



Recipes for Cinco de Mayo

MAKE SOME TACOS RANCHEROS, SALSA AND CHICKEN ENCHILADAS 4

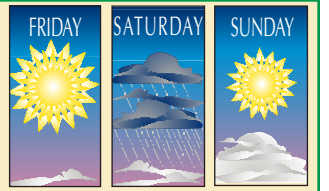
WEEKEND WEATHER

CLEAR Rain on Friday

HIGHS: 60-77

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

LOWS: 47-56



San Leandro Times

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

VOL. 34 • NO. 18

THURSDAY, MAY 2, 2024

SAN LEANDRO • CALIFORNIA



PHOTOS BY MIKE MCGUIRE

San Leandro 2050 volunteers built a rain garden (center) and native plant garden (at right) at Bethel Community Presbyterian Church on Bancroft Avenue. Below, the volunteers posed for a photo.

Volunteers Make a Rainwater Garden At Bethel Church to Prevent Flooding

By Mike McGuire
San Leandro Times

Environmental nonprofit San Leandro 2050 gathered a group of volunteers over the past two Saturdays to build a rainwater garden at a local church to keep water from flooding storm sewers during increasingly intense winter storms.

The demonstration project at the Bethel Presbyterian Church, 14235 Bancroft Ave. in San Leandro, is San Leandro's first rain garden, but San Leandro 2050 hopes it will inspire others all over town.

"We could do a lot to prevent flooding worsened by
see GARDEN, page 11



Averiett Sworn In as Interim Police Chief

20-year veteran is San Leandro's sixth police chief in four years

By Michael Singer
San Leandro Times

San Leandro's new police chief is Angela Averiett. She officially started her duties on Monday, April 22, and was introduced to the during the mayor's "State of the City" speech last Tuesday.

Mayor Juan González brought Chief Averiett on stage during his annual address and noted that her appointment would be instrumental in recruiting more officers to the city, focusing on people, culture, and community engagement.

Averiett, who recently

served as police chief in Los Altos, has more than two decades of law enforcement experience, including with the Hayward Police Department and the BART Police Department. Said she was humbled and grateful to come to San Leandro.

"I literally worked my way up through every single rank
see AVERIETT, page 5



Angela Averiett

Mayor: San Leandro Is Moving Forward

By Michael Singer
San Leandro Times

In his "State of the City" speech last Tuesday, Mayor Juan González served as the city's chief cheerleader (a campaign promise of his) and its messenger of urgency, asking residents to support City Hall's constrained budget.

"Tonight, we celebrate our successes and embrace our challenges as we forge a path

towards a brighter, more vibrant, and sustainable future," González said.

The one-hour and seven-minute presentation included the introduction of San Leandro's new interim Police Chief, Angela Averiett. González noted that her appointment would be instrumental in recruiting more officers to the city, focusing
see SPEECH, page 10

City to Host Cinco de Mayo Celebration On Friday at the Marina Community Center

The City of San Leandro invites the community to attend the annual Cinco de Mayo Celebration on Friday, May 3, at 6 p.m. at the Marina Community Center, 15301 Wicks Boulevard in San Leandro.

The celebration is free and

promises to be an enjoyable celebration of Mexico's culture and traditions.

It will feature live entertainment, including performances by Mariachi Femenil Orgullo Mexicano and Ballet Folklórico Costa de Oro. Children will have the chance to

make arts and crafts.

Light refreshments will be served.

This event is made possible by the City of San Leandro and a generous donation from the Optimist Club of San Leandro.

Cinco de Mayo commemorates the Mexican Army's victory over the French Empire at the Battle of Puebla, on May 5, 1862.

For more information, on the celebration, call Liz Hodgins at 510-577-3473 or email ehodgins@sanleandro.org.

INSIDE YOUR TIMES

COMMUNITY

Inner Wheel recognized for 40 years of service. **Page 2**

NEWS

Expect to see more airplane traffic on Monday. **Page 3**

SPORTS

Improvements at Monarch Bay driving range. **Page 12**

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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 Michelle Mayfield at 667-3522.



Red Cross to Show New Office At Open House on Saturday

All are welcome to the grand opening of the newest Red Cross office – at 1001 Davis Street in the heart of San Leandro – on Saturday, May 4, from 10 a.m. to 1 p.m.

This family-friendly, community drop-in event is your chance to learn more about

Red Cross programs and services while enjoying a fun-filled day getting to know fellow community members.

