And while Kruttiventi did not always live in Pleasanton, one of his first jobs after moving to the U.S. was a company based in Pleasanton.

He told the Pleasanton Weekly he would regularly take trips to the city, which is when he grew

closer to the community.

Now, after living here for about 12 years, Kruttiventi said he values so much what the city has done for him and his family that it only feels right he should give back by serving on the council.

While it is Kruttiventi's first time running for local office, it's not his for election campaign — he lost to then-U.S. Rep. Eric Swalwell as a Republican challenger for the Tri-Valley's Congressional District 14 in the 2024 general election and finished third in the primary this past June for Congressional District 13 in the San Joaquin Valley.

"When I came to America as an immigrant, this country gave me opportunities that I could only have dreamt of," he told the Weekly. "Pleasanton is where my wife and I chose to raise our family and I reached a point in my life where I really want to give something back to the community."

One of Kruttiventi's top priorities, if elected, will be strengthening the city's long-term financial position while, at the same time, maintaining the "services and quality of life residents expect", by not cutting services.

"Pleasanton is an incredible city, but we have important decisions ahead of us," Kruttiventi said. "We need to be disciplined with taxpayer dollars while also finding additional sources of revenue and supporting the businesses that contribute to our local economy."

He said the city has to fix its revenue base, but not by cutting services, borrowing money or increasing taxes.

Instead, he said the city needs to

bolster its revenues through other avenues, which is where he thinks his vast experience and connections in the business world would come into play.

"(A) structural deficit requires a structural solution," Kruttiventi said.

According to Kruttiventi, Pleasanton is missing out on a lot of big employers by not investing more time and resources into attracting those businesses. He said the city should leverage its vacant business

parks and, if he is elected, he could use his connections to potentially attract interested parties.

"What are we doing, as a city, to attract more businesses here?" he asked. "Are we lobbying for these big companies to come here ... those are the things you have to do and coming from a business (and) tech background, I think I have the right connections, collectively, to go lobby for some of these companies to come and invest in Pleasanton."

Kruttiventi also said improving the city's economic vitality through the city's downtown and, in particular, by mobilizing on developing housing and mixed-use buildings in areas like the Stoneridge Shopping Center will all be beneficial for the city.

"I feel like I have the right ... complimentary skill set to actually fix these issues for Pleasanton," he said.

To read more about Kruttiventi and his campaign, visit Vote4vin.com. ■

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# Pleasanton plans to pursue bonds for water projects

Council debates 20-year versus 30-year repayment options for upcoming debt service

BY CHRISTIAN TRUJANO

The Pleasanton City Council approved a resolution last week declaring the city's intent to reimburse any money spent on capital improvements made to the city's water system with future bond dollars.

Even though the council did not formally vote on issuing any water revenue bond — that item is set to come before the dais in September — the resolution allows the city to recover any hard costs recently spent on water-related projects.

"I think it's essential that we're going to need to pass bonds so we can get these projects moving," Councilmember Craig Eicher said during the special Aug. 11 council meeting. "Delaying doing this is just going to make things a little bit more challenging for us in the future."

Over the past few years, city staff have been working on ways to strengthen the city's water enterprise fund, which supports capital improvement projects to the city's potable water system, and develop further funding strategies to begin addressing over \$73 million in infrastructure, operational and maintenance needs.

According to public works director Siew-Chin Yeong, the goals for the water system capital improvement program are: replacing aging infrastructure to maintain or improve system reliability and operability, improve water system capacity, comply with regulatory requirements and align with the city's strategic plan goal of investing in the environment.

These projects are part of the city's larger efforts to improve several aspects of the city's water system. The overall effort is collectively referred to as the "2026 Water Project", which will look to improve water system capacity, reliability, and supply diversification, including advancing the city's efforts to restore local groundwater production by developing new wells.

**'I think it's essential that we're going to need to pass bonds so we can get these projects moving.'**

**Craig Eicher,**  
Councilmember

In order to fund these needs, the council approved a Water System Management Plan which, in addition to increasing the city's water rates, outlines the city's intent to deliver on those needs over the next five years through the issuance of \$16.5 million in water revenue bonds. The city previously issued \$19 million in similar water revenue bonds in 2024.

These bonds, according to city staff, will go toward funding four main projects: the groundwater supply project, water meter and related infrastructure replacement, annual water distribution system improvements and water system emergency power improvements program.

While Yeong said the city is

looking at a total cost of about \$56.6 million, the 2024 bonds and increased water rates will all significantly support these projects.

Even though the council didn't formally vote on the bond details — last week's vote simply allows the city to reimburse itself if it spends money on water-related projects from 60 days before the vote until the bonds are issued — the council spent time talking about a 20-year repayment plan versus a 30-year term.

According to city finance director Susan Hsieh, staff have been working with its financial advisor to consider public sale versus bank loans with different repayment schedules. Currently, the top two considerations seem to be a 20-year and 30-year public sale bond.

The main difference between the two being that a 20-year sale will have a lower interest rate at 3.96% but higher average annual debt service at just under \$1.1 million. The 30-year public bond sale, on the other hand, has an average annual debt service of just under \$916,000 but an interest rate of nearly 4.5%.

"A 30-year bond is going to cost about \$5.5 million more than a 20 year bond," Hsieh said.

The total debt service for the 30-year public sale bond is about \$27.47 million, Hsieh said.

"As long as we generate revenues from the water system or from the ratepayers, we should be able to pay the bond," Hsieh said.

Hsieh said staff will be recommending the 30-year repayment for several reasons, with the main one being retaining financial flexibility



FILE PHOTO BY CHUCK DECKERT

A look outside of the city well operations building for Wells 5 and 6 near downtown Pleasanton and Alisal Elementary School.

for unexpected capital needs.

However, several councilmembers signaled they would like to see more analysis on the financial impact from the 20-year versus 30-year plans.

"With the rate increase, we expect sufficient revenues to cover the debt service payment at the 20-year level as well," Hsieh said. "We have sufficient funds to cover the cost."

Councilmembers Julie Testa, Matt Gaidos and Mayor Jack Balch all signaled the desire for the city to look more into the 20-year option.

Gaidos said he'd want the city to consider further discussions over the 20-year bond issuance versus the 30 years given the recent rate increases and given how there is sufficient money in the city's water enterprise fund.

"Given what we've passed on to

our ratepayers and how well that seems like it's going to be funded, that seems to be good math in my opinion," Gaidos said.

Balch also pointed out that the actual interest rate the city would observe when they place the debt would be less than what the city assumed in its water rate study and rate plan, meaning they'd be able to utilize that additional interest rate savings to possibly do a 20-year plan and save the city about \$5.5 million.

According to staff, the city's financing team will work on obtaining the credit rating for bond issuance this month and return in September to seek council approval for the bond sale.

After that, if approved, staff will work on finalizing the bond offering documents and issue the bonds in order to begin receiving money by mid-October. ■

## Dublin beer bar closes after nearly 12 years

'Our hearts are full of gratitude,' Three Sheets management says

BY EMILY WANG

Three Sheets Craft Beer Bar in Dublin has closed its doors after almost 12 years of operation.

The beer bar announced on Facebook this month that it has decided not to renew its lease on Village Parkway and that its final day for serving customers would be

last Sunday (Aug. 16).

"Nearly 12 years ago, we unlocked the doors to Three Sheets with one simple goal: create a place where great beer brings great people together," bar management said in the social media post.

Three Sheets reps described the business as more than just a neighborhood beer bar. Many celebrations

have been commemorated over the years, which has created a community filled with laughter and stories.

The closure announcement mentioned memorable celebrations including championship victories, World Cup watch parties, St. Patrick's Day parades, birthdays, anniversaries, first dates, engagements, wedding receptions,

promotion parties, reunions, retirement parties, trivia nights and pint nights.

"We've watched strangers become regulars, regulars become friends, and friends become family," management said.

The final weekend concluded the 12 years with a "One Last Cheers Weekend" beginning last Friday.

The event was intended to provide customers with a chance to reconnect with familiar faces and celebrate the business one last time.

"While this chapter is coming to a close, our hearts are full of gratitude," the announcement said. "Thank you for making Three Sheets so much more than a neighborhood beer bar." ■

## Tri-Valley students can apply for free transit passes

Wheels, BART among agencies subsidizing rides for middle and high schoolers

BY BAY CITY NEWS SERVICE

Alameda County students in grades 6 through 12 can apply for free bus rides and discounted BART fares through the county's Student Transit Pass Program, now in its 11th year.

The Alameda County Transportation Commission, along with AC Transit, Wheels, and

Union City Transit, offers eligible students unlimited free rides on participating Alameda County buses and 50% off BART fares, the county said.

Students who are approved can keep the benefits through high school graduation as long as they remain eligible.

Nearly 32,000 students at more

than 160 schools participated during the 2024-25 school year, taking more than 2.1 million free bus trips through the program, according to county officials.

Students can use the passes to travel to school, jobs, internships, sports and other activities. Educators say the program also helps families reduce

transportation costs and improve school attendance.

Eligibility varies by the school district. Students in grades 6-12 at participating universal-eligibility districts can receive passes regardless of income, while students in participating means-based districts must meet state income guidelines for free or reduced-price meals,

county officials said.

Applications are being accepted as participating schools become ready to process them. Students can apply through the Alameda CTC Student Transit Pass Program website and select their school.

New passes generally take four to six weeks to reach schools, according to county officials. ■



# Two new principals among PUSD admin changes

Four directors at district office, nine VPs at school sites welcomed for 2026-27 academic year

BY CHRISTIAN TRUJANO

The Pleasanton Unified School District welcomed a cohort of 15 new principals, vice principals and administrators who stepped into vacant positions at the start of the new academic year.

One of those school-site leaders is Gwendolyn DeWees, the new principal at Hart Middle School. She is taking over after Caroline Fields, a longtime educator, retired in June.

"I am thrilled and honored to be joining the talented faculty and staff of Hart Middle School, as well as partnering with the dedicated educators throughout Pleasanton Unified School District," DeWees said in a statement.

Hart's new principal is a veteran educator who, for 25 years, worked as a high school English and language arts teacher, an instructional coach and as an administrator. Most recently, she served as the principal of Kennedy Middle School in Cupertino.

"My core belief is that all students should experience a deep sense of belonging within their school community," DeWees said. "As a relationship- and student-centered



**Gwendolyn DeWees**



**Lisa Padway**

leader, my focus is always on building connections and trust."

The other new principal is Lisa Padway at Vintage Hills Elementary School. She succeeded former principal and longtime educator Carole Stothers, who announced her retirement back in May.

Padway started her career as a teacher in Fremont before joining PUSD as a special education specialist in 2014, where she supported students in both elementary and middle school. She then went on to serve as a vice principal at Alisal, Fairlands, Vintage Hills and Donlon elementary schools.

"For more than a decade, I've had the privilege of collaborating with extraordinary colleagues across the District in a variety of roles," Padway said in a statement to the Pleasanton Weekly. "I love being an educator and supporting our

students. I look forward to building upon the incredible work of our educators at (Vintage Hills) and supporting this wonderful community."

Alisal and Valley View elementary schools also have different principals this year after the district swapped their leaders' assignments: Elias Muniz is now at Valley View and Andrea Withers is at Alisal.

Remaining at the school-site level, PUSD saw nine people step into vice principal roles across the district.

Those new vice principals are Linda Boveda, for both Vintage Hills and Fairlands elementary schools; Greg Dankwardt at Harvest Park Middle School; Paul Faris at Foothill High School; Ashley Green, for both Harvest Park and Pleasanton middle schools; Alyson Noble at Amador Valley High School; Michelle Pinney at Hart Middle School; Erica Rich at Donlon Elementary; Maria Yakoub at Amador Valley; and Şenay Yüncüoğlu, the new VP for the district's adult education program.

In addition to the principal and vice principal turnover, the district welcomed four new directors: Katie Crouse, director of child nutrition

services; Sarah Knox, director of secondary education; Kate Nolda, director of special education; and Amy Wallace, director of student services.

Crouse, according to the district, is a registered dietitian with "extensive experience in child nutrition and nutrition management". She recently served as director of child nutrition services at the Livermore Valley Joint Unified School District.

"Katie believes child nutrition is about much more than providing meals — it is about making sure every student has the nourishment, care and support they need to learn, grow and succeed," according to the district.

Knox, PUSD's former coordinator of TK-12 curriculum, instruction and assessment, said she is eager to build on last year's momentum and continue the district's work to support students. In her 24-year career, Knox served as a high school English teacher, literacy coach, principal and central office director.

"That experience shapes my core focus for PUSD: enhancing curriculum, refining instructional systems, supporting professional

learning, and expanding robust college and career pathways so every student is empowered to succeed," Knox said.

