



What's for Lunch?
IDEAS ON WHAT TO PACK IN
THE KIDS' LUNCHBOXES 4

WEEKEND WEATHER

CLOUDY

Partly Cloudy thru Sunday

HIGHS: 77-87

0 10 20 30 40 50 60 70 80 90 100 110

LOWS: 59-60

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

AN INDEPENDENT HOMETOWN NEWSPAPER SERVING SAN LEANDRO, ASHLAND, SAN LORENZO AND SHEFFIELD VILLAGE

VOL. 34 • NO. 36 THURSDAY, SEPTEMBER 5, 2024 SAN LEANDRO • CALIFORNIA

Pedestrian Bridge Receives Anonymous Donation



PHOTO BY JIM KNOWLES

The ground is covered after the removal of the downed Haas Avenue-Cary Drive Pedestrian Bridge

\$5 million donation will pay to replace neighborhood footbridge knocked down in storm, but construction won't start until 2026

By Michael Singer
San Leandro Times

San Leandro received a multimillion financial boost this week to fix the storm-damaged Cary Drive-Haas Avenue Pedestrian Bridge.

The City Council voted unanimously on Tuesday to accept an anonymous donation of \$5 million.

The old bridge was demolished on August 2. Clearing and preparation of the site are expected to be finished this week or next.

"I'm really excited about this because I know people that live on both sides of the bridge, and it's been causing a big inconvenience for people walking their kids to school," said City Councilmember Sbeydeh Viveros-Walton during Tuesday's meeting.

According to San Leandro Public Works Department Director Sheila Marquises, the design phase will begin later this fall, and construction is scheduled for the summer of 2026.

"With the design consultant contract we hope to award next month, we will immediately begin designing the replacement bridge," Marquises told the council. "Assuming we get the same coordination

see BRIDGE, page 11

Fixing Casa Peralta Could Cost \$20 Million

By Mike McGuire
San Leandro Times

Two city officials agreed with a San Leandro Historical Society warning that Casa Peralta at 384 W. Estudillo Ave. badly needs repairs, but they say fixing the historic structure might cost even more than the society estimated.

It could cost at least \$10 million, probably as much as \$20 million.

The Historical Society recently kicked off a fundraising drive to repair the main building, which has been closed since just before the pandemic. A companion building off to its side has stayed open and

see CASA, page 11

San Lorenzo School Board Election: Two of Three Races Unopposed

Only one San Lorenzo school board race is contested; district moves to election by area, instead of district-wide

By Mike McGuire
San Leandro Times

San Lorenzo Unified School District voters will be choosing between two longtime incumbents and filling two other seats that are unopposed in the district's first-ever election by areas this November 5.

Previously, candidates had been elected district-wide, but the school board changed this to head off possible legal challenges under the California Voting Rights Act.

Now, San Lorenzo school board members will be elected only by voters in their area. The district is made up of 5 areas. This year, trustees in Areas 2, 3, and 5 are up for election.

The one new face on the board will be Dorothy Lee, an active parent from Area 2, who is running unopposed. As it turned out, none of the incumbent board members live in Area 2, leaving her an open seat.

Also unopposed is incumbent Kyla Sinegal in Area 3, who would be seeking her third term on the board.

"The only new face on the board will be Dorothy Lee who is running unopposed."

In Area 5, though, incumbent Penny Peck is facing opposition from Alicia Gonzalez, but each candidate wishes they weren't running against each other.

Gonzalez said she had pushed for elections by area, but didn't realize the boundaries eventually chosen would put her into the same area as Peck, the board's longest-serving

see ELECTION, page 12

INSIDE YOUR TIMES

IN THE SERVICE

Young man from San Leandro maintains navy jets. Page 2

MUSEUM

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EDUCATION

San Lorenzo schools open with new principals. Page 5

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MEETING SCHEDULES

CITY COUNCIL

Council meets on the first and third Monday of each month at 7:00 p.m. in City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call the City Clerk at 577-3367.

SAN LEANDRO SCHOOL BOARD

Board meets on the second Tuesday of each month at 7 p.m. in the City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call Zaira Duncan at 667-3522.



San Leandro Times

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Paula West to Sing in CV

Internationally acclaimed cabaret/jazz artist Paula West will sing selections from the Great American Songbook and pop and rock icons on Saturday, Sept. 7, at 7:30 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley. Paula will be joined by her trio in this live musical concert. Free Parking. Purchase tickets at cvarsfoundation.org/shows/ or call 510-889-8961.

Sailor from San Leandro Maintains Jets in the Navy

San Leandro native keeps navy flying in the Pacific Northwest

Aviators in the U.S. Navy fly some of the most technologically-advanced aircraft in modern history. The driving force behind keeping naval aviators safely in the air are the maintainers on the ground making repairs and ensuring the aircraft are mission-ready.

Seaman Eugene Basto, a native of San Leandro, California, serves the U.S. Navy assigned to Fleet Readiness Center Northwest, at Naval Air Station Whidbey Island.

Basto graduated from San Leandro High School in 2022. He joined the Navy two years ago.

"Growing up in my hometown in a home with a single mom and grandmother, I learned from the many hardships my family went through," said Basto. "The main thing that has stuck with



PHOTO BY ASHLEY CRAIG, US NAVY

Eugene Basto is stationed at Naval Air Station Whidbey Island in Washington state.

me is to be independent and work hard. That has helped me stay dominant in my field." Today, Basto serves as a logistics specialist.

"I joined the U.S. Navy to begin a new chapter in my life where I could further grow my career, realize my goals and manifest my dreams into reality," said Basto. "I wanted to be independent without relying on anybody else but myself and prove I could do it on my own."

The fleet readiness center repairs jet engines, airframes, avionics, armament, aviation

life support systems, ejection seats, supporting 22 local and deployed squadrons, and 10 aircraft carriers.

"Serving in the Navy means a lot to me in ways where it gives me the chance to learn and better myself," said Basto.

Basto said he's grateful to others for helping make a Navy career possible.

"I want to thank my mom, Maria Torres Sparks, for helping shape who I am today," said Basto. "I also want to thank my grandmother, Lucina Torres, who helped raise me."

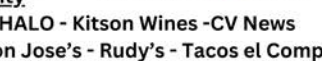
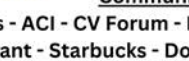
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Community Calendar

Tacos and Beer Latin Heritage Festival

Everyone is invited to the San Leandro Tacos & Beer Latin Heritage Fest on Friday, Sept. 6, from 4 to 9 p.m. at 222 Davis St. in downtown San Leandro, sponsored by the Downtown San Leandro Community Benefit District. The festival will feature food trucks, tacos, a beer garden, folkloric dances, 1 hour live BANDA, classic cars, vendors, and more.

City Council District 2 Candidate Forum

San Leandro City Council, District 2 Candidate Forum The League of Women Voters, Eden Area and the San Leandro Chamber of Commerce are hosting a webinar via Zoom on Thursday Sept. 12, from 5:30 to 6:30 p.m. to interview the candidates running for San Leandro City Council, District 2 – Bryan Azevedo and Ed Hernandez. Register for the Zoom link at: https://bit.ly/San_Leandro_City_Council_Forum

Meet the Author of *West With Giraffes*

The San Leandro Library will present an exciting evening with Lynda Rutledge, the author of this year's community read book, *West With Giraffes* on Thursday, Sept. 12, from 6:30 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Lynda will share insights into her writing process, the inspiration behind this epic adventure, and the journey of bringing her characters to life. Don't miss this opportunity to ask your questions and get your book signed. Come and explore the fascinating behind-the-scenes stories of *West With Giraffes*.