Meet the dedicated local team, learn about available Red Cross services for you and your family and discover how you can make a differ-

ence by volunteering with the Red Cross. Join the excitement at the ribbon cutting alongside Red Cross leadership and local city representatives at around 10:30 a.m.

This is a free community, drop-in event and light refreshments will be provided.

Volunteer as an Adult Literacy Tutor

Over 20 percent of adults in our community have low literacy levels, and 22 percent speak English less than very well.

Project Literacy provides these adults with volunteer tutors at no cost. After training, new tutors are matched with an adult who wants to improve their reading and writing or their English language skills. Tutors work one-on-one with their assigned learner for two hours a week in person at the

library or online.

Training consists of four parts: a self-paced online orientation and three 90-minute in-person workshops. Upcoming dates are three consecutive Saturday afternoons: May 4, 11, and 18 at the San Leandro Main Library, 300 Estudillo Ave. For more information, to access the online orientation, and to sign up for the free training, visit sanleandro.org/literacy, or email projectliteracy@sanleandro.org.

Teaching experience is not necessary, as Project Literacy will provide new tutors with training and support. The most important qualifications are empathy, respect, and patience for others in the learning process. Project Literacy tutors must be at least 18 years old; have a high school diploma or GED, be able to speak, read, and write English well, pass a fingerprint screening, and commit to tutoring a minimum of two hours per week for six months.



Inner Wheel USA President Gloria Vasconcellos presented Deborah Murchison with a Certificate of Achievement.

Inner Wheel Recognized For 40 Years of Service

Inner Wheel Club of San Leandro was recently awarded with a Certificate of Achievement for 40 years of Friendship, Service, and International Understanding.

Inner Wheel USA President Gloria Vasconcellos presented Deborah Murchison, delegate to District 517, with this wonderful recognition of the club's 40 years.

In July of 1984, several wives and widows of Rotarians met to discuss starting a local Inner Wheel Club. At this first meeting, Lola Chase was elected as president. The charter was signed in September 1984, and the group officially became Inner Wheel with members naming the club: Inner Wheel Club of San Leandro.

Of the Original 17 charter members, one remains and

continues to serve: Virginia Gibbs.

In 1994, while serving on the Inner Wheel USA Foundation Board, Alice DeVaul proposed the idea of recycling prosthetic limbs for children as they grow. It was presented to the board of IWUSA, where it was approved and adopted. At that time one of the local Rotarians, Ed Chase (Lola's husband), designed the Rose Council pin. This pin is still used to recognize the level of giving to the Inner Wheel USA Foundation.

Along with Inner Wheel celebrating 100 years, Inner Wheel Club of San Leandro celebrates 40 years of working for the community.

Email iwclubofsanleandro@gmail.com for more information on the Inner Wheel Club of San Leandro.

San Leandro Times

An independent hometown newspaper serving San Leandro, Ashland, San Lorenzo and Sheffield Village

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SLED ENDOWMENT FUND

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Community Calendar

Works by the San Leandro Art Association On Display at the Main Library

The San Leandro Art Association is displaying the artwork of many members through May 5 in the gallery at the San Leandro Main Library, 300 Estudillo Avenue. The public is welcome to stop by and check out the original artwork created by local artists. The show runs through May 5.

Friends of San Leandro Library CD Sale on Saturday

The Friends of the San Leandro Library will host a CD sale on Saturday, May 4, from 10 a.m. to 3 p.m. at the San Leandro Main Library, 300 Estudillo Avenue in San Leandro. Check out the large selection of CDs at low prices with a buy-3-get-1 deal. All proceeds benefit the San Leandro Library's programs and services. Credit cards now accepted.

San Leandro Dahlia Society Tuber and Small Pot Sale

For spectacular summer color, it's time to plant those dahlias. The San Leandro Dahlia Society will hold its annual tuber and small plant sale on Saturday, May 4, from 10 a.m. to 1 p.m. at the Milford Garden Improvement Clubhouse, 13055 Aurora Drive in San Leandro, across the street from Garfield Elementary School. Tubers will sell for \$7 and cuttings, small plants, will sell for \$9, including tax. Dahlia aficionados will be on hand to advise on planting and caring for the dahlias. With so many varieties, there is something for everyone. Just no blue blooms.

Last Weekend to See San Leandro Players' Agatha Christie's Murder on the Orient Express

The San Leandro Players will present Agatha Christie's "Murder on the Orient Express," running through May 5 at the San Leandro Museum/Auditorium, 320 West Estudillo Ave. Show times are Saturdays at 8 p.m. and Sundays at 2 p.m., plus two Friday show at 8 p.m. on April 26 and May 3. Tickets are \$25 general; \$20 seniors and under 12 (other discounts may apply). For tickets or more information, visit www.slplayers.org or call 510-895-2573. Masking is strongly recommended.