As for Nolda, PUSD stated that she first began her career as a school psychologist in Marin county before switching to special education where she held many roles, including the assistant director of special education position at the San Ramon Valley Unified School District.

"She is eager to continue the incredible work that PUSD has completed to date, particularly around fostering inclusive practices and supporting equitable access for students with special needs," according to PUSD.

Lastly we have Wallace, a former coordinator of student services who, after 25 years in education and various leadership roles including vice principal and principal across all grade levels, will be leading the student services department at PUSD.

According to the district, Wallace, throughout her career, has "remained committed to fostering student success, supporting staff, and building strong partnerships with families and community partners." ■

## LIMOGES

Continued from Page 5

the opportunity to heal a little bit and move forward," Limoges said.

Prior to joining LVJUSD, Limoges worked as associate superintendent of human resources for the past eight years at the Rocklin Unified School District.

Through his work in the executive cabinet, Limoges said he felt ready for his first superintendency.

He was also equipped with four years of experience as the director of secondary education for Elk Grove Unified School District, 10 years as a middle school and high school administrator and eight years as a teacher of science and social studies.

"The more I learned about the needs of the district, the more I felt like my experiences aligned with it," Limoges said of the LVJUSD superintendency.

He pointed to his experiences with labor and fiscal issues, academic achievement, English language learners and special education as areas of overlapping need and experience.

"The other thing is, they made me an offer I couldn't refuse," he added.

Following an interview with the board, the trustees invited Limoges' children to introduce themselves, he explained.

Limoges saw the gesture as a way the board recognized his kids

as being part of the "Livermore Unified family".

"What I love about this community, besides its strong focus and love of their schools, is there really has a strong family feel," Limoges said. "It was pretty hard for me to say no to a position that aligns with my family values."

The school board selected Limoges as the district's next superintendent through a months-long recruitment process with the Alameda County Office of Education. The board unanimously approved his employment contract last June for the post effective July 1.

"A lot of my work in the beginning, though I have very lofty priorities, is really gonna be on doing a lot of listening and doing my best to create relationships with people and create a sense of stability and have people understand who I am and what my leadership style is," he said.

Limoges likened his leadership style to a three-legged chair built on transparency, communication and collaboration.

"I don't always have to be the smartest person in the room, and by being transparent with whatever you're talking about, gives other smart people in a room an opportunity to have input," he added.

The district is not in need of a complete revamp in his eyes.

"The last thing that I ever want to do is try to fix something that isn't broken," Limoges said. "This

is a great district. It doesn't need an overhaul. It doesn't need a new vision. It needs someone to celebrate the great things that they're doing, but also to look at the things that maybe are areas of growth."

As conversations in education arise around LGBTQ+ students and immigration, Limoges said he is committed to building supportive programming.

"Every marginalized group needs to have focus put on their success," he said.

As a first-year superintendent, Limoges expects the road ahead will be packed with lessons.

"This is my first superintendency, so there's always a huge learning curve," he said.

But the district office is strong and the school board has been supportive in his learning process, Limoges said.

Limoges also plans to take in stride upcoming turn over on the school board.

Three trustees of the five-person board are leaving at the end of their terms this year.

The remaining trustees, Deena Kaplanis and Christiaan VandenHeuvel, are competing for one of the seats to represent Area 5 in what will be LVJUSD's first by-trustee-area election. Given both trustees' election in 2024, Kaplanis and VandenHeuvel both have two years remaining on their current, at-large terms.

If either Kaplanis or VandenHeuvel

wins the Area 5 seat, their at-large post would become vacant. The school board would then decide whether to pursue a district-wide special election paid by LVJUSD or an application process for direct appointment.

"That's always less than ideal, on paper, of having a new board that

maybe wasn't part of your hiring process," he said. "I have a sincere sense of trust in that the community will choose the individuals they best feel represents their interest to ultimately be the board of trustees of the district. So at the end of the day, I don't lose any sleep over that. That's just part of the process." ■



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# Eden Housing opponents lose bid for attorney fees

On hook for \$775,000+ after failing to prove litigation conferred 'significant benefit' to public

By JUDE STRZEMP

Community group Move Eden Housing is on the hook for over \$775,000 in attorneys' fees associated with years of litigating the Downtown Livermore Apartments project, an Alameda County Superior Court judge ruled last month.

Through the litigation, Move Eden Housing intended to prompt the relocation of the 130-unit affordable housing project away from the southeast corner of Railroad Avenue and L Street. The group did not achieve its initial goal, instead finding legal success against the city of Livermore in separating an associated park from the project in earlier proceedings.

Move Eden Housing's previous win upheld voters' right to referendum, but it had no luck this summer in forcing the city and others

to foot its litigation bill.

Establishing the payee, Judge Michael Markman denied July 31 a motion for attorneys' fees by co-petitioners Move Eden Housing, Thomas Ramos and Richard Ryon against the city of Livermore, former city clerk Marie Weber along with developer and real party in interest Eden Housing Inc.

"The problem with the fee request is that Petitioners have not met their burden to establish that this litigation conferred a 'significant benefit' to the public," Markman said in the order. "Petitioners won the proverbial battle but lost the war — they never put the site of the development to a vote and the City Council chose to eliminate a park from the project in the process."

Move Eden Housing attorneys did not respond to requests for comment on the ruling.

Leading up to Move Eden Housing's legal challenge, the group submitted a referendum petition in July 2022 against the Livermore City Council's approval of the Downtown Livermore Apartments to Weber.

Given advice by the city attorney, Weber did not act on the petition. The city council's prior approval of the project was deemed administrative, as opposed to legislative, and not subject to referendum.

Move Eden Housing filed a successful lawsuit against the city of Livermore and Weber, wherein the state appellate court determined the city was required to process the petition because the city's council's approval of the park was a legislative act. The city had violated the Elections Code, the court ruled.

"Petitioners enforced an important right affecting the public

interest by protecting the power of the referendum," Markman said in the order.

The city later won a round of litigation against Move Eden Housing, which challenged a city council decision that ultimately forwarded the housing aspect of the project without the proposed park.

"At most, the litigation delayed the core of the project (without the park) for a time," Markman said.

As for Move Eden Housing's bid for attorneys' fees, the group sought \$779,623 (\$599,710 enhanced by a multiplier of 1.3) in fees for the period between June 2022 and March 2024. This period is bookended by the city's refusal to process the referendum petition and the appellate court's ruling against the city, ordering it to process the referendum and vacating an order granting Eden Housing's bond motion, according to the order.

Move Eden Housing also requested additional fees associated with preparing its motion for attorneys' fees, according to the petitioner's May 12 notice of motion and motion for attorneys' fees.

Eden Housing President and CEO Linda Mandolini said the organization is pleased with Markman's decision.

"This is another important step forward for affordable housing in Livermore," Mandolini said. "While these meritless legal challenges have slowed the project for years, Eden and the City's focus has always remained on creating much-needed affordable housing."

The city of Livermore did not provide comment on Markman's decision.

Construction of the housing project began in May. ■

## BART board responds to civil grand jury

Report criticized transit agency over structural deficit, governance oversight and accountability

By TANAY GOKHALE /  
BAY CITY NEWS SERVICE

The BART Board of Directors last week approved an official response to a civil grand jury report about the transit system's structural budget deficit and its governance and oversight systems.

In May, the Contra Costa County Civil Grand Jury released a report titled "BART at a Crossroads: Structural Deficit, Governance Accountability, and the Choices

Ahead" and made recommendations to the BART board.

To compile the report, the jury conducted interviews with BART leadership, staff and labor representatives, and reviewed public records, committee meetings and audit practices at BART.

California's civil grand jury system provides independent investigations into issues in counties and is composed of residents who select which areas or problems they want to explore. The jury creates

its report and then requires leaders such as boards of supervisors, city councils, or other departments and panels to respond.

In the response approved by the Board of Directors at the Aug. 13 meeting, BART staff said that 10 of the recommendations have either been implemented or will be implemented, seven require further analysis, and three will not be implemented because they are not warranted or reasonable.

The civil grand jury's report highlighted the \$375 million budget deficit that BART is facing starting in fiscal year 2027.

"BART's five-year (FY2027-FY2031) financial forecast does not identify a path to structural balance without new dedicated revenue, additional cost reductions, or both," the report said.

Like other public transit agencies in the region, BART is suffering from a budget crisis as COVID-19 pandemic-era emergency funding runs out, while ridership remains below pre-pandemic levels.

The Connect Bay Area initiative, a half-cent sales tax proposed in Alameda, Contra Costa, San Mateo and Santa Clara counties, as well as a one-cent sales tax in San Francisco, is set to appear on the November 2026 ballot to help fund

local transit agencies.

If passed, it will provide some financial relief to BART, but not enough; the civil grand jury noted that the transit agency would still be staring at a deficit of \$192 million through fiscal year 2031.

Responding to 10 recommendations related to developing long-term plans to increase revenues, cut operational costs, and streamline staffing, BART staff was broadly in agreement with nine, stating that the changes will be or have been implemented, or that further analysis will be conducted.

The remaining recommendations dealt with deficiencies in the oversight mechanisms within BART.

Within BART, the report notes, there exist three different pillars of oversight. An Audit Committee consists of three board members and two public finance experts, who offer financial and compliance oversight. The Office of the Inspector General identifies fraud, waste, and opportunities for operational improvements.

Finally, an internal audit function — a department that reports to the Audit Committee — conducts operational and compliance reviews.

The civil grand jury found that the documents governing the role, scope, and hierarchy of these three departments are not consistent with each other.

For instance, though the internal audit is supposed to report to the Audit Committee, the latter only has the authority to review, but not approve, annual audit plans.

"The conditions documented in this investigation indicate that BART's governance and oversight structures do not fully operate in conformance with ... professional auditing standards or with the responsibilities defined in BART's own governing documents," the report said.

Overall, the BART directors expressed gratitude for the civil grand jury's report at their meeting and agreed that there is scope for improvement when it comes to governance and oversight.

"There's a lot of little process things that need tightening up, and the report picked up on that," said District 3 Director Barnali Ghosh, who serves on the Audit Committee.

"(The report) helps us understand what we're communicating and what might be missed by people in their understanding," Ghosh added. ■

## TAKE US ALONG



**What a catch (and release):** Tri-Valley resident and Realtor Kris Moxley brought the Pleasanton Weekly on the water during her fishing trip in Superior, Wis. "Once a year I venture to Wisconsin to this lake and watch deer walk the lake's edges. Enjoying a catch and release for this one, a 20-inch large mouth bass," she said.

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

## DISTRICT 14

Continued from Page 5

Leading up to the special runoff, campaigning intensified between State Sen. Wahab (D-Fremont) and Hernandez, current BART board president and health care director for Alameda County Board of

Supervisors District 1 as well as a former mayor of Dublin.

The winner will represent District 14 with its pre-Proposition 50 boundaries. The district includes Livermore, Pleasanton, Castro Valley, Hayward, Union City and Fairview and parts of Dublin, Fremont, San Lorenzo, San

Leandro and Mountain House.

The duo will face off again in the November general election in competition for a full term representing Congressional District 14. Under shifted boundaries, the district includes the southern Tri-Valley and areas west such as Fremont and Hayward. ■



# Wine industry pledges \$820,000 to combat pest

Glassy-winged sharpshooter spreads Pierce's disease, fatal to infected grapevines

By TANAY GOKHALE /  
BAY CITY NEWS SERVICE

California's winegrape industry has committed \$820,000 toward the eradication of a grapevine pest that has spread to 40 counties in the state, but the figure represents a small fraction of what might be needed to get the job done.

The glassy-winged sharpshooter is a pest that looks like a cricket and spreads the fatal grapevine ailment known as Pierce's disease, a bacterial infection that blocks the water-conducting systems in plants, causing them to dry out. The disease is incurable.

In May, the California Department of Food and Agriculture found that grapevines infested with the sharpshooter were supplied to multiple Costco locations across California, including in the Tri-Valley. The plants, numbering in the thousands, came from Burchell Nursery in Fresno County.

Since then, agricultural officials in



COURTESY REGENTS OF THE UNIVERSITY OF CALIFORNIA VIA BAY CITY NEWS

A glassy-winged sharpshooter is an aggressive flyer, traveling greater distances than native sharpshooters.

counties have contacted more than 3,000 customers who bought the infested grapevines, inspected or destroyed more than 2,900 plants, and set more than 2,700 insect traps, according to a news release from the California Department of Food and Agriculture.

To support this effort, which involves tracking the pest over the next three years, the Pierce's Disease and Glassy-Winged Sharpshooter Board

at the California Department of Food and Agriculture is committing \$820,000 in emergency funding.