San Leandro Moon Festival

Everyone is welcome to the San Leandro Moon Festival celebration on Saturday, Sept. 14, from 10:30 a.m. to 3:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Enjoy cultural entertainment, including lion and dragon dancing, martial arts demonstration, singing and dancing, vendor information tables, arts and crafts, and free moon cake samples. The festival is free to the public and is co-hosted by the Asian Community Cultural Association of San Leandro and the San Leandro Library.

Senior Citizens Exercise and Meditation

First United Methodist Church, 1600 Bancroft Ave. in San Leandro, invites senior citizens for seated exercise and guided meditation followed by conversation over healthy refreshments on Tuesday mornings from 10 to 11:30 p.m. from Sept. 10 to Nov. 12. Nurture your body, mind, and spirit while building community. Meet in the Chapel which is entered from Bancroft Ave. All are welcome, non-denominational. For more information, call the church office at 510-483-0606, Tuesday through Friday from 9 a.m. to 1 p.m.

Special Education Meeting on Zoom

Community Advisory Committee for Special Education (CAC) will have a Zoom meeting on Thursday, Sept. 19, from 5 to 6 p.m. Contact 510-537-3000 ext.1220 for information to attend online. CAC is a group of parents, community members, teachers and administrators working collaboratively to create an informed community which supports students' educational and learning experiences. The CAC also provides workshops, assist parents in understanding the special education programs and services.

Volunteer for Library's Homework Help Program

The San Leandro Library is seeking enthusiastic volunteers to join the Homework Help program at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Starting Oct. 1, volunteers are needed just two days a week, from 3:30 to 5 p.m. Whether you excel in math, science, languages, or simply enjoy assisting students with their studies, your support can make a real difference in our community. No teaching experience is necessary – just a willingness to lend a helping hand. Become a vital part of the library's mission to empower students and foster academic success. To sign up or for more information, contact Samira Habibi at shabibi@sanleandro.org or 510-577-3956.

Raiders Boosters Club to Meet at Ricky's

The community is invited to attend the Original Oakland Raiders Booster Club meeting on Thursday night, Sept. 12, from 5:30 to 8:30 p.m. at Rickey's Sports Lounge at 15028 Hesperian Blvd. in San Leandro.

The special guest speaker will be retired KCBS broadcaster and Bay Area Radio Hall of Fame member Stan Burger who will discuss his new book "*Mornings With Madden: My Radio Life With an American Legend*."

No-host cocktails at 5:30 p.m. All ages welcome. RSVP via FB message at <https://www.facebook.com/theORBC>.

Future Thursday meetings will be held on Oct. 17, Nov. 7, and Dec. 12.

LEGO Club Meets on Thursdays; Building Bridges

Use your own imagination and creativity to create your own LEGO bridge on Thursday, Sept. 5, at 4 p.m. at the San Leandro Main Library, 300 Estudillo Ave. The library will supply the LEGOs, you build. That this is a program series that occurs on the first Thursday of every month with different theme. For ages 5+. No registration needed.

SL Library's Rides and Readers Car Show

The San Leandro Public Library's 3rd Annual Rides and Readers Car Show will be held on Saturday, Sept. 21, from 9 a.m. to 1 p.m. at the Main Library, 300 Estudillo Ave. Enjoy old and classic cars and learn about library resources and programs. Admission is free. For more information, call 510-577-3971.



Music, barbecue and model trains will be on hand in addition to the airplanes on display at the open house on Sunday at the Oakland Aviation Museum.

Oakland Aviation Museum to Host Open House on Sunday

Oakland Aviation Museum, 8252, Earhardt Road in Oakland, will host an Open Cockpit Day on Sunday, Sept. 8, from 11 a.m. to 4 p.m. View many famous aircraft, including the A-3 Skywarrior, A-4 Skyhawk, A-6 Intruder, MiG-15, Harrier Jump Jet, Cessna O-2, and the P-51 Mustang. Tour the Short Solent Flying Boat

for an additional fee.

Flight simulators, music by Friends of Ken Band, barbecue, European Train Enthusiasts exhibit, Color Guard, food and refreshments.

Admission prices are: adults \$18, seniors \$15, teens/military \$13, kids 5 to 12 \$10, no charge for kids under 4.

More Happenings

Castro Valley Democratic Club

The Castro Valley Democratic Club, East Bay Women's Voices, the San Leandro Democratic Club and Mobilize rallied more than 65 volunteers on Saturday, Aug. 24, for a postcard party at the Castro Valley Library to send more than 1,900 postcards to swing states this month. Volunteers are welcome to the next monthly postcard party on Sept. 21, from noon to 2 p.m. at the Castro Valley library, 3600 Norbridge Ave. For more information, contact Jessica Hughes, chair of the Castro Valley Democratic Club Postcarding Committee at tenshibbb@gmail.com.

San Leandro Democratic Club

The San Leandro Democratic Club will hold a Candidate Endorsement Forum of Democratic Party candidates on Saturday, Sept. 7, from 12:30 to 4:30 p.m. in the Lecture Hall of the San Leandro Main Library, 300 Estudillo Ave. Registration will begin at noon. The public is invited to attend but only San Leandro Democratic Club members are eligible to vote. For a complete list of candidates, go to <https://www.sanleandrodemocraticclub.com/>.

Free Screening of The Apology

The Apology, a feature length documentary investigating an incident in the 1960s in which Alameda County and the City of Hayward dismantled the entire community of Russell City will be shown on Tuesday, Sept. 17, at 6:30 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley. A question-and-answer session follows with some of the surviving residents, moderated by Aisha Knowles, producer of the film. Free parking. Handicap accommodations.

I.D.E.S. St. John Pizza & Bingo

I.D.E.S. St. John, 1670 Orchard Ave. in San Leandro, will host a pizza lunch and Bingo on Saturday, Sept. 21, at noon. Tickets are \$15 and includes a salad, pizza and dessert and four Bingo cards. Extra Bingo cards for 25 cents each. For tickets, call Jenet Re at 510-483-1132, or Willie Calvo at 510-207-6326.

Spiritual, but not religious?

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A Lunch Your Kids Will Actually Eat

Now that school is back in session, it's time for many parents to get back into the lunchbox packing routine. For that you need to be realistic and select foods your child likes and will be comfortable eating in front of other children. Otherwise, you're just wasting your time and money because the disliked food items will end up either as part of another kid's lunch, or worse — in the trash. To win at lunch-making chores this school year:

- Involve your child in the menu planning and get them interested in fresh fruits and vegetables.
- Try out new recipes at home before packing them in a child's lunch. Allow the child to have veto power. Keep in mind that smaller portions are more inviting than big servings.
- Include healthy additions like dried fruits, nuts, pretzels, and baked crackers for additional flavor, color and nutrition. Kids love to munch on something crunchy and sweet or savory. Cereal bars can pack a lot of nutrition into a food kids love to eat.
- Parents can best teach good eating habits by setting a good

example. If you don't want your children to eat junk food at school, don't buy it at home. And a word about safety. Fresh fruits, nuts and vegetables, peanut butter and jelly sandwiches and baked items don't require special precautions. For other items, it's fine to prepare the food the night before and store the packed lunch in the refrigerator. Freezing sandwiches helps them stay cold, but don't freeze those containing mayonnaise, lettuce, or tomatoes. Add these in the morning. Cold foods need to be kept below 40° F. To keep lunches cold away from home, include a small frozen gel pack or frozen juice box. Hot foods need be kept above 140° F. Hot foods, like soups, stews or chilies, should be placed in a thermos that has been pre-heated with boiling water for 2-3 minutes, then filled with the piping hot food.