Castro Valley Orchestra Spring Concert

Castro Valley Orchestra will present a spring concert on Sunday, May 5, at 2 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley. Works by Mozart, Mendelssohn, and Bach will be performed. Isaac Kim and James Choi will be featured in the Bach Double Violin Concerto. There will be a reception immediately after the concert to meet the soloists and musicians. Admission is free.

Church Invites Older Adults to Senior Citizens Club

First United Methodist Church, 1600 Bancroft Ave., invites older adults to participate in a 6-week program of seated exercise, meditation/labyrinth walk and tea time. Join us on Tuesday mornings, May 7 through June 11, from 10 to 11:30 a.m. No charge. Drop-ins welcome, no need to attend all six sessions. For more information call the church office at 510-483-0606.

Carrington College Pet Adoption Fair

The Carrington College San Leandro campus, 15555 East 14th St. at Bayfair, will host a Pet Adoption Fair and Open House on Wednesday, May 8, from 10 a.m. to 7 p.m. Guests will be able to adopt pets, view live student demonstrations, and tour the campus while learning more about the programs and training equipment.

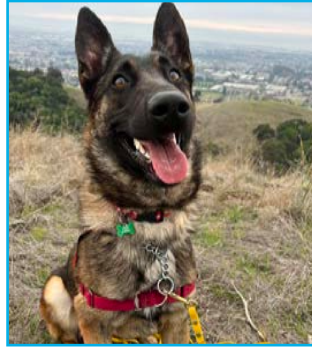
Kiwanis Club of San Leandro Meets on Tuesdays

The Kiwanis Club of San Leandro meets on Tuesdays at noon, except for the first Tuesday of the month at 5:30 p.m. at the Barbara Lee Health Center, 2251 Bancroft Ave. in San Leandro. To attend on Zoom: Meeting ID: 759 9480 8209 Password: 560475.

Adopt-A-Pet



Roscoe



Gader

The Pets of the Week at the Hayward Animal Shelter are a pitbull mix and a Belgian Malinois mix.

Roscoe is a 1-year-old pitfall mix who is looking that sweet person that knows exactly how to handle a couch Hippo. He would benefit from confidence building and basic obedience. Roscoe would do best with older kids and grownups.

Gader is a 1-and-a-half

year old Belgium Malinois mix. He is known for how inquisitive he is, and works for anything he desires. Hint: treats. Gader would do well in a home with teens and up due to his energy level, and would benefit from a dog owner with Malinois experience. Gator is great with other dogs.

To adopt or find out more about Roscoe or Gader, call the Hayward Animal Shelter at 510-293-7200.

Runway Closure at Oakland

Oakland International Airport will temporarily close Runway 12/30 for pavement maintenance work on Sunday, May 5 through Monday, May 6, from 11 p.m. to 4 p.m.; and Sunday, May 12, through Monday, May 13, from 11 p.m. to 4 p.m. The main runway will not be accessible for jet aircraft landings and departures.

The North Field runways will be used for jet departures and landings. Aircraft will overfly residential areas and residents will experience unusual aircraft noise.

The Port of Oakland apologizes in advance for any disturbances. Aircraft noise concerns may be directed to Noise Hotline at 510-563-6463.

Mini-Grants Available For Youth Programs

The City of San Leandro's Youth Advisory Commission (YAC) announces the release of the Youth Mini Grant for the 2023-2024 term.

This innovative annual program provides grant funding to support organizations or programs that are youth-driven and have a positive impact on San Leandro youth.

The YAC raised the grant money by volunteering and implementing special fundraising events. Additional

funds to support this program were generously donated by the San Leandro Optimist Club. The total funding available for this year's Youth Mini Grant is \$1,000.

Apply online at <https://forms.office.com/g/91L-gNBbTgt> to access the application. Applications must be submitted by May 6. Early applications encouraged.

For more information, visit sanleandro.org/YAC or email youth@sanleandro.org.