The board comprises winegrape growers in the state and acts in an advisory capacity to the California Department of Food and Agriculture, but the funding is not coming from the state. Instead, the money is contributed by winegrape growers, who pay an assessment — a fee tied to the value of grapes they produce — to fund research and outreach to protect the state's wine industry from the sharpshooter.

"California's winegrape industry is facing some of the hardest economic times in a generation, but we recognize what is at stake if this destructive pest becomes established in Northern California," Trey Irwin, board chair, said in the news release. "Putting \$820,000 from the Board's limited reserves toward this effort is a major commitment for our industry and shows how seriously we're taking this threat."

A 2025 study funded in part by the board estimated that if the sharpshooter is allowed to spread unchecked, it could cost the state's winegrape growers an additional \$56 million a year in lost production and vine replacement.

The pest already costs growers roughly \$48 million in lost winegrape production and vine replacement every year, the study added.

But \$820,000 represents a drop in the bucket of what the industry needs to stave off this threat, according to Michael Miller, the director of government relations for the California Association of Winegrape Growers.

"At a minimum, I think you're looking at \$30 to \$35 million dollars," Miller said in an interview. "When you're looking at the cost of putting out traps, you're contacting people at home, finding out where it went, going out and dealing with this issue — it is a lot of leg work."

Miller said that the \$30 million figure is an estimate for just one year,

which represents two life cycles of the insect.

After the first two life cycles, the industry will be in a better position to assess how effective eradication has been and then direct future efforts, Miller added.

In June, a coalition that included Bay Area lawmakers asked the U.S. Department of Agriculture for \$32.2 million in emergency funding to tackle this challenge.

Miller said as of now, it remains an "ongoing request" and that in the meantime, the industry is focusing its efforts on securing funding from the state legislature before it adjourns at the end of this month.

The good news, Miller said, is that the pest has only been found in private residences so far and has not spread to commercial vineyards. But the time to act is now.

"The need to deal with this and get it under control is urgent," Miller said. "This is a problem that could potentially just get worse and worse." ■

## County earmarks \$1.4M for Russell City victims

'I know that the hardships, the trauma is real,' Supervisor Marquez says

By KILEY RUSSELL /  
BAY CITY NEWS SERVICE

The Alameda County Board of Supervisors voted unanimously earlier this month to approve a plan for distributing \$1.4 million to former residents of Russell City, a predominantly Black town destroyed by racist policies in the 1960s.

The vote on Aug. 4 codified an agreement between the county and the city of Hayward on how to administer the "Russell City Redress Fund", which was created to benefit residents whose property was taken and destroyed during a massive redevelopment project.

"I know that the hardships, the trauma is real," said Supervisor Elisa Marquez, who along with Supervisor Nate Miley spearheaded the effort.

The vote follows formal apologies from the county and city leaders to victims of the community's destruction, which was orchestrated in the 1960s by white politicians then sitting on the Board of Supervisors and the Hayward City Council.

"The apology from the city of Hayward and the county was step one, and now we're moving into action," Marquez said.

The criteria for the first phase of distributions, which will be up to \$25,000 per household, include requirements that the applicant must still be living and have owned a home in the razed community.

Future payments will include descendants of people who were victimized by the project.

Founded in 1853, Russell City was

destroyed by county officials who used eminent domain to acquire homes and businesses, according to a 2024 report by Hayward's Russell City Arts Committee, a partnership formed between former Russell City residents and the city.

'The apology from the city of Hayward and the county was step one, and now we're moving into action.'

Elisa Marquez,

Alameda County supervisor

To justify such a move, the county declared the community blighted and eventually forcibly evicted all 1,700 residents of the multi-racial community and bulldozed the roughly 700 properties within the 200-acre town.

In addition to homes, the demolition targeted 13 businesses and seven churches that formed the backbone of the community, which was built along the waterfront west of Hayward.

The county then then allowed a developer to build an industrial park, after which Hayward annexed the area and finally began providing city services after years of official neglect, according to the report "Erased by Eminent Domain: 'The City May Be Gone, But the Memories Live On' Russell City 1853-1963".

In addition to an agreement on how the payments will be

administered, the supervisors voted last week to create the "Redress Fund Working Group", a joint city-county committee that will now work to finalize the application process, including documentation requirements and payment amounts.

Former Russell City residents, family members and descendants can now call 510-272-6684 or email russellcityredress@acgov.org to get more information and sign up to receive updates.

The Working Group will hold in-person office hours to answer questions and provide Redress Fund application support on various Thursdays at the Downtown Library in Hayward from 11 a.m. to 4 p.m., and on various Thursdays and Saturdays at the Library's Weekes Branch, starting on Aug. 22 from 11 a.m. to 4 p.m. ■



COURTESY HAYWARD AREA HISTORICAL SOCIETY VIA BAY CITY NEWS

Russell City (also known as Russell) in an undated photo was an unincorporated community in Alameda County about 10 miles south of Oakland in present-day Hayward. Russell City existed from 1853 until 1964, when the last of the residents were forced out to make way for an industrial park.



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CHUCK DECKERT

Granada High class of 1966 members gather 60 years after being among the first graduates in school history. Pictured are (top row, from left) Greg Zitney and Stephen Coronado, and (bottom row, from left) Linda Cardoza-Anglin, Jacquie Williams-Courtright, Linda Stewart-Mendenhall, Joan Roth-Alviso and Flo Smith.



# Original Matadors

*Granada High School's first graduating class celebrating 60-year reunion*

BY DAN WOOD

The assembly took place in Livermore High School's auditorium, but the attendees weren't Livermore High students — not really.

Oh, some were freshmen at the Maple Street campus, which dates to 1891, and others were eighth-graders, due to arrive the following school year. But they weren't Cowboys. They didn't know what they were, which was the reason for the gathering.

It was March 8, 1963, some 10 months before the 154 members of what would become Granada High School's first graduating class, as well as 200-plus students who made up the following year's class, would begin attending school at the still-under-construction facilities across town on Wall Street. The fledgling and not-yet high schoolers' task was to choose colors and a mascot for their new home.

"We had this tremendous responsibility," said Greg Zitney, a 1966 Granada graduate. "We thought we were pretty important, that we had these decisions that we were going to make that would last for, to use a mathematical term, infinity."

While it's nowhere near that point, the class of '66 and friends from the class of '67 are set for a 60-year reunion with the products of that long-ago assembly — black and gold, and Matadors — long-since firmly entrenched in Granada lore.

The celebration — to reconnect and stroll down memory lane — is scheduled for Sept. 26 at Alden Lane Nursery in Livermore. In addition to the class of '67, the only other present when Granada opened on Jan. 6, 1964, the festivities will include Livermore High's classes of '66 and '67. Though they quickly found themselves on opposite sides of a budding crosstown rivalry, the members of all four classes have always shared a strong bond, given that many had attended school together since their kindergarten days.

"We feel very related to the class of '66 with Livermore, and the class of '67 with Livermore. That's why they're invited," said Jacquie Williams-Courtright, Granada's first student-body treasurer.

Among Granada's 1967 graduating class was Jean Quan, who went on to serve as the first female and first Asian American mayor of Oakland from 2011-15.

Those first Granada students officially became Matadors when school resumed following Christmas break nearly 63 years ago.

"We were almost the Granada Gophers," recalled Williams-Courtright, the longtime Alden Lane owner who inherited the nursery from her parents, Ruth and Jack.

Among other possibilities considered, according to an anniversary



GREG ZITNEY

Former Granada teacher Carol Shugert (left) visits with 1966 graduates Irv Whitten (center) and Mike Hogan during a 40-year class reunion at Alden Lane Nursery in Livermore on Oct. 14, 2006.

publication produced by then-Granada principal Kevin Drake and former Granada teacher Peg Hauselt in 2014, were Toros, Trojans, Rebels, Thunderbirds and Wildcats. Still, the process went relatively smoothly.

"I think we made a good choice," said Irv Whitten, a member of the class of '66. "I mean, hell, we could have chosen the red-and-white Woodchucks or something, and probably everybody would be happy with that, too."

There were no older students around to offer critiques.

"We were the top dogs," Williams-Courtright said. "We were so spoiled. At any other school, if you're a sophomore, you're a sophomore, and you have upperclassmen telling you pretty much what you're going to be

doing. We didn't have any of that."

The advantages are obvious, but there were downsides, too, according to Todd Morgan, who served as Granada's senior class president in 1965-66 after having moved from Oregon to Livermore prior to his sophomore year. A member of the football, wrestling and track teams, Morgan and his fellow athletes often found themselves competing against older opponents who also enjoyed the luxury of history on their side.

"There were no Granada High traditions," said Morgan, who went on to become an agricultural lender and now lives in the Stanislaus County community of Turlock. "We didn't have anything to fall back on — this is how we've always done this, whatever that might be. One of



Members of the Granada class of 1966 walk around

the best parts about that is we were able to create our own, I suppose, but the other part is we didn't have that structure to rely on for guidance as to how things should proceed."

Daidre Foote-West, who was Granada's first California Scholarship Federation chapter president and the school's initial yell leader, felt the same dynamic.

"I was, I think, kind of uncertain about how to navigate a new school, but there was a lot of guidance from the faculty," she said. "Pat Francisco comes to mind. He was the football coach and, I think, a P.E. teacher. He may have also taught history. He kind of knew how to hike up the enthusiasm for sports, which was kind of where it started about having some energy around a new school."

It wasn't until a class reunion many years later, Foote-West recalled, that Jack Lee, Granada's first principal, shared strategy utilized by the Livermore Union High School District, a forerunner of the Livermore





CHUCK DECKERT

ound the campus in 2026.

Valley Joint Unified School District.

"The district intentionally hired a young, really excellent faculty to spearhead the first years at Granada," Foote-West said. "Boy, they were fired up about their subjects. They were such good teachers. They really went the extra mile to provide a good education for us."

One of the initial 13 teachers who moved from Livermore to Granada was Laurie Tognetti, known as Miss Faoro at the time. She had barely graduated from the University of California, Berkeley and was still an intern when she began teaching algebra and geometry at Granada.

"The students related to us because we were so young," Tognetti said. "The students and the faculty, we were a very cohesive group."

Tognetti, who spent two years at Granada before teaching the next 34 years at Novato High in Marin County, recalls those first students fondly.

"I think they were like any other typical teenagers at the time," she said.



COURTESY ROB LINDQUIST

Daidre Foote, Granada's first yell leader, shows off the uniform of the day.

"I don't remember anybody making any real trouble. I know they gave me a bad time in the classroom because I was so young. That, I do remember. But they got taught. It was a learning experience for me, and for them, too."

Granada's first students faced an important test when construction of the school's swimming pool threatened the existence of an ancient oak tree on campus. A student-led movement saved what became the "senior" tree, which still stands in the athletic quad.

Other, smaller challenges were also prevalent in those early days. With Granada still very much under construction when the school opened, athletic and other facilities simply did not exist. Students rode buses nearly two miles to May Nissen Park not only for football practices and home baseball games, but also for physical education classes. Students also bused to Livermore High for some activities.

Unusual goings-on at school took place every day.

"I recall attending classes with the sound of saws, hammers and construction equipment," said Zitney, a resident of Novato who went on to become an environmental planner and certified wildlife biologist. "I don't recall it being something that was distracting to the extent where it interfered with learning. I don't recall teachers being annoyed. It was just something that was in the background."

Granada's groundbreaking ceremony had taken place on Jan. 10, 1963, but a series of delays due to labor strikes, rain and construction difficulties resulted in the school not opening until about a year later. At first, Granada consisted merely of two wings of classrooms, a section of the administration building, a wood shop and a multipurpose room.

The school's first assembly took place outdoors, in the cold of January, and later that winter, a break in a gas line caused classes to be dismissed

early. Lights, heat, water, clocks, doors, lockers and blackboards were among luxuries that barely existed, if at all, and it wasn't uncommon to see workmen crawling out of ventilation shafts.

There was no bell system in place. Lee, who served as Granada principal until 1976, or another member of the administration would walk outside and manually ring a bell to signal time for classes to change.

"Going to a new school, that was kind of an eerie feeling," said Flo Smith, a member of the class of '66 and current resident of San Ramon who has 14 grandchildren and five great-grandchildren. "We didn't know what to expect, what we would have there. It was just a basic school, kind of small, in respect to Livermore High School, which was established way back when."

"But there was an exciting part to it, too, because we would be brand-new to it and put our ideas into it," Smith added.

After having spent their first year and a half of high school pretty much limited to one tiny wing at Livermore High, though, at least some members of Granada's first graduating class didn't find the new school to be all that small.