3-1/3 cups rolled oats
1/2 cup flaked coconut
1/2 cup sunflower seeds
1/2 cup raisins
1/2 cup semisweet chocolate chips

Preheat oven to 350°F.

In a large bowl stir together the peanut butter, the butter or margarine, the brown sugar, the syrup and the vanilla until smooth. Add all the other ingredients. Stir well. Press the mixture into 13 x 9 inch greased pan. Bake for 20-25 minutes. Let cool on wire rack before cutting into bars.

EASY BOX-LUNCH PIZZA

- 1 large pita bread round (or a small Boboli pizza shell)
- 2 tablespoons tomato sauce
- 1/2 teaspoon Italian seasoning
- 1/3 cup shredded part-skim milk mozzarella cheese
- Sliced apples, grated carrots for topping

Preheat broiler. Place pita bread on foil-lined baking sheet. Mix prepared tomato sauce with seasoning in small bowl and spoon over pizza shell. Sprinkle

PEANUTTY OATMEAL BARS

- 1 cup peanut butter
- 1/2 cup packed brown sugar
- 1/2 cup corn syrup
- 1/3 cup butter
- 2 teaspoons vanilla extract

with cheese and topping. Broil 3 to 5 minutes until cheese melts. Let cool, then wrap in foil and plastic wrap. Makes 1 or 2 servings.

LUNCHBOX CRUNCHIES

- 1/3 cup light corn syrup
- 1/3 cup natural peanut butter
- 2 tablespoons sugar
- 1-1/2 cups puffed wheat
- 1 cup popped corn
- 1/2 cup raisins

Heat syrup, peanut butter and sugar in a large microwave bowl at high until mixture comes to a boil (about 2 minutes). Or, cook on stovetop, stirring constantly, until mixture comes to a boil. Stir in remaining ingredients. Cool slightly. Wet hands with cold water and shape mixture into golf-ball size balls. Store in wax paper.

PASTA SALAD

- 2 cups any cooked pasta
- 1 cup smoked turkey cut into 1/2-inch cubes
- 1/2 cup cubed Swiss cheese
- 4 tablespoons green onions, chopped, including tops
- 1/2 cup chopped fresh tomatoes, seeded and skinned
- 1 tablespoon fresh parsley, chopped
- 1 teaspoon paprika
- 1 teaspoon ground cumin
- 1/2 teaspoon salt
- 1/2 teaspoon pepper
- 1/2 teaspoon garlic, minced
- 1 tablespoon Dijon-style mustard
- 1 tablespoon mayonnaise
- 1 tablespoon lemon juice

Toss cooked pasta, turkey, cheese, green onions, tomatoes, parsley, paprika, cumin, salt and pepper.

In small bowl, whisk together garlic, mustard, mayonnaise and lemon juice. Add to salad and mix well. Put into two individual plastic containers and refrigerate overnight. Keep as cold as possible after removing from refrigerator. Keep chilled in an insulated container. Makes 2 servings.

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HOROSCOPE by Salomé

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- ARIES (March 21 to April 19):** This might surprise you, but you're not always right about everything. A troubled loved one needs you to be less demanding and more understanding. Kindness encourages openness.
- TAURUS (April 20 - May 20):** Your Bovine instinct guides you well this week. A change of heart might be the wisest course to take. A trusted friend offers good advice, so listen closely.
- GEMINI (May 21 to June 20):** Be more sensible where money is concerned. An urge to splurge needs to be put aside for now. Later, you'll be able to indulge yourself with the things you want.
- CANCER (June 21 - July 22):** A past health problem recurs and needs attention. It might not be serious, but your family and friends deserve reassurance. Meanwhile, you get news about a job opening.
- LEO (July 23 - August 22):** A romantic encounter with a loving Libra could make the Lion a happily purring Feline this week. Be open to Cupid's encouraging signals. In addition, a workplace change is coming.
- VIRGO (August 23 - Sept. 22):** This is a good week for mending fences with family and friends. Put those minor irritations behind you and rebuild those once-precious relationships.
- LIBRA (Sept. 23 - October 22):** An investment opportunity needs closer scrutiny. You're not getting all the information you need. On another note, a personal relationship bodes far more positive potential.
- SCORPIO (October 23 - November 21):** Someone might try to get you to reveal a secret that you vowed to keep sacred. Stick with your commitment to your promise and reject all attempts to get you to give it up.
- SAGITTARIUS (Nov. 22 - Dec. 21):** This is a good time to change some longstanding routines. Let yourself be more flexible in adapting to new situations. You'll appreciate what happens next.
- CAPRICORN (Dec. 22 - Jan. 19):** A chance to travel opens up. Consider asking someone who has recently become very special in your life to go with you. Good things are always better when shared.
- AQUARIUS (Jan. 20 - Feb. 18):** A neighbor is revealed as the source of some upsetting events, but you need to be wary of a confrontation until you have absolute proof. Other neighbors can help.
- PISCES (Feb. 19 - March 20):** A business decision needs to be made. Be aware that what you decide will affect a close associate. Talk it over with them before making your move.

CROSSWORD PUZZLE ANSWERS

P	T	A	S		H	S	T		C	A	L	F					
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More Events at The Library

Learn More About College Scholarships

Learn about finding and applying for scholarships at three classes at the San Leandro Main Library, 300 Estudillo Ave., taught by Rebecca Lippman, former instructor and advisor at the UCLA Center for Scholarships & Scholarly Enrichment. Open to teens and their parents/caregivers. Register for 1, 2, or all 3 sessions. Introduction to Scholarships, Sept. 17, 6 to 7:30 p.m.; How to Find Scholarships, Sept. 24, 6 to 7:30 p.m.; Writing Scholarship Essays, Sept. 28, 1:30 to 3 p.m.

Project Literacy Needs Volunteer Tutors

Project Literacy, the San Leandro library's free adult literacy and ESL program, is training new volunteer tutors.

You can help adult students improve their basic reading, writing, and English language skills so they can meet their goals and live more fulfilling lives.

Training consists of an online orientation and three workshops:

Wednesday, Sept. 18 from 6 to 7:30 p.m.

Wednesday, Sept. 25 from 6 to 7:30 p.m.

Wednesday, Oct. 2 from 6 to 7:30 p.m.

To access the orientation or to register, visit www.sanleandro.org/literacy and click on "Be a Tutor."

National Voter Registration Day

Do you need to register to vote or have questions about your registration status?

Join the San Leandro Public Library and the Alameda County Registrar of Voters for National Voter Registration Day, Tuesday, Sept. 17, from 10 a.m. to 4 p.m. on the plaza at the San Leandro Main Library, 300 Estudillo Ave. Free. Just come on by. For more information, call 510-577-3971.