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More Events

Community Read 2024:

West With Giraffes Book Discussion

Participants of the Community Read featuring the historical fiction book, *West With Giraffes* by Lynda Rutledge, have the opportunity to talk about the book with each other on Saturday, May 4, from 11 a.m. to noon at the San Leandro History Museum, 320 W. Estudillo Ave. Share your thoughts and feelings about the emotional, rousing novel inspired by the incredible true story of two giraffes who made headlines and won the hearts of Depression-era America. Light brunch/refreshments served, while supplies last. For more information about the community read or to register for this event, call 510-577-3971

West With Giraffes Book Discussion At the Manor Branch Library

Discuss the Community Read book *West with Giraffes* in a group setting on Tuesday, May 7, from 6 to 7 p.m. at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Refreshments will be served. Space is limited. Call 510-577-7971 to sign up.

Saturday Sounds: Strings and Verses, Celebrate Arab American Culture

Celebrate Arab American Culture on Saturday, May 4, from 3 to 4:45 p.m. at the San Leandro Main Library, 300 Estudillo Ave. All ages are invited to enjoy live Oud music by local Yemeni musician Fuad as well as a poetry reading by young local poet Noel Hassan. Light Refreshments served while supplies last. For more information, call 510-577-3971.

Gardening with Nature: "Speed Dating Native Plants"

Homegrown Habitats San Leandro will teach you about finding your perfect garden matches on Saturday, May 11, from 2 to 3:30 p.m. at the Manor Branch Library, 1241 Manor Blvd. in San Leandro with a presentation, native garden patio tour, and a native plant giveaway.

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Unity Church of San Leandro
P.O. Box 2018, San Leandro, 94577

Castro Valley Orchestra Concert

SUNDAY, MAY 5, 2024
2:00 P.M.

Featuring
"The Hebrides"

- ♪ Overture by Felix Mendelssohn
- "Double Violin Concerto"
 by Johann Sebastian Bach
- soloists Isaac Kim and James Choi
- ♪ Symphony # 41 "Jupiter"
 by Wolfgang Amadeus Mozart

Admission is free and a reception will
immediately follow the concert.

Castro Valley Center for the Arts
19501 Redwood Rd., Castro Valley

Cinco de Mayo: Celebrating a 162-year-old Mexican Victory



- 1 package taco seasoning mix
- 8 taco shells
- 1/2 head lettuce, shredded
- 2 cups shredded Cheddar cheese
- 2 cups tomatoes, chopped
- 1 cup sour cream
- 1 cup thick, chunky salsa

In a large skillet, brown sausage and ground beef until no longer pink. Add taco seasoning mix according to package directions. Fill taco shells evenly with meat mixture and garnish with lettuce, cheese, tomatoes, sour cream and salsa. Serves 4.

CHUNKY SALSA

- 2 cups diced tomatoes
- 1/2 cup diced onions
- 1 tablespoon oil
- 1 to 2 tablespoons jalapeños, finely diced
- 1 teaspoon vinegar
- 1 teaspoon lime juice
- 1/2 teaspoon Mexican dried leaf oregano
- 1/4 teaspoon salt
- 1/4 cup finely chopped cilantro

co's rich culinary history which evolved centuries ago when peasant farmers began cultivating chiles, corn, beans, rice and tomatoes. Today, these staples have become traditional favorites for most of us who live north of the border, too.

TACOS RANCHEROS

- 1/2 pound sausage
- 1/2 pound ground beef

Sunday is Cinco de Mayo, an important national holiday in Mexico, observing the victory of that country's greatly outnumbered and ill-equipped forces against the invading French forces of Napoleon III in the town of Puebla on May 5, 1862.

Although Cinco de Mayo doesn't have a "typical" menu as do most U.S. holidays, there are some basic foods in Mexi-

Dice tomatoes and onions into 1/4-inch pieces and combine with jalapeños, oil, vinegar, lime juice, oregano, salt and cilantro in large glass mixing bowl.

Taste and add additional salt if desired. Makes 4 servings.

Roasting Peppers

Roasted chiles and peppers are frequently called for in Mexican cooking. Simply hold the chiles over an open flame with kitchen tongs, turning them frequently so the skins blister evenly. Then wrap them in a cloth and let them steam for 3 to 4 minutes before removing the skin under cold, running water. Remove seeds and membranes. Or, to save time, use canned chiles.

REFRIED BEANS

- 1 pound dried pinto beans
- 6 cups water
- 1-1/2 cups chopped onions
- 2 cloves garlic, minced
- 2 teaspoons salt
- 1/2 teaspoon dried ground chili peppers
- 1/4 cup lard or other fat

Select a large enough pot to

hold at least 3 to 4 times the volume of beans comfortably. Bring the water to a rolling boil while you are picking over the beans, removing pebbles and spoiled beans.