"I remember that it felt really cavernous," Foote-West said. "It felt empty, and big, because we had been used to being stuffed in that one hall at Livermore High School, all of us. Once we got to the new campus, it was big. There was lots of open space. It was muddy, because they didn't have grass planted yet. So, physically, it was a huge change."

All of this, of course, played out during the turbulence of the 1960s.



Encircled photos, from far left: Granada's first graduating class is marking its 60-year reunion this fall. (Photo by Chuck Deckert). Jacquie Williams and Joe Barbera flank Granada's first principal, Jack Lee, during groundbreaking ceremonies in 1963. (Photo courtesy Rob Lindquist). Teacher Laurie Faoro poses with Greg Zitney's 1955 Buick Century during a fundraising car wash. (Photo courtesy Greg Zitney). Todd Morgan was Granada's senior class president in 1965-66. (Photo courtesy Rob Lindquist)

"It was a tumultuous time, and yet Livermore remained very stable, very peaceful," Whitten said. "Looking back on it, it was a really great place to grow up."

Livermore in those days featured a "sheltered life," according to Foote-West, who is retired after having worked 49 years as a nurse and now lives in Olympia, Wash.

"I think one of the differences between now and then is how safe we felt," she said. "There was really nothing to be frightened of. We would walk home from the Vine Theater after the 10:30 movie. That was such a nice security."

All these years later, even with many of their classmates gone, Granada's first graduates cling dearly to a fierce sense of pride from their high school days.

"I don't want to sound corny, but I feel like I was very fortunate to be part of the class of 1966," said Whitten, who owned an office-machines company for 29 years and now lives in San Diego. "I think it's a very good group of people. The ones that I'm aware of grew up to be good, solid, salt-of-the-earth people, the kind of people that are the backbone of the United States. A lot of it comes from our education, our growing up in Livermore and going through a high school where good values were instilled in us."

The same remains true for today's students, according to Clark Conover, the school's principal since 2022.

"We are incredibly fortunate that Granada High School's founding class provided the strong leadership needed to establish our rich tradition of spirit and pride," Conover said.

*Editor's note: This story is dedicated to the memory of Rita Wood-Bankhead, Dan's older sister, who was a member of Granada's class of 1966. ■*



## LIVERMORE LAUGHS WITH Paula Poundstone

By JEANITA LYMAN

**A** Livermore show is set to mark Santa Monica resident Paula Poundstone's last scheduled appearance in her home state for months to come, with the longtime comedian booked for shows throughout the country through next spring in the latest stretch of her wide-ranging and prolific career.

While the date and time are set next month at the Bankhead Theater, what is not yet known about the show — like Poundstone's other shows — is exactly what the performance will hold.

"My act is largely autobiographical," Poundstone told the Pleasanton Weekly during an interview this summer. "I talk about what I'm doing and thinking, and right now I do a couple of daily videos trying to save democracy, and a lot of what I talk about is sort of defined by who's in front of me. My favorite part of the night is talking to the audience."

That audience interaction, Poundstone's own signature comedy and improv style, and decades worth of musings and material to draw from mean that it's anyone's guess what topics might be up for discussion during her Tri-Valley visit.

"I have 47 years worth of material rattling around — some of it is easily accessible, and some of it is under a pile of clothes in the back

of my brain somewhere," Poundstone said.

Her comedy career is significant not just for its length, but its breadth, with countless appearances across platforms ranging from TV to radio over the decades, and to social media and podcasts in more recent years.

"I work as much as I can, and I have the best audience in the world — not the largest audience, certainly not the most diverse, but the best," Poundstone said. "They're really fun to play with."

It was across the Bay in San Francisco where Poundstone spent her early career in a thriving comedy environment that she credits with helping to sharpen her chops and set the stage for her continued success.

Born in Alabama and having grown up in Massachusetts, Poundstone got her start in comedy in Boston before hitting the road landing in the Bay Area in the early 1980s.

"It was such a good place to kind of figure out what you do in the room, in part because the audience were so willing back then," Poundstone said. "They wouldn't dismiss you just because you sucked."

Poundstone went on to move to Los Angeles at the advice of fellow Bay Area comedian Robin

**PROLIFIC COMEDIAN  
REFLECTS ON BAY AREA  
ROOTS, SAVING DEMOCRACY  
AND HER POGO STICK**

MICHAEL SCHWARTZ

Paula Poundstone is set to perform her trademark brand of standup comedy at the Bankhead Theater on Sept. 5.

Williams, leading to her first television appearance alongside Williams when he hosted "Saturday Night Live" and her first movie appearance in "Gremlins" (aka "Hyperspace").

Her career continued to pick up the following decade, which kicked off with an HBO standup special in 1990 and continued with correspondent roles on talk shows and a series of educational videos for PBS Kids, all while she continued making her standup rounds.

Poundstone has since written two books and become a staple on multiple NPR shows, particularly the

news quiz show "Wait, Wait, Don't Tell Me."

"I was really lucky — I had never heard of 'Wait, Wait, Don't Tell Me' and they contacted me 25 years ago — and this is how long ago it was — they sent me an audio tape of the show and it was cassette tape," Poundstone said. "It sat on the island by my kitchen for a really long time, until I was standing in the kitchen talking to a guy and he saw the tape."

"He was like, 'Why do you have that?' And I said, 'Oh, these people want me to do this show...'" she continued. "He was beside himself,

because he happened to be a listener."

Decades of radio appearances and countless listeners gave way to the podcast "Nobody Listens to Paula Poundstone," which has been ongoing since 2018.

The emergence of social media has also given Poundstone yet another platform, with the comedian posting regular short form and longer videos offering more intimate — but still comedic — glimpses into her inner workings.

Since the 2024 election, those videos have had two distinctive features — critiques of the federal government, and the introduction of a pogo stick.

"One of my daily video projects is a countdown to Nov. 3, where I give the viewers something they can do every day to save our democracy, because handwringing isn't as helpful as you might think," Poundstone said.

As part of that, Poundstone said she "started this ridiculous practice, because it was ridiculous," of adding one pogo stick bounce per day since the last general election, with the count now up to several hundred.

It has proven to be more of a challenge than expected, both mentally and physically.

"I get a little brain-fried from pogoing, so as I'm pogoing I forget where I am in the count," Poundstone said.

But performing on stage — in her element — is a different story, according to Poundstone.

"I'm so invested in what I'm doing — my brain's not good for a lot of things, but man, during that time I'm on stage, I'm using everything that I got," Poundstone said. "People ask me about it later and I'm like I have no idea. I just see the task in front of me and do it."

Tickets are "selling fast" for Poundstone's appearance on the Bankhead stage at 8 p.m. Sept. 5, according to Livermore Valley Arts. More information is available at [livermorearts.org](http://livermorearts.org). ■



COURTESY LVA

Lyle Lovett is headlining Livermore Valley Arts' "Opening Night at the Bankhead" fundraiser Aug. 29.

## Lovett concert for 'Opening Night at the Bankhead'

Event next weekend is largest annual fundraiser for Livermore Valley Arts

By JEREMY WALSH

**E**xcitement is building in the Tri-Valley as Grammy Award winner Lyle Lovett is set to perform next weekend as the headliner for Livermore Valley Arts' main fundraiser, "Opening Night at the Bankhead."

The event next Saturday (Aug. 29) features the Lovett concert inside the Bankhead Theater, along with live and silent auctions, food and drinks and an after party with music by Matt Axton & Badmoon — all in the name of raising critical funds for LVA's entertainment and arts education programming for its 2026-27 season and beyond.

"I am so thrilled to bring Lyle Lovett to the intimate Bankhead Theater for our opening night of the season," Livermore Valley Arts CEO Chris Carter told the Pleasanton Weekly on Monday.

"The team at the Bankhead really knows how to throw a party, and there will be a lot more to the evening in addition to the concert that will make it one of the most memorable events in recent Livermore history," Carter added. "All the proceeds go towards supporting Arts programs in our community throughout the entire year. I can't think of a better way to celebrate and

support the Arts in the Tri-Valley."

Introducing a new concept for its 20th season kickoff fundraiser, "Opening Night at the Bankhead" will include a glass of bubbly or cocktail, passed appetizers and silent auction at the welcome, a plated paella dinner to take inside the theater, a raffle, a live auction and the concert starring singer-songwriter-actor Lovett.

Desserts will be served at intermission. LVA will also be promoting its Fund-a-Need initiative supporting local arts education outreach programs.

The after party will include a no-host bar, a nacho bar and gourmet ice cream sandwiches outside in Bankhead Plaza under the summer evening sky in downtown Livermore, with live music from Matt Axton & Badmoon.

While the event is listed as "selling fast" on the LVA website, a select number of tickets remain available. Doors open for regular ticket holders at 5 p.m., with VIP entrance at 4:30 p.m. Learn more at [livermorearts.org](http://livermorearts.org). ■



# PAL set for inaugural scholarship fundraiser

Concert at Firehouse with cover band playing hits from Chicago, Steely Dan

By RIYA UPADHYAYA

The Pleasanton Art League is presenting its first-ever scholarship fundraiser, inviting the community to an evening of live entertainment featuring the Bay Area's own Aja Vu / Stealin' Chicago next month at the Firehouse Arts Center.

The concert will celebrate the cover band's renditions of timeless tunes by Steely Dan and Chicago while raising funds to support the next generation of local artists.

PAL is a nonprofit organization dedicated to promoting the visual arts through education, exhibitions, scholarships, youth programs and community engagement. The fundraiser's proceeds contribute towards PAL's scholarship program, assisting promising local student artists in pursuing higher education in the visual arts.

"This fundraiser is about investing in young artists while bringing our community together through art and music. We want young artists in our community

to know that their creativity matters — and that there are people who believe their dreams are worth investing in," said Alana Shoars, PAL president.

Aja Vu, a tribute band to Steely Dan and Chicago, features "rich harmonies, signature horn arrangements, and distinctive sounds that made these legendary bands unforgettable," according to an event press release. With a sold-out performance at the Firehouse under their belt, the band returns for another energetic evening filled with covers of classic hits.

The evening also features "Rhythm & Music," a lobby exhibition showcasing artwork by PAL members and young artists from PAL's youth art program. During intermission, Pleasanton Mayor Jack Balch is set to join PAL to present several awards recognizing artwork in the exhibition.

The event is scheduled for 7-9:30 p.m. Sept. 4 at the Firehouse Arts Center in downtown Pleasanton. For tickets and more information, visit [firehousearts.org](http://firehousearts.org). ■



COURTESY PAL

Above: "Beneath the Ash" by Daniel Zhou earned an Excellence Award in the Pleasanton Art League's 2026 PAL's Pals High School Exhibit. Left: "86" by Ethan Mosca, another PAL Excellence Award winner.

## Dublin's Kataria named county youth poet laureate

Fellow Dublin student Hernandez is vice laureate

By KELCIE LEE / BAY CITY NEWS SERVICE

Alameda County Library has announced this year's youth poet laureate and vice youth poet laureate are Dublin students, following a countywide competition in April.

Dublin resident Krishita Kataria will assume the role of Alameda County youth poet laureate, and Tatiana Hernandez, also of Dublin, will serve as vice laureate, the library said. As poet laureates, they will serve through August 2027 by performing at community events, leading poetry workshops and competing in potential competitions.

In April, the youth poet laureate competition began, drawing 47 applications from teens across Alameda County. A panel of judges chose Kataria and Hernandez, as well as three additional finalists — Fremont residents Sana Arora, Dhatrisri Biruduraju and Dhaanvi Jaipuria.

An award ceremony was hosted at the Castro Valley Library earlier this month, with the youth laureates also winning a suite of Apple products.

According to the county library, Kataria, who was also a finalist in 2025, combines her poetry with African American studies and history. Hernandez draws on her Indigenous, African American and Latin cultures to explore various topics in her poetry.

"Every year, we're reminded that this competition is more than poetry. It's about creating space for young people to share the truths of their generation and their hopes for the future," said Alameda County librarian Deb Sica in a statement. "Alameda County Library is honored to provide a platform where teens are welcomed, valued, and celebrated." ■

## Views in the Valley winners

Photos include Wildlife Category, People's Choice

By JEREMY WALSH

Tri-Valley Conservancy this month revealed the winners of its annual Views in the Valley photo competition, which seeks to highlight nature, agriculture and open space in the region.

"Mist Hunter", captured by Ramon Arellano II at Lake Isabel on a foggy morning in San Ramon, won the Barry Zupan People's Choice Award.

"Icy Bee" by Ildebrando Noval at Sunol Regional Wilderness took first place in the Wildlife Category. An Altamont Pass sunrise photograph by Josh Dye, "Altamont Ablaze", earned first place in the Open Landscapes Category. And James McCabe's "Glass House" at Forest Home Farms Historic Park won the Working Lands Category.