Historian's Slide Show On the East Bay in 1900

Historian Richard Schwartz will present a slide show of historical photographs as he tells stories of everyday life in the East Bay at the turn of the century on Saturday, Sept. 7, at 2 p.m. at the Little Brown Church, 384 W. Estudillo Ave., behind Casa Peralta, presented by the San Leandro Historical Society.

Schwartz's book, *Berkeley 1900: Daily Life at the Turn of the Century*, picked by the San Francisco Chronicle as a Holiday Gift Book of the Year, will be available for purchase after the presentation.

Find more information at www.sanleandrohistory.org, or call 510-969-0975 and leave a message.

Historian to Speak About Casa Peralta

San Leandro History Museum, 320 W. Estudillo Ave., will present information about Casa Peralta from guest speaker and historian Cindy Simons on Saturday, Sept. 7 from noon to 1 p.m.

This program is suitable for all ages and will include instruction about the new interactive project 'Don Quixote and the Casa Peralta Tiles' in the Casa Peralta grounds.

Registration is required. Visit: <https://tinyurl.com/casaday> to register.

Casa Peralta Workshop each Wednesday in September

Explore the rich cultural heritage of the Casa Peralta through a captivating blend of

historical insights and creative expression every Wednesday in September (Sept. 4, 11, 18, and 25) from 1 to 4 p.m. Drop-in (no registration required for this activity).

Experience the San Leandro History Museum and explore the Historic Casa Peralta Tiles in the Casa grounds, learn about their significance in the historical context.

Whether you're an art enthusiast, history buff, or simply curious, this program offers a delightful journey into the past, celebrating the enduring legacy of the Casa Peralta tiles through artful exploration and creative inspiration. This program is intended for ages 10+.

New Principals at San Lorenzo Schools as a New Year Opens

Students in the San Lorenzo Unified School District returned to the classroom on Aug. 14, following a busy week of orientation events for students beginning a new school level, including more than 200 transitional kindergartners.

Total enrollment at the district's 16 schools is about 8,000, with more than 50 new teachers and other certificated staff and new principals at three of the nine elementary schools – Grant, Dayton and Del Rey.

All elementary schools now have full-time counselors.

"There are thousands of families right now in San Lorenzo and our area that are so looking forward to you being with their kids in a few days," Superintendent Daryl Camp told new teachers during an Aug. 9 welcome event at San Lorenzo Adult School.

The three new principals are Pete Gidland at Grant, Tatiana Peugnet at Dayton and Maria Avila at Del Rey.

Also new are the district's director of secondary education, Kai Dwyer, and the director of special services, Julie Corona, as well as a new coordinator of college, career and enrollment, Allison Crawford, and a new administrator for alternative programs/intensive district strategic support, Kimberly Valentino, who previously was principal at Dayton.

Andy Waranoff is a new assistant principal at Wash-



Bay Elementary third-grade teacher Dawn Herrerias speaks to student families during a Back to School Night on Aug. 21.

ington Manor Middle School, and Alex Harp is serving in an interim dual role as principal of East Bay Arts High School and San Lorenzo High School while a search continues for a permanent hire.

David Haupt, a teacher on special assignment at SLZHS, will serve as interim principal at Lorenzo Manor this year following the retirement of longtime principal John Shimko.

Restroom modernization and security improvements are underway at Arroyo and San Lorenzo high schools, among the final projects funded by bond Measure B, which voters approved in 2018.

At Hillside Elementary

School, work on an expanded parking lot and new family drop-off area was finished just in time for students' return.

SLZUSD will have a new, \$195 million bond measure – Measure Q – on the Nov. 5 ballot, with funds dedicated to continued facilities modernization, heating and cooling, school security and technology for career learning, among other priorities.

Three of the school board's five seats will also be on the ballot as SLZUSD holds its first by-trustee area election, using voting district boundaries adopted by the board in April to better represent its racial and ethnic diversity.

Incumbent Kyla Sinegal is

running unopposed in Area 3 – the Ashland area, incumbents Alicia Gonzalez and Penny Peck are vying for the Area 5 seat in the south end of the district, and newcomer Dorothy Lee is the lone candidate for Area 2, in the Washington Manor area of San Leandro. Previously, all trustees were elected at large.

SLZUSD's strategic plan for 2023-2027 has four main goals – ensuring students' educational and life success, developing their understanding of civic responsibility, advancing their social-emotional wellness and providing an excellent learning and working environment for students and employees.

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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



When is the Best Time to Sell?

By Carl Medford, CRS
Special to the Times

When we receive calls from prospective sellers, the first question many ask is, "When is the best time to sell?" It is a great question, since the odds of getting the best price actually differ from month to month in any given year. While it is a reality that the market fluctuates based on a number of factors, including the number of homes available for sale, interest rates and overall economic conditions, in most cases, seasonal trends remain constant year-over-year.

To begin, in Alameda County, the worst time to sell has historically been from Halloween (late October) through to the end of January. There are a number of reasons for this, including the fact that people want to gear up for the holidays and do not want folks traipsing through their homes. Additionally, it is the coldest

part of the year, which definitely puts a chill into the market. During this period, the number of available homes dips, with December typically coming in with the lowest inventory numbers in any given year. Those selling during this period usually need to sell due to a death, relocation or some other pressing need. Ironically, even with lower inventory this is a good time to buy as fewer buyers are in the market and prices tend to be at their lowest.

In contrast, the best time to sell is from February through June. As spring comes to the Bay Area, buyers head out – in many cases, as soon as the Super Bowl is over – and sellers, aware of the seasonal interest, put their homes on the market hoping for the highest prices and terms.

It is important to remember, when looking at prices for any given month, that the homes usually went into escrow the previous month. As

an example, June of 2023 had the highest prices in Alameda County for the year, averaging \$1,360,000, but those homes went into escrow in May. In contrast, January of 2024 saw the average price dip to \$1,100,000 – a dip of \$260,000, reflecting a lack of enthusiasm in December of 2023.

The peak came early in 2024, with May scoring the highest prices at \$1,429,000. Once we entered July and August, however, prices tailed off a bit as summer activities took their toll. Heading into September, we can expect a slight bump in prices and then, once we hit Halloween, the cycle starts all over again.

Carl Medford is a licensed Realtor with Keller Williams Realty and a licensed general contractor. This article is sponsored by the Central County Marketing Association.



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Mortgage Rates Continue to Drop

Mortgage rates fell again this week due to expectations of a Fed rate cut. Rates are expected to continue their decline and while potential homebuyers are watching closely, a rebound in purchase activity remains elusive until further declines are seen.

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Gardening Helps Grow Healthy, Happy Kids

By Melinda Myers
Special to the Forum

Gardeners know and research is proving that gardening, even viewing a garden, as well as spending time in nature is good for the mind, body, and spirit.

It improves strength and flexibility, lowers blood pressure, and elevates our moods.

This is also true for the youngsters in our lives. Recent studies found that school-aged children who participate in outdoor activities have better vision than those who spend most of their time indoors. Children who engage in nature and gardening are more focused, score better on exams, and are less likely to develop or exhibit symptoms of ADHD. And kids who play outside and get a bit dirty also have stronger immune systems.