Wash the beans and add to the kettle. Boil for only two minutes. Remove from the heat, cover, and let it rest for one hour. Drain and discard the water.

Add 6 cups of fresh water, half the onions and garlic, and bring to a boil. Cover loosely and cook over low heat for about 2 hours.

Add salt, chili peppers and 1 tablespoon fat. Cook 30 minutes, turning frequently, until beans are very tender. If any liquid remains, drain. Mash beans, heat remaining fat in a large skillet; add remaining onions and garlic. Sauté for 5 minutes. Stir in beans and cook, stirring frequently, for 10 minutes. Serves 6 to 8.

CHICKEN ENCHILADAS

- 4 skinless, boneless chicken breast halves
- 1 onion, chopped
- 1/2 pint sour cream
- 1-3/4 cup shredded Cheddar

- 1 cup shredded Cheddar cheese, divided
- 1 tablespoon dried parsley
- 1/2 teaspoon dried oregano
- 1/2 teaspoon black pepper
- 1/2 teaspoon salt
- 1 (15-oz.) can tomato sauce
- 1/2 cup water
- 1 tablespoon chili powder
- 1/3 cup chopped bell pepper
- 1 clove garlic, minced
- 8 (10-inch) flour tortillas
- 1 (12-ounce) jar taco sauce

Preheat oven to 350°F

Cook chicken in a medium, non-stick skillet over medium heat until no longer pink and juices run clear. Drain excess fat.

Cube the chicken and return it to the skillet. Add the onion, sour cream, 1 cup of the Cheddar cheese, parsley, oregano and ground black pepper. Heat until cheese melts. Stir in salt, tomato sauce, water, chili powder, green pepper and garlic.

Roll even amounts of the mixture in the tortillas. Arrange in a 9x13-inch baking dish. Cover with taco sauce and the remaining 3/4 cup Cheddar cheese. Bake uncovered in the preheated oven 20 minutes. Cool 10 minutes before serving. Yields 8 servings.

CARNE CON PAPPAS

- 2 teaspoons olive oil
- 4 medium potatoes, diced into 1-inch squares
- 1 medium onion, thinly sliced
- 1 teaspoon salt
- 1 teaspoon black pepper
- 1 (1-pound) thinly sliced beef sirloin tip steak
- 1-1/2 cups mild salsa

Heat olive oil in large skillet. Add diced potatoes and cook for 10-12 minutes, stirring occasionally, until potatoes begin to soften. Add onions, salt, pepper, sliced meat. Cover and simmer for 5 minutes. Add salsa and stir. Simmer for 2-3 minutes.

Serve directly from pan or from a large bowl. Yields 4 servings.



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- ARIES (March 21 to April 19):** You might need to do a bit more investigating before making a career move. You do best when you come armed with the facts. Meanwhile, a personal matter still needs tending to.
- TAURUS (April 20 - May 20):** Your creativity plus your good business sense once more combine to give you an important advantage in a difficult workplace situation. Also, an ally proves their loyalty.
- GEMINI (May 21 to June 20):** Avoid rushing into something just because it offers a break from your usual routine. Take things a step at a time to be sure that you're moving in the right direction.
- CANCER (June 21 - July 22):** Bouncing back from a disappointing incident isn't easy, but you should find a welcome turn of events emerging by midweek. Spend the weekend with someone special.
- LEO (July 23 - August 22):** An incomplete project needs your attention before someone else takes it over and uses it to their advantage. There'll be lots of time for fun and games once you get it done.
- VIRGO (August 23 - Sept. 22):** September 22: Doubts involving a potential career change need to be resolved quickly so that they don't get in the way when you feel like you're finally ready to make the big move.
- LIBRA (Sept. 23 - October 22):** Looking to blame someone for a workplace problem could backfire if it turns out that you've got the wrong "culprit." Best to get more facts before acting on your assumptions.
- SCORPIO (October 23 - November 21):** Patience might still be called for until you're sure that you finally have the full story, which could have eluded you until now. Also, a trusted associate could offer valuable guidance.
- SAGITTARIUS (Nov. 22 - Dec. 21):** Reflect on your recent behavior to see if you could have caused the coolness that you might now be sensing from a loved one. If so, apologize and set things straight.
- CAPRICORN (Dec. 22 - Jan. 19):** Easing up on your social activities allows you to focus more of your energies on a long-neglected personal matter. You can get back into party mode by the weekend.
- AQUARIUS (Jan. 20 - Feb. 18):** A dispute with a colleague can be resolved peacefully once you both agree to be more flexible about the positions you've taken and allow the space for more open-minded discussions.
- PISCES (Feb. 19 - March 20):** Volunteering to take on added responsibilities could be a risky way to impress the powers that be. Only do it if you're sure that you won't be swept away by the extra workload.