The top 12 ranked photos, which were on display at the Bankhead Theater in Livermore earlier this summer, will be exhibited at the Robert Livermore Community Center throughout the month of September.

Check out the winners and all submissions on Tri-Valley Conservancy's website, [trivalleyconservancy.org](http://trivalleyconservancy.org). ■



COURTESY TVC

Tri-Valley Conservancy photo contest winners (clockwise from top left): "Icy Bee" by Ildebrando Noval, "Glass House" by James McCabe, "Mist Hunter" by Ramon Arellano II and "Altamont Ablaze" by Josh Dye.



# Community Pulse

## POLICE BULLETIN

### Dublin High alum sentenced to 30 years to life for rapes while at college

A man from Dublin was sentenced to 30 years to life in state prison last week after being convicted of committing sexual assaults while he was a student at the University of California, Santa Barbara.

Arian Eteghaei, now 24, was found guilty in January of raping two victims, felony forcible sexual penetration and misdemeanor domestic violence, plus a special allegation of multiple victims was found to be true — while the jury could not reach verdicts on 14 other counts. The case made headlines when Eteghaei tried to make a mad dash in handcuffs soon after the verdict.

“This case would not have been possible without the extraordinary courage of the victims who came forward and participated in a long and difficult legal process,” Santa Barbara County District Attorney John T. Savrnoch said in a news release after the sentencing Aug. 10.

“Their strength and willingness to testify allowed the truth to be heard and ultimately allowed the defendant to be held accountable for the serious harm he caused,” the DA added.

Attorney Andrew Flier, part of the defense team during the trial, did not respond to the Pleasanton Weekly’s request for comment last week. The lawyer previously said Eteghaei, who denied all allegations against him, planned to appeal his conviction.

Eteghaei, a former athlete at Dublin High School and student of UC Santa Barbara, was initially arrested in 2021 at Oakland San Francisco Bay Airport and charged with sexually assaulting 11 women while at college.

The case ultimately went to trial late last year, with the proceedings spanning three months until the jurors rendered their verdicts on Jan. 20 — and told the judge they couldn’t reach consensus on the remaining 14 counts.

Santa Barbara County Superior Court Judge Von Deroian handed down the sentence during a hearing Aug. 10.

In addition to praising the strength of the survivors, Savrnoch credited the efforts of his team, the UC Police Department and the county’s victim-witness advocates.

“This case required years of persistence, careful investigation, and tremendous support for the victims. The collective work of this team exemplifies the commitment of law enforcement, prosecutors, investigators, and victim advocates to seeking justice for survivors of sexual violence,” the DA stated.

—Jeremy Walsh

### Tri-Valley man accused in Monterey fatal crash

A 20-year-old Dublin man is facing possible criminal charges following a solo vehicle crash in Monterey that killed one of his passengers Sunday evening, according to authorities.

At about 5:15 p.m., Monterey police responded to reports of a crash at Barnet Segal Lane and Iris Canyon Road. When they arrived, officers found that a 2009 silver BMW coupe convertible driven by Sebastian Feliciano had crashed into a tree, according to police officials.

Feliciano and all three of his passengers were taken to Natividad Medical Center for medical treatment, where one of them died, police said. The victim’s name has not yet been released.

Feliciano, whose blood alcohol content was recorded over 0.13%, and the other two passengers are expected to recover, police officials said in a news release Monday.

Investigators expect to pursue a charge of gross vehicular manslaughter against Feliciano. Police believe he drove from the Carmel-by-the-Sea area to Monterey and was allegedly driving recklessly prior to the collision.

Anyone with information can call Monterey police Lt. Ethan Andrews at 831-646-3822. Anonymous tips may be submitted by calling 831-46-3840.

—Bay City News Service

### Dublin woman sentenced in ex-manager’s death

A Dublin resident and former bartender at the Condor Club, San Francisco’s historic topless bar, has

been sentenced to one year in jail for being an accessory in the 2025 killing of the club’s manager.

Asia Morton, 26, faced charges for assisting Richard Lund after he allegedly shot and killed Condor Club general manager Mark Calcagni in Santa Rosa in 2025.

Morton was sentenced to one year in jail and one year mandatory supervision, according to her attorney, Walter Rubenstein.

Early the morning of Oct. 3, 2025, Santa Rosa police officers found Calcagni, 60, dead from a gunshot wound in the 2200 block of Brookwood Avenue.

On Oct. 24, 2025, officers arrested Morton at San Francisco International Airport on her return from international travel. Officers arrested Lund at home in Dublin, the same day, according to police. Police said Lund and Morton were romantically involved and lived together in Dublin.

Following the arrest, police alleged that Lund, 43, also an ex-employee of the Condor Club, waited for Calcagni to return home from work, then shot him. Police also contended that Morton helped Lund plan the shooting.

Ultimately, Morton was not charged with conspiracy — a much harsher sentence, her attorney said.

Lund is facing multiple charges, including murder, and is set to stand trial in Sonoma County Superior Court on Aug. 28.

—Griffin Jones, Bay City News Service

### Jury selection in pilot’s child sex abuse trial

Contra Costa County prosecutors are gearing up for a criminal child sex abuse trial with San Ramon Valley ties that stemmed from a prominent arrest at San Francisco International Airport last year in which a then-Delta co-pilot was arrested from the cockpit upon landing.

Jury selection took place last week in the trial for Rustom Bhagwagar and his former girlfriend Jennifer Spitz Powell, both of whom are facing a slew of felony charges for allegedly sexually assaulting and abusing a relative of Powell’s during their time as a couple living in Alamo then Walnut Creek.

Both defendants have been in custody at county detention facilities since last year, when Bhagwagar’s prominent arrest drew regional and national headlines on July 26, 2025, followed by Powell’s arrest several days later. They have pleaded not guilty to the charges.

The two were arraigned the following month, during which it was revealed that Bhagwagar’s arrest had stemmed from Powell’s cooperation with a sheriff’s investigation spurred by revelations from the alleged victim during sessions with a therapist who was subject to mandatory



PHOTO BY GOOGLE MAPS VIA BCN

Two Dublin residents and former employees at the Condor Club in San Francisco were charged for their alleged roles in the killing of club manager Mark Calcagni in Santa Rosa on Oct. 3, 2025.

reporting requirements.

According to prosecutors and Powell’s defense, she contacted Bhagwagar years after their relationship had ended, with law enforcement recording the phone call. Bhagwagar had been reluctant to discuss the “sex stuff” on the call, but said he would come to the Bay Area to speak with her in person, with the trip resulting in last year’s arrest.

Bhagwagar and Powell are both being held on \$15 million bail. A spokesperson for the district attorney’s office said that opening statements were expected in mid-September.

—Jeanita Lyman

### One arrested, two sought in wire theft case

A witness reporting three people climbing a telephone pole with a saw led to a heavy police response and one arrest related to communication wire theft and damage in eastern Danville last week.

Danville police said the call came in to dispatch at about 8:05 p.m. Aug. 13, and the three people fled as soon as officers arrived at the scene.

One man — identified as a 32-year-old transient — was arrested, but two other suspects escaped into a heavily wooded creek area and eluded law enforcement despite an extensive search of the area, according to the Danville Police Department.

“Officers found a section of communications line, approximately 100 feet long, on the ground near the pole they had climbed. Several sections of cut wire were in the suspect’s vehicle,” police said.

The arrestee was booked into the Martinez Detention Facility on suspicion of damaging a power line, grand theft, conspiracy and probation violation, police said.

—Jeremy Walsh

### Deadly crash in Rossmoor

Authorities have confirmed the identity of the woman who died in a solo-vehicle crash inside the gates of the Rossmoor senior living community in Walnut Creek last week.

The decedent was 32-year-old Walnut Creek resident Rachel Doron Arganek, according to the Contra Costa County Coroner’s Division.

The Walnut Creek Police Department reported that Arganek was the only person found inside the vehicle when officers responded to a solo crash in the area of Rossmoor Parkway and Stanley Dollar Drive just after 5 a.m. Aug. 13.

She was pronounced dead at the scene, police said.

The circumstances of the fatal crash remain under investigation by WCPD’s Major Accident Investigation Team, police said. Anyone with information about what transpired can contact investigators at 925-943-5844. ■

—Jeremy Walsh

## PET OF THE WEEK



VALLEY HUMANE SOCIETY

### Let’s get rocked

Turn the amp up to 11, because Def Leppard is ready to rock your world! This adventurous little headbanger has already gone swimming, boating and even jet skiing. She’ll gladly headline your next hike before crashing into a cuddle session backstage on the couch. Good with other dogs after a proper introduction and friendly with fans of all ages, this cutie is ready to pour some sugar on your life. Call 925-426-8656 or email info@valleyhumane.org to start the adoption process today.

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## LETTERS

### PUSD not listening to residents

Regarding the article on new school facilities for PUSD, I am glad to read that Superintendent Ghysels says that the way schools look can make a difference for all Pleasanton residents.

However, the school board has not listened to the residents surrounding Harvest Park Middle School who have been very patient in attending meetings and asking that no green space is lost at Northway and Valley Avenue, and that new facilities/programs do not bring in 200 more cars daily to the school.

Harvest Park is the oldest middle school with the smallest footprint, and is one of the only schools completely surrounded by residential housing. Traffic is already at very high levels and it is especially a burden to parents and neighbors during school time.

Green space is precious and is important not only to students, but to all Pleasanton residents. Other PUSD facilities have space that any additional programs can accommodate.

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The walkway on Greenwood Road along the Harvest Park fence line belongs to PUSD and is cracked, uneven and hazardous. It would be great to see the district focus on improving school areas that are an eyesore and safety burden to all residents who use school sidewalks and any child walking or riding a bike to school.

— Tessie Wagner-Pease

### Response to letter on 'Anti-Jewish libel'

I would not have as much of a problem with AIPAC if they were presenting arguments in favor of certain Israeli policies, or explaining why we should be sending Israel billions of dollars in military aid. But they are not coming here to talk about that.

They are being intentionally deceptive, using shell PACs to hide the source of their funding. They are attacking Wahab as "soft on crime", as if locking everyone in prison would give us a better outcome. I think it only fair to call them out because they have a track record of surreptitiously interfering with elections and only later boasting of their wins when they are fundraising.

The idea in last week's letter that: "Those who highlight AIPAC and only AIPAC are — whether intentionally or not — using the ancient anti-Jewish libel that says Jews are some shadowy demonic force controlling the puppet strings of, well, everyone." Applies pretty well to AIPAC.

No one is accusing Jews, many of whom criticize the policies of Israel. People deserve to know if they are being played as pawns in some weaponized psychological war.

I urge readers to look into the conflict in Israel, and understand that concern for the rights of Palestinians is not all that radical, unless you are AIPAC who wants nothing less than unconditional support for the state of Israel.

— John Williams

### BBQ fundraiser success

The recent barbecue and auction fundraiser by the Pleasanton Community of Character Collaborative was a great success.

Scholarships were first awarded in 2012, established to honor the legacy of Juanita Haugen, longtime school board member who passed away after a battle with cancer in 2007. From then until 2023, one or two scholarships were awarded to seniors at each PUSD high school, honoring students who demonstrated exceptional character and service to their family, school and community.

A few years ago, a small backyard

barbecue was held to augment the funding of scholarships. The past three years the event has grown; this year's event earned \$24,000, with nearly 130 attendees. Due to this success, the number of scholarships has also increased to 14 this current year, awarded to PUSD seniors.

Many thanks to the board of directors, who planned, obtained auction items, cooked and served the food. Thanks to Craig and Kim Eicher for hosting in their beautiful backyard. Board members donate most of the food and other expenses for the dinner, so, nearly all of the proceeds go toward scholarships.

Thanks to those who attended and for their generous donations, as well as community groups and companies who made donations of items and certificates for auction items. Local band Rusty Vinyl donated their time playing at the event.

Support is also provided for other community events, such as the Make a Difference Volunteer Festival, the Annual Community Thanksgiving Dinner, the Martin Luther Legacy Breakfast, Adopt a Senior at Christmas and other worthwhile events.

— Ken Mano

### On 'masked men'

As Pleasanton police Lt. Nicholas Albert was quoted in the article, there is no "expectation of privacy" that protects citizens from being photographed without consent in public places such as sidewalks, roadways, parking lots, or building entrances.

By the same token, there is nothing prohibiting citizens from passively blocking a photographer's view in these locations.

If "First Amendment auditors" choose to exercise their right to photograph people without consent in public settings, I would not be surprised to see groups of privacy advocates begin to organize to passively surround the "auditors", blocking their cameras' ability to record anything other than the advocates' smiling faces or the backs of their heads.

Who knows? These events could evolve into joyous celebrations of the respect we all share for our revered First Amendment!