Help get the kids in your life involved in gardening. There are a variety of ways to get youngsters

involved no matter how much space or time you have.

Consider giving each child their own garden space or a container garden to design, plant, and tend.

Containers are a great option when planting space and time are limited. And just about anything can be grown in a pot. An old 5-gallon bucket or washtub with holes drilled into the bottom, recycled nursery pots, or a colorful raised planter make great gardens.

Provide them with some kid-sized tools and equipment. The tools' smaller scale will be easier for them to handle and having their own tools that match yours makes gardening even more special. Consider investing in a set of kids' gardening tools including hand tools, long-handled tools, and even a wheelbarrow like those at Corona Tools USA (coronatools.com).

Keep in mind the goal is for kids to have fun and develop an

interest in gardening. You may need to bite your tongue when their combinations are rather unique, or plants are spaced improperly. Provide some guidance but be prepared to let them experiment and learn from their failures as well as successes.

Kids like to water even at an early age. The biggest challenge is getting the water to the plant but that will come with time, practice, and a few water-soaked outfits. Your efforts will be rewarded when your child takes over watering your container gardens.

You may notice kids often find bugs and worms more interesting than plants. Use this as a gateway into gardening.

Get kids involved in worm composting or hunting for earthworms in the compost pile. They will have fun on the worm hunt while helping you turn your compost pile.

Use the "Pluck, Drop and Stomp" method to manage garden pests. Point out the bad guys and the damage they do.

Be sure they know to watch for the good guys and leave them be to help the garden grow. Then have the children pluck the bad bugs off the plant, drop them to the ground, and stomp on them. This eco-friendly pest management strategy also burns some of that excess energy.

Include lots of color in the garden and containers. Michigan State University surveyed kids before creating their children's garden. They found kids were much more excited and likely to participate when a garden is filled with color.

And as the flowers are maturing and your family is overrun with vegetables, consider sharing the harvest and a few bouquets of flowers. Giving helps children grow into caring, well-rounded adults.

And food pantries in your com-

munity are always in need of fresh produce. Most of the food-insecure people in our communities are kids and seniors who greatly benefit from fresh nutritious vegetables.

Be sure to end the growing season with a harvest party. Use your homegrown produce to prepare a picnic or fancy dinner for family and friends. Then use some of those beautiful flowers you grew to decorate the table.

Melinda Myers has written more than 20 gardening books, including the recently released *Midwest Gardener's Handbook, 2nd Edition* and *Small Space Gardening*. She hosts *The Great Courses "How to Grow Anything" instant video and DVD series* and the nationally syndicated *Melinda's Garden Moment TV & radio program*. Myers is a columnist and contributing editor for *Birds & Blooms* magazine and was commissioned by Corona Tools for her expertise in writing this article. Myers' website is www.MelindaMyers.com.



PHOTO COURTESY OF CORONA TOOLS

Research has shown that gardening and spending time in nature is beneficial to kids, including better vision, increased focus, and a stronger immune system.

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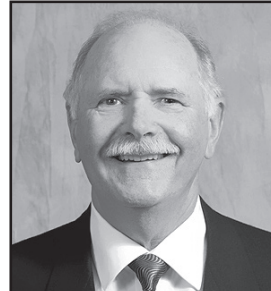
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Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Keep It Moving, located at 2748 E, 16th St Oakland, CA 94601 Alameda County, is hereby registered by the following owner(s): Jaweed Klan Barkatali, located at 2748 E, 16th St Oakland, CA 94601. This business is conducted by An Individual. This business commenced 08/26/24
/s/Jaweed Klan Barkatali
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires August 29, 2029
SEP 5, 12, 19, 26, 2024
1720 - SLT

LEGAL NOTICES

FILED
MELISSA WILK
August 22, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608838

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Debbie's Skin Care Oasis, located at 2187 E 14th Street, San Leandro, CA 94577 / 1533 Knox Street Castro Valley, CA 94546 Alameda County, is hereby registered by the following owner(s): Debbie Ray Esguerra, located at 2187 E 14th Street, San Leandro, CA 94577. This business is conducted by a Individual.
This business commenced N/A
/s/Debbie Ray Esguerra
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires August 21, 2029
AUG 28, SEP 4, 11, 18, 2024
1701 - CVF

FILED
MELISSA WILK
August 22, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608837

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Montesito Village, located at 22144 Montgomery Street, Hayward, CA 94541 / 719 Bloom Street, San Leandro CA 94577 Alameda County, is hereby registered by the following owner(s): Lulio Laos, located at 719 Bloom Street, San Leandro CA 94577 / Brenda Zarate 1700 California Street Suite 904 / Alfredo Montes 719 Bloom Street, San Leandro CA 94577. This business is conducted by Co-partners.
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/s/Lulio Laos
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LEGAL NOTICES

FILED
MELISSA WILK
July 25, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608210

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Creative World, located at 1007 87th Ave., Oakland, CA 94621 Alameda County, is hereby registered by the following owner(s): JAD & EMD., located at 1007 87th Ave., Oakland, CA 94621. This business is conducted by a Corporation.
This business commenced 08/16/2016
/s/Essie Day
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires July 24, 2029
AUG 29, 5, 12, 19, 2024
1700 - SLT

FILED
MELISSA WILK
August 2, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608387

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Staging by US, located at 2080 Keller Avenue, San Lorenzo CA 94580 Alameda County, is hereby registered by the following owner(s): Julie Sellards, located at 2080 Keller Avenue, San Lorenzo, CA 94580 / Monica Gouveia Marquez, located at 2080 Keller Avenue, San Lorenzo CA 94580. This business is conducted by a General Partnership.
This business commenced 3/1/2014
/s/Julie Sellards
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ANSWERS ON PAGE 4

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FILED
MELISSA WILK
August 12, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608562

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Wynngsoftime, located at 631 Tudor Road, San Leandro CA 94577-1228 Alameda County, is hereby registered by the following owner(s): Lilliane Sainfeld, located at 631 Tudor Road, San Leandro CA 94577-1228. This business is conducted by An Individual.
This business commenced 8/11/2024
/s/Lilliane Sainfeld
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires August 11, 2029
AUG 15, 22, 29 SEP 05, 2024
1672 - SLT

FILED
MELISSA WILK
August 09, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608547

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
No Mas Cafe, located at 17245 Via Frances, San Lorenzo CA 94580 Alameda County, is hereby registered by the following owner(s): Maria G Magallon, located at 17245 Via Frances, San Lorenzo CA 94580. This business is conducted by An Individual.
This business commenced N/A
/s/Maria G Magallon
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires August 08, 2029
AUG 15, 22, 29 SEP 05, 2024
1678 - SLT

LEGAL NOTICES

FILED
MELISSA WILK
July 22, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608123

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
GBBB - God Base Beauty Butter, located at 16450 Kent Ave., #233 San Lorenzo, CA 94580 Alameda County, is hereby registered by the following owner(s): Gwendolyn Johnson, located at 16450 Kent Ave., #233 San Lorenzo, CA 94580. This business is conducted by a Limited Liability Company. This business commenced N/A
/s/Gwendolyn Johnson
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires July 21, 2029
SEP 5, 12, 19, 26, 2024
1712 - SLT

FILED
MELISSA WILK
August 26, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 608899

FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):
Anon Box LLC, located at 2104 Bancroft Ave San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Anon Box LLC, located at 2104 Bancroft Ave San Leandro, CA 94577. This business is conducted by a Limited Liability Company. This business commenced N/A
/s/August Enderlin
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires August 25, 2029
SEP 5, 12, 19, 26, 2024
1710 - SLT

OPINION

LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and must be under 300 words. Letters can be edited for clarity or length. Letters are the views of the author and not necessarily the views of the newspaper or its advertisers. E-mail letters to: letters@ebpublishing.com or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

That's My Banner

Editor,

Last week I saw how people are assuming a black van with a Bryan Azevedo banner belongs to Bryan Azevedo or anyone with the campaign. It actually belongs to me. I took it upon myself to put the banner on my van and drive it around town, expressing my freedom of speech.