— Glenn Evans

### The would-be 'People's Mayor'

What do you get when an elected official knows the boss is their constituents?

What do you get when an elected official always officiates based on what's in the best interest of their constituents and enhances their quality of life?

What do you get when an elected official is not pressured or sued by special or corporate interests?

What do you get when an elected official always listens first to constituents, answers their questions with maximum transparency before making decisions? Who always fights on behalf of their constituents despite challenging odds and at times being a minority vote?

What do you get when an elected official accepts donations from constituents and not from corporate or questionable PAC money?

What you get is a person with all the above attributes. A super smart rare breed of an elected official who is transparent and honest, works hard every day for constituents, has no hidden agendas, has a wonderful sense of humor, loves and helps their family, friends and neighbors, a limitless community advocate, and has a great smile and a warm hug at the ready.

That's a person people trust and is trustworthy. That person would be a People's representative. Julie Testa is that person.

She has been the People's Councilmember in Pleasanton, putting people first. Her actions and voting records prove it. She is now running for Mayor of Pleasanton. She is the best choice and will absolutely be the quintessential "People's Mayor". Vote for Julie Testa on Nov. 3.

— Shirley Lewandowski

### Project Genesis at LLNL: AI oversight gap

The Department of Energy's Genesis Mission will use artificial intelligence to speed up scientific research and "national security" work. The White House compares its urgency and ambition to the Manhattan Project: the program that created the first atomic bomb.

Lawrence Livermore National Laboratory, already a central part of the U.S. nuclear weapons complex, will play a major role.

That should alarm us. LLNL-led projects will use AI in many ways. DOE talks about working faster as though faster always means better. At a nuclear weapons laboratory, it does not.

Safety depends on careful human judgment and time. AI cannot understand the actual conditions inside an aging nuclear facility. It may miss failing equipment, inadequate staffing, poor training, waste-handling problems, or other work happening nearby.

If LLNL uses AI to rush safety reviews or experiments, workers and surrounding communities will bear the risk.

LLNL already operates behind enormous secrecy. AI could make its decisions even harder for workers, regulators, and the public to

understand or challenge. It could also allow the Lab to design and modernize nuclear weapons faster while avoiding meaningful public oversight.

This is especially dangerous now that New START, the last major treaty limiting U.S. and Russian strategic nuclear arsenals, has expired. Pope Leo XIV called for a concrete and effective replacement and warned leaders to do everything possible to prevent a new arms race. Genesis must not be allowed to fuel that race.

LLNL and DOE must publicly explain how AI will be used and require independent safety reviews for every high-risk decision. Technology should be used to protect life; not to build nuclear weapons faster.

— Felicia Ziomek, Livermore

### What 4% looks like from the inside

When I was 5, I asked my parents if I could put on a talent show. I had heard that children could get cancer and I couldn't put it down.

My mom set up 30 folding chairs at my guitar school and we sold baked goods. We raised \$1,980, and I thought we had probably solved it.

That was 11 years ago. I have run it every year since, including through the pandemic. I am a senior at Palo Alto High School now, and every dollar has gone to pediatric cancer research at Lucile Packard Children's Hospital Stanford.

Somewhere in there I stopped being a kid doing a nice thing and read the research. About 4% of federal cancer research funding goes to childhood cancers. Roughly 15,000 American kids and teenagers are diagnosed every year, and cancer is still their leading cause of death by disease.

Survival climbed from about 63% in the 1970s to 87% today, entirely because someone paid for research. The remaining 13% are the hardest cases, and they are last in line.

A talent show run by a high schooler should not be a meaningful funding source for a major hospital. That it is says something about a gap, not about me.

The 12th show is Saturday, Sept. 12, 1-3 p.m. at Valencia Park in Santana Row, San Jose. It is free, Tri-Valley families are welcome, and kids aged 5 to 18 can still sign up to perform at [byebyekidscancer.org](http://byebyekidscancer.org).

— Aeshaan Singhal, founder,  
Bye Bye Kids Cancer

Submit letters to the editor of up to 250 words and guest opinion pieces up to 550 words with a short bio to [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com).





## PLEASANTON PREPS

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BY DENNIS MILLER

## Tri-Valley Babe Ruth team reaches World Series final

Knight advances to U.S. Amateur quarters; Kropschot earns UFC contract

The summer baseball for Tri-Valley all-star teams came to an end last Saturday when the Tri-Valley 14-year-old Babe Ruth team fell 9-8 to host Eagle Pass, Texas in the championship game of the Babe Ruth World Series.

Tri-Valley advanced to the final by beating Reedsburg, Wis., 12-1 in their last pool play game to earn the fourth seed for bracket play.

There, Tri-Valley beat the Caribbean rep for the second time in the tournament, this time by a 10-4 win. In the semifinals they beat a team from Tallahassee, Fla., 8-6.

Playing in front of a highly partisan crowd in the championship game, Eagle Pass scored one in the first and then three in the second for a 4-0 lead.

Tri-Valley stormed back and

hung a four-spot on the board in the top of the third to tie the game. Eagle Pass went back in front with three in the fourth and a pair in the fifth for the 9-4 lead.

But instead of giving in, facing a big deficit in front of the partial crowd, Tri-Valley scored one in the sixth, then three more in the seventh before Eagle Pass ended the final frame, keeping Tri-Valley one run short of tying the game.

### Knight advances to U.S. Amateur quarters

Former Foothill High elite golfer Brandon Knight advanced to the U.S. Amateur quarterfinals before falling.

The current University of Colorado golfer set a school record for the furthest a Buffalo golfer

has advanced in the U.S. Amateur, which was played at the iconic Merion Golf Club in Ardmore, Pa., and the Philadelphia Country Club.

Knight, who won the California Interscholastic Scholastic title as a senior at Foothill, finished the stroke play portion of the Am tied with 21 other golfers for 33rd place at 1-over to qualify for the match play portion of the event.

In the round of 64 he opened with a 6-and-5 win over Connor Graham of Scotland.

In the round of 32, he edged Noah Kent of Naples, Fla., by a 3 and 2 final score. His 1-up win over Gaven Lane of Argyle, Texas in the round of 16 sent him to the quarterfinals.

Knight's run finally ended when he fell 3-and-2 to Carter Loflin of Duluth, Ga.



COURTESY DAVE PEROTTI

The Tri-Valley all-star team at the Babe Ruth World Series in Eagle Pass, Texas.

### Kropschot earns UFC contract

Joe Kropschot, who I wrote about two weeks ago, won his match in Dana White's Contender Series and earned a UFC contract.

Kropschot, who grew up in San Ramon and now lives in Walnut Creek, had a fight Aug. 11 with Jon Kunneman in Las Vegas.

Kunneman, the betting favorite, came into the fight 10-0 and had yet to go the distance in a fight. Kropschot was riding a four-fight winning streak and had also not gone the distance in his 11-fight career.

Using his reach advantage and his front kicks, Kropschot kept Kunneman at bay throughout the fight, winning a 29-28, 30-27, 30-27 decision.

Kropschot nearly won by submission in the final 20 seconds

after he got Kunneman in an arm bar, but Kunneman refused to tap out, even as Kropschot increased the pressure, at one point even causing White to cringe and cover his face.

Eventually, Kropschot dislocated the elbow of Kunneman just before the final bell sounded.

By winning his fifth straight, Kropschot impressed White enough to earn the UFC contract at the end of the five-fight card.

### Youth basketball signups

Registration for Catholic Community of Pleasanton CYO basketball is open.

The basketball program is for all children in Pleasanton or Sunol schools entering the third through eighth grades. For more information about the basketball program and how to register, go to ccopcyo.org. ■

## Grab your front row seat today!



# TRI-VALLEY PREPS PLAYBOOK

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## Entertainment

**12TH ANNUAL DESI COMEDY FEST** Comedians from across the globe featuring a sharp mix of voices, styles and stories, all rooted in the wit and cultural mashup that make South Asian comedy one of the most exciting corners of standup today. 7:30 p.m., Aug. 21. Tickets 28-48. Visit [firehousearts.org](https://firehousearts.org).

**CONCERTS IN THE PARK** Pleasanton Weekly is sponsoring this week's Concerts in the Park where several of our reporters, editors and staff will be there to talk to local community members. 7-8:30 p.m., Aug. 21. Diablo Fugitives, rock 'n' roll covers. Lions Wayside Park.

**VALLEY CONCERT CHORALE AND VINE CINEMA PRESENT THE WIZARD OF OZ** Residents and film enthusiasts are invited to return to Oz for a special 87th anniversary presentation celebrating one of cinema's most cherished masterpieces. Attendees will receive complimentary coffee and donuts upon entry. 10 a.m., Aug. 22. Visit [valleyconcertchorale.org](https://valleyconcertchorale.org).

**TUESDAY TUNES** The free event presented by Livermore Cultural Arts Council is 6:45-8:15 p.m. at the Bankhead Plaza. Bring a blanket or lawn chair. Alcohol-free and family-friendly.

**A TRIBUTE TO LOUIS ARMSTRONG** Join Jeff Bordes & Friends for a joyful celebration of Louis Armstrong, featuring the soulful vocals of Jackie Gage, celebrating Armstrong's timeless legacy through classic songs. 7:30 p.m., Aug. 28. Tickets 31-41. Visit [firehousearts.org](https://firehousearts.org).

**BALLET ROOTS SEASON 6** Join for an unforgettable evening of dance for a breathtaking celebration of movement and music. 5 p.m., Aug. 30. Tickets \$25. Visit [firehousearts.org](https://firehousearts.org).

**SINATRA SALOON: A TALE & A TUNE** A musical and storytelling tribute to the music of Frank Sinatra with a little bit of Dean Martin, showcasing the songs that make him undeniable for any generation. 8 p.m., Sept. 4. Tickets 40-50. Visit [livermorearts.org](https://livermorearts.org).

**PAULA POUNDSTONE** Known for razor-sharp observational humor and legendary quick wit, Paula Poundstone returns to The Bankhead for an evening of nonstop, laugh-out-loud comedy. 8 p.m., Sept. 5. Tickets 45-75. Visit [livermorearts.org](https://livermorearts.org).

## Exhibits

**LOBBY EXHIBITION** The Firehouse Arts Center presents HJ Chae's solo exhibition, Topography of the Reminiscape, in the foyer featuring 16 works of oil on canvas. Through Aug. 29.

**FLORA IN FOCUS EXHIBIT** Flora in Focus returns to the Livermore Civic Center Library celebrating not only the artistry of flowers, but the meaningful friendships that have blossomed among a small group of

local floral artists. Aug. 1-31. Artists' Reception 2-4 p.m., Aug. 29.

**THE INDEPENDENT GALLERY EXHIBIT** In Forming Figures, Thomas See explores both the how and the why of artistic expression creating works in both digital and traditional formats. Through Sept. 5. 2250 First St., Livermore.

**HARRINGTON GALLERY EXHIBITION** The Firehouse Arts Center lobby exhibit features the work of Marina Omelianenko on the Nancy Thompson Memorial Wall with a collection of 15 serene watercolors. Through Sept. 5.

**MUSEUM ON MAIN EXHIBIT** Visit the Museum on Main exhibit, Wicket Crazy: Cricket and the Tri-Valley, which explores how the game is played, the history of cricket and the local influence that cricket has on the community. Through Sept. 25.

**YESTERDAY ONCE MORE EXHIBIT** A joint exhibition between UNCLE Credit Union Art Gallery and the Harrington Gallery, Yesterday Once More, Scenes from the Past is an exhibition that invites artists to step through the veil of the present and into the curated echoes of what once was. Through Oct. 10.

## Fundraisers

**AMADOR VALLEY LIONS CLUB FUNDRAISER** Amador Valley Lions Club presents a Pizza, Pasta and Trivia Night fundraiser where profits benefit local nonprofits. Gather friends and family for teams of no more than 6 adults. 6 p.m., Aug. 27. Dante Robere Winery, Livermore. Tickets \$75. Purchase tickets by calling J Chubb at 925-968-4800.

**AN EVENING WITH LYLE LOVETT** Opening Night at the Bankhead celebrates the Arts with their biggest fundraiser of the year. Featuring an intimate performance by four time Grammy Award winning artist Lyle Lovett, tickets include a welcome bubbly and appetizers to kick off the evening. 5 p.m., Aug. 29. Visit [livermorearts.org](https://livermorearts.org).

**PAL SCHOLARSHIP FUNDRAISER WITH AJA VU** Support the Pleasanton Art League's Scholarship Program while enjoying an unforgettable evening of live music with Aja Vu and get

ready to sing along to the timeless hits of Steely Dan and Chicago. 7 p.m., Sept. 4. Tickets \$75. Visit [firehousearts.org](https://firehousearts.org).