No one told me to do it and what is interesting is, no one told me to take it down either. I only did it because I see a lot of negativity going on towards Bryan Azevedo, well, mostly from a very small group of haters that has only complained about one thing or another and spreading false information about Bryan Azevedo.

I also see those same small group of haters don't say anything about Bryan's opponent and how he has violations against his own campaigns or how Bryan's opponent has taken money from the Marina project. I feel the San Leandro Times should fact check these false claims before allowing it to be published for the integrity of the paper/publication.

This is the first time I ever showed support for any representative for the City of San Leandro and I think this is something that can happen in the future, everyone to show support for our local city officials who actually have been involved with our communities.

I plan to get the banner going again in the near future, maybe tomorrow, who knows, but when you see it don't forget to honk and if you don't support Bryan Azevedo that's OK too. In the end, #Azevedocares for everyone in San Leandro, for a better San Leandro.

Adrian Norberto
San Leandro

Grateful for Generosity

Editor,

San Leandro is a city where kindness matters and innovation flourishes.

Kindness manifests itself in many ways: a cool drink of water, a helping hand, an encouraging smile.

A few months ago, I received a simple question: "Would the City be willing to accept a donation to help rebuild the Cary Drive/Haas Avenue pedestrian bridge destroyed by the winter 2023 storms?"

While I served as the initial intermediary, the city manager, the city attorney, and their teams deserve tremendous credit for navigating the various legal and administrative requirements to receive this donation.

Most importantly, on behalf of the City of San Leandro, I would like to acknowledge the kindness and generosity of the Cary Drive/Haas Pedestrian Bridge Association.

They recognized that relying on federal assistance could delay bridge reconstruction by a decade, and generously offered \$5 million to support the bridge's reconstruction.

To the Cary Drive/Haas Avenue Pedestrian Bridge Association, we say, "Thank you for your generosity!" Kindness matters.

Mayor Juan González
San Leandro

Thank You

Editor,

I cannot thank enough the wonderful person who donated \$5 million toward the rebuilding of the bridge over San Leandro Creek at the end of Cary Drive. Surrounding neighbors and their elementary school-aged children, dog walkers, and other pedestrians walking to stores and restaurants on Bancroft Avenue will all benefit from your kindness and care for the common good of so many people. You are why I am happy to continue to live in this neighborhood.

Susan Hupp
San Leandro

Reasons to Rebuild Lake Chabot Road

Editor,

What goes around comes around. I say this in reference to the debate on the reopening of Lake Chabot Road to cars.

The main reasons to rebuild Lake Chabot Road are (1) it is a major roadway previously used by thousands of drivers each day, many of which are now commuting through residential streets never designed for the level of traffic they are experiencing; and (2) in the event of a wildfire coming from the nearby Fairmont Ridge, an open Lake Chabot Road would be a lifeline for a large number of Bay-O-Vista residents.

The primary reason not to

rebuild the road is cost. It will take about \$10 million (although that seems reasonable given the pedestrian bridge in Estudillos Estates destroyed in the same storm that damaged Lake Chabot Road will cost \$5 million to rebuild).

I side with the advocates for rebuilding Lake Chabot Road for the above reasons. While it may require accumulating the money over a two- or three-year period, the funds can be found.

There is another factor everyone should consider whether you live in the Manor, Floresta Gardens or the Broadmoor: We are one city. When any important roadway is damaged in a storm or other natural disaster, no matter the location, we rebuild the road.

Are we to abandon this principle and create divisions among residents? The answer should be a firm "no."

If a major storm surge from the San Francisco Bay in the future were to cause the collapse of flood control channels on the west side of town or an earthquake was to tear apart a section of San Leandro Boulevard, should the response from City Hall be "tough luck, deal with it on your own?"

Of course not. Again, what goes around comes around. Let's not set a horrible precedent by failing to restore Lake Chabot Road.

Stephen Cassidy
San Leandro
Stephen Cassidy is a former mayor of San Leandro

A Question of the Greater Good

Editor,

I don't find the benefits of reduced traffic for around a dozen households on Lower Lake Chabot Road to be more important than the needs of hundreds – perhaps thousands – of residents of surrounding areas for an additional exit route in case of sweeping wild fires of the kind recently seen in the Oakland hills and elsewhere.

It's a question of the greater good.

Gary Sloane
San Leandro

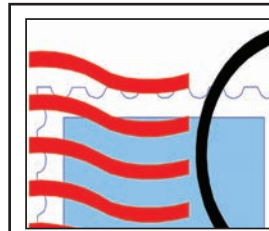
Lake Chabot Road Is Essential

Editor,

This responds to letters advocating closing Lake Chabot Road because it is an unnecessary evacuation route and it provides recreation and clean air.

Lake Chabot Road is an essential evacuation route. It might be slightly longer than another route, but two routes are better. It might be closer to fire approaching from the east, but successful evacuation happens before fire arrives and fire, earthquake and other emergencies can come from any direction.

Closing the road does not reduce traffic. Instead, it diverts thousands of vehicles going between San Leandro and Castro Valley



Send a letter to the editor to Letters@ebpublishing.com

Letters must include the writer's name, address and telephone number.

to longer routes on steep hillsides with blind corners, threatening the safety of residents and making air quality worse. The short stretch of closed road adds little to adjacent park trails and sidewalks.

A few wealthy residents controlling the narrative for their convenience at the expense of basic services for the public? Thousands of people live in 900 homes in Bay-O-Vista. Closing Lake Chabot Road endangers families and diverts traffic onto roads never intended to be used that way. For the enjoyment of some cyclists and pedestrians who, rather than sharing the road, want it all to themselves?

Roads are expensive. Spending limited money requires making difficult choices. But it's not a zero-sum game. There is money to fix Lake Chabot Road, much from other sources. Alternate one-way traffic control is an inexpensive way to restore the peace and safety of the neighborhood.

I am a cyclist. I would love streets without traffic. I am a resident of Bay-O-Vista too. The road should not be closed for a relatively small number of people to enjoy without traffic at the expense of thousands of residents and thousands more daily drivers.

Please support reopening the road with alternating one-way traffic controls.

Paul Wellenkamp
San Leandro

Reopen Lake Chabot Road

Editor,

As a resident of San Leandro directly affected by the on-going closure of Lake Chabot Road, I respectfully request that the San Leandro City Council direct staff to take measures to reopen this important transportation route to one-way alternating traffic as soon as possible. Not only does 17% of the traffic between Castro Valley and San Leandro utilize Lake Chabot Road (see Alameda County General Plan, Page 6-2), but this delayed road closure and subsequent diversion of traffic through a residential neighborhood has created significant traffic, noise, air quality and environmental hazards impacts.