**CRUISIN' FOR A CAUSE** This Tri-Valley REACH annual fundraiser is a special evening of giving to make the dream of independence come true for adults with intellectual and developmental disabilities featuring gourmet food, fine wines, and inspirational stories. 6 p.m., Sept. 9, McGrail Vineyards. Visit [trivalleyreach.org](https://trivalleyreach.org).

**OPEN HEART KITCHEN'S TRI-VALLEY GALA** Open Heart Kitchen's Tri-Valley Gala is a celebration of community and philanthropy, featuring a 70s-inspired theme and includes a seated dinner, live music and dancing, raffle games and live auction. 5-10 p.m., Sept. 11. Casa Real. Visit [OpenHeartKitchen.org](https://OpenHeartKitchen.org).

**SUNFLOWER HILL RED CARPET GALA** Walk the red carpet, pose for paparazzi photos and stop for exclusive interviews hosted by NBC Bay Area Meteorologist Kari Hall. Celebrate and create lasting impact in support of Sunflower Hill's programs and residential communities. 5:30-10 p.m., Oct. 3. The Club at Castlewood. Visit [sunflowerhill.org](https://sunflowerhill.org).

**BOUNTY OF HOPE FUNDRAISER** Culinary Angels is celebrating 10 years of nourishing cancer patients and their caregivers in the community. Join this fundraiser with farm to table dinner and a silent and live auction. 5-8:30 p.m., Oct. 11. Concannon Vineyard. Visit [culinaryangels.org](https://culinaryangels.org).

## Fairgrounds

**GOODGUYS 39TH WEST COAST NATIONALS** America's Favorite Car Show returns to its roots for a celebration of Cool Cars, Cool People and Good Times. 8 a.m. to 5 p.m., Aug. 21-22; 8 a.m. to 3 p.m., Aug. 23. Visit [alamedacountyfair.com](https://alamedacountyfair.com).

**SCOTTISH HIGHLAND GATHERING & GAMES** A Bay Area tradition since 1866, be thrilled by world-class competitions and celebrate Scotland's rich culture with traditional music, delicious food and breathtaking performances. 8 a.m. to 6 p.m., Sept. 5-6. Visit [alamedacountyfair.com](https://alamedacountyfair.com)

## Talks

**READ IT & EAT WITH EVELYN SKYE** Join for Read It & Eat with Allegra Goodman. 11:30 a.m. to 1 p.m., Aug. 24. Towne Center Books. For tickets visit [townecenterbooks.com](https://townecenterbooks.com).

**MENTAL HEALTH LECTURE WEBINAR** In this webinar, Behavioral Activation: A Straightforward Treatment for Depression, Sylvie Naar, Ph.D., will draw on themes from her book on motivational interviewing with adolescents and young adults. 5-6:30 p.m., Aug. 25. RSVP by Aug. 24 for Zoom link. Visit [alanhufoundation.org](https://alanhufoundation.org).

**CHARLES HUFF FREE WALKING TOUR SERIES** If These Walls Could Talk: Exploring Downtown's Historic Second Street Neighborhood. 9 a.m., Aug. 29. Register at [museumonmain.org](https://museumonmain.org).

**ONLINE AUTHOR TALK WITH LIVERMORE PUBLIC LIBRARY** Monthly virtual author talk series featuring bestselling, award-winning and highly acclaimed authors from around the world. The Democracy We Must Keep: Why the Ideas That Built America Still Matter with David O. Stewart 11 a.m., Sept. 1. Visit [libraryc.org/livermoreca](https://libraryc.org/livermoreca).

**LIVE WELL, BE WELL (50+)** Join this discussion group focused on Healthy Aging where topics include body systems, disease prevention and vitality. 10-11:30 a.m., Wednesdays.

Robert Livermore Community Center. Free registration at [larpd.org](https://larpd.org).

## Farmers Markets

**PLEASANTON FARMERS MARKET** The Pleasanton Farmers Market is year-round, 9 a.m. to 1 p.m., Saturdays. 46 W. Angela St.

**LIVERMORE THURSDAY FARMERS MARKET** Featuring over 50 vendors, join to explore, taste and shop fresh produce. 4-8 p.m., Thursdays. Carnegie Park.

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

## Volunteer

**DRESS A GIRL AROUND THE WORLD** Join to make simple dresses for girls in third world countries. Help needed with sewing, ironing and cutting. Bring a sewing machine or serger, iron, ironing board and scissors. 9 a.m. to 3 p.m., Sept. 5. Holy Cross Lutheran Church, 1020 Mocho St., Livermore

**VOLUNTEER AT OPEN HEART KITCHEN** Volunteers at Open Heart Kitchen help create a more food secure future in the Tri-Valley. Visit [openheartkitchen.org/volunteer](https://openheartkitchen.org/volunteer).

## Public Notice for the Camp Parks PRFTA-06 Proposed Plan

The U.S. Department of the Army announces the availability of a Proposed Plan for environmental cleanup at the Former Burn Pits Site (CCPRFTA-06) at Camp Parks Reserve Forces Training Area in Dublin, California. The Proposed Plan, developed under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), identifies the Army's preferred cleanup approach, which includes land use controls and long-term inspection and maintenance to prevent disturbance of subsurface contamination and ensure protection of human health and the environment.

The public is invited to review the Proposed Plan and submit comments during a 30-day public comment period from August 22, 2026 through September 22, 2026. If sufficient public interest is expressed during the comment period, the Army may hold a virtual public meeting to present the Proposed Plan, answer questions, and receive additional comments. Information regarding any meeting will be publicly announced.

The Proposed Plan and supporting documents are available online through the California State Water Resources Control Board GeoTracker database at <https://geotracker.waterboards.ca.gov> using Site ID 01970012, and at the Camp Parks Environmental Office in Dublin (by appointment). Written comments may be submitted to James C. O'Donnell, Public Affairs Officer, Camp Parks Reserve Forces Training Area, Bldg. 620, 6th Street, Dublin, CA 94568, or by email at [james.c.odonnell.civ@army.mil](mailto:james.c.odonnell.civ@army.mil). Comments must be received by 11:59 PM Pacific Time on September 22, 2026.

## Employment

Center Director sought by C2 Educational Systems, Inc. (Pleasanton, CA). \$74,610.00/year. 10% domestic travel req. Please email resume to [talent@c2education.com](mailto:talent@c2education.com)

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# Public Notices

## STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 613066

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):  
MXM VIBES

1155 5th Street #405  
Oakland, California, 94607  
FILED IN ALAMEDA COUNTY ON: 03/11/2025  
UNDER FILE NO. 613066  
REGISTRANT'S NAME(S):  
JEREMY ALLEN  
2200 41st Ave  
Oakland, California, 94601  
MY GROOVE DESIGN LLC  
1155 5th Street #405  
Oakland, California, 94607  
THIS BUSINESS WAS CONDUCTED BY A General Partnership.

This statement was filed with the County Clerk Recorder of Alameda County on July 29 2026.  
(PLW Aug 7, 14, 21 and 28, 2026)

## STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 624001

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):  
GOAL LINE STUDIOS  
5959 Coronado Lane  
Pleasanton, CA 94588  
FILED IN ALAMEDA COUNTY ON: 06/11/2026  
UNDER FILE NO. 624001  
REGISTRANT'S NAME(S):  
JUMBO WALL, LLC  
5959 Coronado Lane  
Pleasanton, CA 94588  
THIS BUSINESS WAS CONDUCTED BY A Limited Liability Company.

This statement was filed with the County Clerk Recorder of Alameda County on July 15 2026.  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

## MNRODRIGUEZ CONSULTING FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624958

The following person (persons) is (are) doing business as:  
1.) MNRodriguez Consulting , located at 5111 Telegraph Ave, Ste 206 Oakland, CA 94609, Alameda County. Mailing Address: 847 52nd Street Oakland, CA 94608  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
MICHELLE NATIVIDAD RODRIGUEZ  
5111 Telegraph Ave, Ste 206  
Oakland, CA 94609  
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 July 27 2026.  
(PLW Aug 14, 21, 28 and Sep 4, 2026)

## THE DARLING BUDS EVENTS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625346

The following person (persons) is (are) doing business as:  
1.) The Darling Buds Events , located at 4012 SCOTTFIELD ST DUBLIN, CA 94568, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
XIAOWEN ZHANG  
4012 SCOTTFIELD ST  
DUBLIN, CA 94568  
Registrant began transacting business under the fictitious business name(s) listed above on 08/12/2026  
This statement was filed with the County Clerk-Recorder of Alameda on August 13 2026.  
(PLW Aug 21, 28, Sep 4 and 11, 2026)

## JODI NISHIMURA GROUP FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624964

The following person (persons) is (are) doing business as:  
1.) Jodi Nishimura Group , located at 2991 College Ave, Berkeley, CA 94705, Alameda County.  
This business is conducted by: a Corporation.

The name and residence address of the registrant(s) is(are):  
ROMURA ENTERPRISES, INC  
2991 College Ave  
Berkeley, CA 94705  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 7/14/26  
This statement was filed with the County Clerk-Recorder of Alameda on July 28 2026.  
(PLW Aug 21, 28, Sep 4 and 11, 2026)

## LITTLEFIELD FARMS COFFEE ROASTING COMPANY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624260

The following person (persons) is (are) doing business as:  
1.) Littlefield Farms Coffee Roasting Company , located at 6233 Alisal Street Pleasanton, Ca. 94566, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
PAUL MORTENSON  
6233 Alisal Street  
Pleasanton, Ca. 94566  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.  
This statement was filed with the County Clerk-Recorder of Alameda on June 24 2026.  
(PLW Aug 7, 14, 21 and 28, 2026)

## EXPERT TRANSACTION COORDINATION FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625109

The following person (persons) is (are) doing business as:  
1.) EXPERT TRANSACTION COORDINATION , located at 4695 CHABOT DR STE 200, PLEASANTON, CA 94588, ALAMEDA County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
JUNG SUK PAK  
4695 CHABOT DR STE 200  
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 August 04 2026.  
(PLW Aug 14, 21, 28 and Sep 4, 2026)

## GOAL LINE STUDIOS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624731

The following person (persons) is (are) doing business as:  
1.) Goal Line Studios , located at 5959 Coronado Lane, Pleasanton, CA 94588, Alameda County.  
This business is conducted by: a Limited Partnership.  
The name and residence address of the registrant(s) is(are):  
CRIMSON BEAR  
5955 Coronado Lane  
Pleasanton, CA 94588  
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 July 15 2026.  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

## OASIS NAILS FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625255

The following person (persons) is (are) doing business as:  
1.) OASIS NAILS , located at 4427 FIRST STREET LIVERMORE, CA 94551, ALAMEDA County. Mailing Address: 60 Wilson Way, SPC 44 Milpitas, CA 95035  
This business is conducted by: a Limited Liability Company.  
The name and residence address of the registrant(s) is(are):  
MERCY GROVE LLC  
4427 FIRST STREET  
LIVERMORE, CA 94551  
State of Incorporation/Organization: CALIFORNIA  
Registrant began transacting business under the fictitious business name(s) listed above on 08/07/2026  
This statement was filed with the County Clerk-Recorder of Alameda on August 10 2026.  
(PLW Aug 21, 28, Sep 4 and 11, 2026)

## PRIMROSE BAKERY FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624569

The following person (persons) is (are) doing business as:  
1.) PRIMROSE BAKERY , located at 350 Main Street, ste D, 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):  
PRIMROSE BAKERY LLC  
350 Main Street, ste D  
Pleasanton CA 94566  
State of Incorporation/Organization: California  
Registrant began transacting business under the fictitious business name(s) listed above on 09/01/2014  
This statement was filed with the County Clerk-Recorder of Alameda on July 08 2026.  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

## REVOLVE INTEGRATIVE HEALTH FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624471

The following person (persons) is (are) doing business as:  
1.) Revolve Integrative Health , located at 5720 Stoneridge Mall Rd #390 Pleasanton, CA 94588, Alameda County.  
This business is conducted by: a Corporation.  
The name and residence address of the registrant(s) is(are):  
ABELLERA CHIROPRACTIC, PC  
5720 Stoneridge Mall Rd #390  
Pleasanton, CA 94588  
State of Incorporation/Organization: CA  
Registrant began transacting business under the fictitious business name(s) listed above on 06/15/2026  
This statement was filed with the County Clerk-Recorder of Alameda on July 02 2026.  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

## SOMA PILATES LLC FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624419

The following person (persons) is (are) doing business as:  
1.) Soma Pilates LLC , located at 1060 Bartlett Place, PLEASANTON, CA 94566, California County.  
This business is conducted by: a Limited Liability Company.  
The name and residence address of the registrant(s) is(are):  
SOMA PILATES LLC  
1060 BARTLETT PLACE  
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 June 30 2026.  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