These changes to the city's transportation network were not previously evaluated in the 2035 San Leandro General Plan and Final Environmental Impact Report (FEIR) adopted for the 2035 San Leandro General Plan (SCH 20011092001 dated August 19, 2016). As a result, it is requested

that the city conduct proper CEQA environmental review to determine what impacts these changes in circumstances related to the closure of Lake Chabot Road are having on its residents and to determine adequate mitigation measures.

Further, California legislation (AB 747 and SB 99) requires all local agencies to review accessibility and evacuation routes when specific elements within the General Plan or other emergency planning documents are completed or updated by a local agency. An environmental hazards study should be conducted to determine the significance of the changes in circumstances associated with the closure of Lake Chabot Road, as well as to comply with the legislative changes set forth in AB 747 and SB99.

It is requested that the city take immediate measures to re-open Lake Chabot Road now to alternating one-way traffic with portable traffic signals on either end – until a permanent solution to the reopening of Lake Chabot Road can be reached.

Maryann Miller
San Leandro

Distracted Cycling

Editor,

I recently read an article by DEKRA, a German company that conducts automotive research and testing, about injuries to cyclists who wear earbuds or use cell-phones while riding. The research indicated that minor and major injuries to riders have been dramatically rising since 2010 because cyclists are distracted while on phone calls, or listening to their playlists while wearing earbuds.

Electric assist bikes, enabling even casual riders to easily achieve high speeds, are quite possibly accelerating these problems. I would extend this warning to hikers as well. I've seen a number of trail hikers (wearing earbuds or headphones) nearly jumping out of their skin when passed by a bike, even after the cyclist had slowed down, and rung a bell or called out "Bike on your right/left" before passing.

Wearing only one earbud while hiking or riding might be a very simple solution to avoiding conflicts and injuries. This advice may likely fall on deaf ears (because no one likes being lectured to), but I hope some folks think about the possible consequences of their actions and are willing to change. Even a little bit.

Rick Jones
Sheffield Village, Oakland

Casa: Repairs, including a new foundation, add more to the cost

continued from front page

is used for offices. ("Drive Launched to Repair Casa Peralta," San Leandro Times, Aug. 1, 2024.)

"It's totally unsafe for public use now," said city Chief Building Official Michael Jeffrey, who has inspected the building for safety.

Foundation Doesn't Meet Today's Seismic Standards

Jeffrey agreed with historical society vice president Arthur Johnson, quoted in the earlier article, that fixing Casa Peralta would start with replacing its foundation, made of seismically unsafe brick and topped with a basement. But both agreed that repairs would not end there.

"Other structural repairs are needed that rely on the foundation," Jeffrey said. He cited rotten wood around the windows, which has let water into the walls for years.

Jeffrey added that once you start looking closely at an older building's problems, others tend to emerge. Casa Peralta was built in 1901 and had a major remodel in 1926, according to the city's website.

While the Historical Society takes great interest in the building, located next door to the San Leandro Historical Museum, the city actually owns Casa Peralta and its grounds, said city Library Director Brian Simons.

He has been involved with historic preservation issues working with the city's Arts, Culture, and Library Commission.

Simons said that while the historical society had estimated needed repairs could cost \$6 million, that figure had been estimated in 2016 and did not include the cost of a new foundation. At today's building costs, that original figure would be around \$10 million, still not including the new foundation.

Simons said another problem, one that the historical society's Johnson had also identified, was that once the foundation is touched, this triggers a requirement that the building conform with all modern building codes. These were mostly written a long time after the building was built, and were likely to be expensive.

He listed wiring upgrades, elevators and other improvements to make it ADA (Americans With Disabilities Act) compliant, and modern fire suppression systems, including both sprinklers and smoke detectors.

The historical society, in their fundraising appeal, had also mentioned the building needing a new roof.

Costs Add Up

Simons said the other needed repairs, including the new foundation, could possibly add another \$10 million on top of



PHOTO BY MIKE MCGUIRE

The adobe walls around the Casa Peralta yard give it a sanctuary feeling, according to Library Director Brian Simons.

the updated 2016 estimate of \$10 million.

Simons cautioned that wouldn't include the cost of staffing or maintaining the repaired building. Just having contracts for required annual inspections would be a significant cost, Simons said.

With that kind of expense, the city would need to weigh the building's value to the city

against the cost of repairing and maintaining it, Simons said.

Simons added that the city council, and city staff, juggle paying for all the city infrastructure projects, and that repairing Casa Peralta would cost more than many other projects.

Johnson at the historical society said the city spends considerable money just maintaining it as it is, though to him

the moral is to fix it and raise the money to do so.

Simons said he'd miss the building if it was gone, but not repairing and then maintaining it was one option the city might look at.

"Personally, I've been struck by the walled-off almost sanctuary feeling inside the building. I'd like to preserve that sanctuary atmosphere," Simons said.

Documentary Film or Virtual Reality Tour

The Library Director suggested that whatever is decided, there are two things that have been discussed to

preserve Casa Peralta's spirit.

One is to film a documentary of its history, using actors and the current building. The other is to prepare a virtual reality presentation of a tour through it. This would remain whether the building is repaired soon, shut down in the near future or shut down decades from now when it can't be repaired any more.

Whatever happens, for the time being there will be no more of the school tours that delighted generations of San Leandro schoolchildren. One of those was Michael Jeffrey.

"I loved that building as a kid," he said.

Bridge: Replacement still two years away

continued from front page

with those agencies that we worked with, the earliest we could start would be in the summer of 2026."

The 110-foot-long and 7-foot-wide bridge over San Leandro Creek behind Bancroft Middle School was destroyed in March 2023 after winter storms knocked over a eucalyptus tree, smashing the metal structure used by students and adults alike.

The bridge connected neighborhoods for over 50 years and provided a path for pedestrians to the middle school, Memorial Park, the San Leandro Main Library, and neighborhood businesses.

"We are working with the school district to make sure any trees need to be trimmed in the area for any future threats such as high winds," Marquises said. She added that the bridge, as designed, was intended to last a very long time.

On August 2, at about 8:30

a.m., cranes began removing the collapsed bridge and debris. City officials determined the replacement work needed to happen after trout season—between April and June—and requires at least ten dry-weather days.

Public Works' Marquises said preliminary estimates to replace the bridge and protect the creek are within the \$5 million donation amount, including some contingencies in case of cost overruns.

The Cary Drive-Haas Pedestrian Bridge Association—submitted its proposal earlier this summer. The donation stipulates that the \$5 million be used only for reconstructing the bridge using steel girders, a concrete deck, and tubular fencing like the previous structure.

Marquises said that between April and November last year, San Leandro obtained permits from the Alameda County Flood District, San Leandro Unified School, the California Department of



PHOTO BY JIM KNOWLES

The footbridge entrance is blocked off at the end of Haas Avenue until the bridge is replaced.

Fish and Wildlife, the U.S. Army Corp of Engineers, the National Marine Fisheries District, and homeowners. City officials then met with regulatory agencies, including the East Bay Municipal Utility District and the Federal Emergency Management Agency (FEMA).

"This bridge is important to the pedestrians, residents, and school children as it allows them to ride and walk their bikes to school

while avoiding traffic on Estudillo Avenue," said Jennifer Heath, a San Leandro resident of the Estudillo Estates neighborhood. "We deeply appreciate the Bridge Association's investment in our community."

The city can now evaluate proposals for designs and construction before making a decision. Construction is expected to begin in June 2026 with a completion timeline in October 2026.

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SENIORS

Powers of Attorney Vary

Q: My friends and I were discussing our estate plans, and the subject of Powers of Attorney came up. It seems that we have different understandings as to what they look like and how they can be used. Can you provide me with a short lesson which I can share with my friends?

By Gene L. Osofsky, Esq.
Special to the Times

A: Sure. Powers of attorney are very important legal documents. In their basic structure you (the principal) delegate to someone whom you trust (your agent or “attorney-in-fact”) the power to engage in financial transactions in your name, using your assets and with the same legal effect as if you had signed the transaction documents yourself. But all powers of attorney (“POA”) are not the same. Here is a short list of some variations:

Is It Durable? Unless the document expressly so provides, a POA expires when the principal loses mental capacity. However, this feature may be overcome if the document provides that it is “durable,” meaning that it survives the principal’s incapacity. In almost every case, you will want a power of attorney to recite that it is durable, as that is usually when it is needed most.

Is It a “Springing” Power? A

POA can either be immediately effective, or it can be effective only upon the occurrence of a future event, such as incapacity. If triggered by a future event, we refer to this as a “springing power,” because it does not spring into life until the occurrence of that event. Many POA’s are designed to only spring into life when a physician certifies that the principal has lost mental capacity.

Is It Limited Or General in Scope? A POA can either be limited in scope (e.g. authorizing an agent to sign a deed and other documents to close a specific sale escrow) or be limited in time with a fixed expiration date, or it can be very general and comprehensive.

Does It Permit Modification of Trust?

If you have complete confidence in your agent, you may wish to authorize your agent to create a “Living Trust” for you and/or to make future modifications to your existing “Living Trust” if you have one. Modifications may be necessary in order to address changes in family circumstances, changes in tax law and/or to engage in public benefits planning on your behalf should you later need long term care. But in order for these powers



to be effective, there must also be reciprocal provisions in your Trust, a legal requirement often overlooked. However, your agent may not make a Will for you.

Does it Permit Gifting and/or Long-Term Care Benefits Planning? By California law, an agent cannot use the principal’s assets to make gifts, unless that power is expressly granted in the POA. Further, even if this power is expressly granted, the agent cannot make gifts to himself unless the right to “Self-Deal” is also expressly stated. Sometimes the power to make gifts can be very important, such as for tax planning or planning for government benefits under the Medi-Cal or Veterans Pension programs in order to help with long term care expenses. Example: sometimes a home transfer to another family member, or to a Living Trust, is necessary to protect the home from Medi-Cal estate recovery following your demise, if you have received Medi-Cal benefits during life. Unfortunately, we find that very few POA’s contain these important powers or impose limits upon exercise which reduce the planning opportunities available to the agent.

In every case, the POA can only be created when the principal has mental capacity to understand what he or she is signing and all expire upon the death of the principal. Lastly, a POA for financial matters cannot authorize health care decisions: for that another document is necessary, which is usually called an Advance Healthcare Directive.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 25 years with Trusts, Wills, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. To contact his office, send an email to Gene@LawyerForSeniors.com or call (510) 247-2555.

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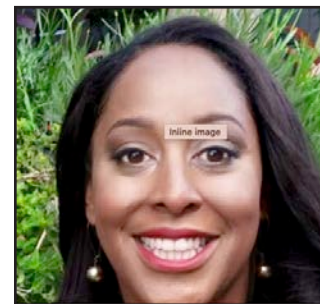
Election: Peck and Gonzalez support each other, but area election pits them as opponents



Alicia Gonzalez



Penny Peck



Kyla Sinegal

continued from front page

ing member and one she admired.

“It made winning that fight for area elections a bit bitter-sweet,” Gonzalez said.

Penny Peck

For her part, Penny Peck had nothing but nice things to say about Gonzalez. The retired children’s librarian and current library studies instructor said she almost didn’t run, but there were things the board had started that she wanted to see through to completion.

Those include continuing to raise reading scores, she said. They also include making a decision in the next year about a home for East Bay Arts High School, now sharing facilities with San Lorenzo High School.

“I’d like to just generally see our schools get more inclusive, friendly and safe,” Peck added.

Peck said she has also worked to improve district schools and other facilities, and led the last bond drive. That money, she said, is now being used to install air conditioning in parts of buildings that lack it and to improve school safety, notably through fencing to control access.

Peck, as a children’s librarian who was active professionally in that field, believes reading readiness can start before a child starts school, or maybe even preschool. She thinks schools should get materials to parents of very young children to get them ready to read.

Alicia Gonzalez

Alicia Gonzalez, a school board member since 2020, has worked especially hard on improving education for special-education and disabled students in the district and vowed to continue those efforts if she is re-elected.

Gonzalez thinks that on issues of high community in-

terest, discussions sometimes need to be longer, so people do not think things are being rushed through.

Conversely, there are issues where most people just want a decision, whichever way it goes, and discussion can stretch on longer than needed.

Gonzalez thinks that training, available to school board members statewide, could help them more easily know what to discuss more and what

“I value honesty, continuous improvement, and clear communication.”

— San Lorenzo school board candidate Dorothy Lee

to discuss less.

Gonzalez also thinks that public trust of the district is helped by more transparency in its actions, which she sees as including negotiations, future plans and fiscal issues. She says she has pushed for better wages for teachers and staff.

Gonzalez has seen two of her own children graduate from the San Lorenzo schools, and the other three are still attending them.

“It’s been a great honor to serve on this board, and I’d like to continue doing so,” she said.

Dorothy Lee

The board’s newcomer after the election will be Dorothy Lee, who wrote she has worked in education for the

last 20 years, as a science teacher, a mentor and a school nurse. Her children attend San Lorenzo schools, and she has served on a school site council for the last two years.

Lee would like to work toward raising reading scores, which she sees as currently lagging, through use of a research-based reading curriculum as well as using data to pinpoint successes and challenges.

Lee would also like to raise district salaries enough to not only match neighboring systems but to make San Lorenzo a top-notch district that attracts great teachers who stay there.

“I value honesty, continuous improvement, and clear communication,” Lee said.

Kyla Sinegal

Kyla Sinegal, board president in 2023 and 2020, was first elected in 2016 and re-elected in 2020. She works as a human resources administrator.

When Sinegal was elected to her 2023 term as board president, a district release noted she had been praised by trustees and community members for her leadership during the district’s response to the pandemic.

“I value the partnerships we have with one another,” Sinegal said. “We are able as a governance team to have really crucial, hard conversations and still honor one another for our different viewpoints.”

None of the candidates has a campaign website currently, although Penny Peck has a Facebook page and you can contact Dorothy Lee at trusteelee@proton.me.

The San Lorenzo district serves some 8,000 children, with about a third of those living in Washington Manor and other areas of San Leandro. The school district was founded in 1859.

San Lorenzo school board members in Areas 1 and 4, Samuel Medina and Juan Campos, will face an election in 2026.


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