## BHARTI'S COOKING FICTITIOUS BUSINESS NAME STATEMENT

File No.: 624776

The following person (persons) is (are) doing business as:  
1.) Bharti's Cooking , located at 22003 Hoffman Way, Castro Valley, CA 94546, Alameda County.  
This business is conducted by: an Individual.  
The name and residence address of the registrant(s) is(are):  
MANISH PARMAR  
22003 Hoffman Way  
Castro Valley, CA 94546  
Registrant began transacting business under the fictitious business name(s) listed above on 10/20/2025  
This statement was filed with the County Clerk-Recorder of Alameda on July 17 2026.  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

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

Case No.: 26CV184909

TO ALL INTERESTED PERSONS:  
Petitioner: Julie Allison Johnson and Benjamin Kyler Sims filed a petition with this court for a decree changing names as follows:

BENJAMIN KODA SIMS to BENJAMIN KODA JOHNSON-SIMS  
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: September 11,2026, 9:00AM, Hayward Hall 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: August 4, 2026  
Honorable Julie Wilensky  
JUDGE OF THE SUPERIOR COURT  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

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

Case No.: 26CV199889

TO ALL INTERESTED PERSONS:  
Petitioner: Charry Noelle Chua Uy and Joshua Paul Clark, on behalf of minor child, Cara Jayne Amada Uy Clark, filed a petition with this court for a decree changing names as follows:

CARA JAYNE AMADA UY CLARK to CARA JAYNE AMADA UY  
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: September 4, 2026, 9:00 a.m., Hayward of the Superior Court of California, County of Alameda located at 24405 Amador St., Hayward, CA 94544.  
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
PLEASANTON WEEKLY  
Date: July 20, 2026  
Hon. Michael Markman  
JUDGE OF THE SUPERIOR COURT  
(PLW Jul 31, Aug 7, 14 and 21, 2026)

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

Case No.: 26CV202629

TO ALL INTERESTED PERSONS:  
Petitioner: Sean Vondich Kraig filed a petition with this court for a decree changing names as follows:  
SEAN VONDICH KRAIG to SEAN FRANCISCO LEE

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: October 2 2026, 9:00am, Hayward Hall of Justice of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.  
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

PLEASANTON WEEKLY  
Date: August 3 2026  
Michael Markman  
JUDGE OF THE SUPERIOR COURT  
(PLW Aug 14, 21, 28 and Sep 4, 2026)

**Public Notice: Medical Office Closure:**  
Effective **August 31, 2026, Refresh Sleep** Medical Clinic, located at **5720 Stoneridge Mall Rd, Ste 310, Pleasanton, CA 94588**, will permanently close due to financial sustainability reasons.

We thank our patients for trusting us with their medical care. To transfer care, please complete a **Release for Medical Records** form to send to your preferred facility. For assistance or records requests, contact us via:  
● **Patient Portal:** <https://www.charm-health.com/resources/phr-user-guide/patient-portal-login.html>  
● **Call/Text:** 925-255-1015  
● **Fax:** 925-887-6667  
(PLW Aug 7, 14, 21 and 28, 2026)

## SUMMONS Case No. 25CV136008

(CITACION JUDICIAL)  
NOTICE TO DEFENDANT (A VISO AL DEMANDADO): **The Testate and Intestate**

**Successors of Steven Baker, Beloved to be Deceased, and all Persons Claiming, through, or under such person**  
**YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE): Plaza Home Mortgage, Inc.**

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 version. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](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): **Hayward Hall of Justice Superior Court of the State of California from the County of Alameda 24405 Amador Street, Hayward, CA 94544**  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el numero de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):  
The Mortgage Law Firm, PLC 27368 Via Industria, Temecula, CA 92590, (619) 465-8200  
DATE (Fecha): **08/07/2025**  
**Clerk,**  
**by /s/ D. Drew, Deputy Clerk**  
(Secretario) (Adjunto)



A SPECIAL SECTION BY THE PLEASANTON WEEKLY

# LUXURY HOMES PREVIEW



COURTESY GETTY IMAGES

## Real estate 'seasons': The calendar vs. the market

*'Right now, the things like payments, rates and prices matter a lot more than time of year'*

BY DEVIN DAVIS

Last fall, we asked: Is real estate still seasonal? For decades, the calendar told the story of more homes on the market and more curious buyers during the spring, a busy summer, fewer sales during the fall and a quiet winter. But that rhythm has been becoming more irregular.

"Seasonality still plays a role, but not to the same degree that it used to because it intersects with the chronically under-supplied housing market," said Jordan Levine, chief economist of the California Association of Realtors.

As we begin to close the books on the summer of 2026 and head into fall, current market data shows there's more to the rhythm of real estate than the calendar. A slightly clearer picture than we had a year ago.

"Affordability has changed everything and it's truly tied to supply. We see it especially here locally," said Bill Espinola, 2026 president of the Bay East Association of Realtors. "Buyers don't necessarily wait for a season, but when the numbers work for them. Right now, the things



Devin Davis

like payments, rates and prices matter a lot more than time of year."

In July, detached single-family homes on the market in most of our local cities came in below where they were a year earlier which would be considered an odd pattern for what's supposed to be the market's peak selling season.

In Pleasanton, listings were down from 100 during July 2025 to 83 this July and Livermore slipped from 116 to 108. If summer alone drove the market, inventory and activity would have followed the calendar. They didn't.

**'The buyers and sellers who understand their numbers, and lean on a Realtor who knows the neighborhoods, do well in any month.'**

**Bill Espinola,**  
president of the Bay East Association of Realtors

Home sales told a similar story. Pleasanton had a 29% decline in single-family sales last month, even while prices dipped about 6%. This isn't a market cooling because the weather might be. It's a market responding to what buyers can actually afford.

We see that the Tri-Valley numbers aren't uniform across the board, and that's part of the point. Dublin beat the trend, with listings up 40% year-over-year and a median price up about 15%.

When one city climbs while a neighbor a few miles away pulls back, that's not a season at work, that's affordability, price point and local supply pulling buyers in different directions.

"We've been saying this for a long time: the buyers and sellers who understand their numbers, and lean on a Realtor who knows the neighborhoods, do well in any month," Espinola added.

As we trade summer for fall, the idea of waiting until things pick up and more homes come on the market might deserve some rethinking. The right season is the one where the numbers line up for buyers and sellers. ■

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



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**4125 AMBERWOOD CIRCLE  
PLEASANTON-WESTSIDE**

**SECLUDED WEST SIDE  
PLEASANTON LOCATION!!**

**This is it!! Gorgeous updated  
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townhome. Cozy backyard and  
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white cabinets and more!  
One must see!**

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LUXURY HOMES PREVIEW 2026

## Parkview condo complex opens in Livermore

*Site to feature 31 for-sale homes  
upon completion of phased construction*

**BY JUDE STRZEMP**

A residential project in Livermore's Isabel neighborhood saw its grand opening last month.

Located north of the intersection of Portola and Rincon avenues, Parkview is a 31-unit for-sale development undergoing phased construction with homes currently up for sale and reservation.

Once complete, the project by City Ventures is set to feature three residential buildings consisting of three-story, town-home-style condominiums.

Of the 31 condos, six units are set for sale at below market rate and four will be accessible units. The project is also poised to include a Class 2B bike lane and related landscaping, parking, stormwater and frontage improvements, according to the city of Livermore website.

"We're excited to welcome new homeowners to our first community in Livermore where they can enjoy modern living while being connected to Livermore's vibrant downtown, parks, trails, wineries, and the unique quality of life that makes this city so special," City Ventures President Natasha Zabaneh said in a statement from the company announcing the development's grand



COURTESY CITY VENTURES

Condominium housing project Parkview officially opened last month in Livermore.

opening celebration July 11.

"Starting from \$799,990, Parkview truly brings something special to Livermore — solar-powered, energy-efficient homes at a price point rarely seen for new construction in the Bay Area," Zabaneh added.

According to the City Ventures website, one home has been sold, five have been reserved, seven are available and two are models. The remaining homes are up for future release.

The Parkview project received approval by the Livermore Planning Commission at its Aug. 6, 2024 regular meeting. The commission held the final review authority. ■

## Trade Traffic for Waterfront Living

Less than an hour from the East Bay, Delta Coves is attracting Bay Area homebuyers seeking a waterfront lifestyle surrounded by open space and natural beauty. Located on Bethel Island at the gateway to more than 1,000 miles of California Delta waterways, the private community features a swimmable lagoon, private boat docks and resort-style amenities. Homes by Blue Mountain Communities and Davidson Communities range from approximately 1,600 to more than 4,000 square feet, with prices from the \$500s to the \$2 millions. Residents enjoy boating, paddleboarding, fishing, fitness facilities, social events and year-round recreation on and around the water.



*Read the  
spotlight*





Available



### 4416 Comanche Way, Pleasanton

3 BD | 1.5 BA | 1,130 SQ. FT.  
2 COVERED PARKING SPACES  
**OFFERED AT \$749,000**

Pending in less than a week



### 633 Abbie Street, Pleasanton

5 BD | 3 BA | 2,872 SF | .38 ACRE LOT  
**PENDING AT \$2,550,000**

Open Sunday 1:00-4:00



### 4634 Klamath Court, Pleasanton

3 BD | 2 BA | 1,208 SQ. FT.  
IMMACULATE CONDITION | COURT  
LOCATION IN A GREAT NEIGHBORHOOD  
**OFFERED AT \$1,325,000**

## Marti's Happy Clients in 2026

Sold for the first time in 56 years



### 1719 Baywood Court, Pleasanton

6 BD | 3 BA | 2,538 SQ. FT. | 10,282 SQ. FT. LOT | **SOLD FOR \$2,095,000**

After 56 years of calling their house home, helping this wonderful family through the sale of such a cherished property was truly an honor.

Selling a home filled with decades of memories can be emotional, and I was committed to making the process as smooth, respectful, and stress-free as possible.

Knowing the seller and her family were so happy with my guidance, communication, and care throughout the journey is incredibly rewarding. Being trusted with such an important milestone is exactly why I love what I do.

Marti represented very happy sellers!



### 4849 Smith Gate Ct., Pleasanton

3 BD | 2 BA | 1,814 SF | 7,920 SF LOT  
**SOLD FOR \$2,055,000 (\$180,000 OVER ASKING)**

Marti represented very happy first time home buyers!



### 4120 Richard Way, Oakley

4 BD | 2 BA | 1,653 SF | 7,260 SF LOT  
**SOLD FOR \$655,000**

Marti represented very happy sellers!



### 108 Norris Canyon Pl. # D, San Ramon

2 BD | 2 BA | 1,179 SF  
**SOLD FOR \$729,000**

Marti represented very happy buyers!



### 2827 Cove Ct., Discovery Bay

3 BD | 2 BA | 1,814 SF | 7,920 SF LOT  
**SOLD FOR \$875,500**

Marti represented very happy sellers!



### 26088 Kay Ave. #209, Hayward

1 BD | 1 BA | 606 SF  
**SOLD FOR \$330,500**

Marti represented very happy buyers!



### 1013 Pleasant Valley Dr., Pleasant Hill

3 BD | 2 BA | 1,606 SF | 8,250 SF LOT  
**SOLD FOR \$1,150,000**



Marti Gilbert  
REALTOR®

DRE 01520061

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Whether you're buying your first home or making your next move, expert guidance makes all the difference. With local knowledge, personalized service and a commitment to your goals, I'm here to make your real estate journey feel confident and seamless.

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**1434 RIDGEWOOD ROAD**  
**PLEASANTON VALLEY, PLEASANTON**  
**SOLD FOR \$57K OVER ASK AT \$2,095,000**



4 BED | 3 BATH | 2,410 SQ FT  
Bedroom and bath on the main level, outdoor covered patio with heaters and a spa.

**408 CABONIA COURT**  
**RUBY HILL, PLEASANTON**  
**PRESENTED AT \$2,190,000**



4 BED | 3 BATH | 2,296 SQ FT  
Stunning contemporary single-family home offering modern comfort and style on a corner lot.

**5016 BLACK AVENUE**  
**PLEASANTON VALLEY, PLEASANTON**  
**PRESENTED AT \$1,630,000**



4 BED | 2 BATH | 1,675 SQ FT  
Attention-to-detail updates are shown in this home's open floor plan. A spacious backyard offers a possible ADU buildable site with side yard access.

*Coming soon!*

Birdland in Pleasanton  
4 Bed | 3 Bath | Pool & 2 primary suites

Fremont | Kimber Park  
3 Bed | 2 Bath | Single story in court

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