CROSSWORD PUZZLE ANSWERS

H	A	M	H	A	D	J	S	A	L	E	
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SENIORS

Life Estate Deeds: When to Use One

Q: My primary asset is my home, which I purchased about 35 years ago and now own free and clear. I would like to leave it to my son, but in a way that avoids the fuss of a probate or trust administration when I die. Is there some way to do this?

By Gene L. Osofsky, Esq.
SPECIAL TO THE TIMES

A: Yes, indeed. You might consider leaving it to your son via a Life Estate Deed. A Life Estate Deed (“LED”) is a special kind of deed which you would sign and record now, but which would transfer your home to your children down the road, upon your death, while reserving to you the exclusive right to live in your home during your lifetime. Upon your death, your child’s interest would mature into a full ownership interest.

One of the nice features of this LED, is that the clearing of title upon your demise is very simple. At that time, your son need only file with the county recorder an affidavit reciting the fact of your death, along with a certified copy of your Death Certificate and other routine transfer documents. There would be no probate and no trust administration to deal with.

However, as with many legal matters, there are “Pros” and “Cons” to using this special deed. Here are some of them:

Advantages:

1) Upon your demise, clearing title and confirming ownership in your

children is a simple procedure, handled without probate or trust administration.

2) The home would receive the same favorable tax treatment accorded a transfer, upon death, via a Living Trust or Will: Your children would receive the home with a tax basis equal to its increased value at your death, thus minimizing any capital gain tax if they later sell the home.

3) Should you ever apply for a Medi-Cal Long Term Care subsidy to help with nursing home expense, the home would be protected from a post-mortem recovery claim for reimbursement.

4) In terms of title insurance, this LED is better than the new Transfer on Death (TOD) Deed, as many title companies are unwilling to insure the transfer of title where the newer, TOD Deed has been used.

Disadvantages:

1) Once the deed is signed and conveyed, you cannot change your mind by revoking the conveyance, or at least not without your son’s agreement.



2) Once the deed is executed, you wouldn’t be able to obtain a conventional or reverse mortgage secured by the home. This could impact your financial needs in the future, including funds for long term care.

3) Once done, you could not sell the home without agreement of your son, and if sold, the proceeds must be “split” between you according to the value of your respective interests. This restriction could impair your ability to sell the home to help fund your own retirement or long term care expenses.

4) Disputes may arise regarding responsibility for repairs or improvements.

5) If your son were to predecease you, his interest would go as he directs in his own trust or will or, if none, to his heirs-at-law. Thus, you would no longer control the ultimate disposition of your interest.

While many of these disadvantages can be eliminated by creating a formal “Living Trust”, the trade-off is the greater expense of creating a trust, and the time and expense of a formal, post-mortem trust administration upon

Averiett: Supports police reform

continued from front page

to get to where I am today,” Chief Averiett told the crowd. As you can imagine, I’ve seen a lot of things during my career.”

Modernizing the Police Department

Averiett’s appointment announcement in late February noted her affiliation with a police reform organization called “The Curve” as a factor in bringing her to San Leandro to continue the city’s police reforms. The Curve was formed after the murder of George Floyd to help police modernize and change the culture of their departments.

“I support the brave women and men who serve our community – selflessly and without praise, every single day they put their lives on the line,” Averiett said after her

introduction. “But that doesn’t mean that we can’t hold ourselves accountable, and be transparent in the process. That is my commitment and my promise to the community that we will always strive for excellence in everything we do and everything we say and in how we treat people. It always starts from a place of respect.”

Chief Averiett is San Leandro’s first female Black police chief. She will also be the sixth Chief of Police in San Leandro in the last four years, starting with the departure of Chief Jeff Tudor in 2020, followed by interim tenures of former Oakland Police Chief Susan Manheimer, Chief Abdul Pridgen, and Chief Kevin Hart, as well as two separate stints as acting chief by Assistant Police Chief Luis Torres.

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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Steering In The Wrong Direction

By Carl Medford, CRS
Special to the Times

If you buy a car, you anticipate it has a steering wheel. While that seems obvious, if there is no wheel, there is no way to direct the vehicle where you want it to go. Direction is also a critical part of any real estate transaction. As an example, part of a buyer agent's job is to show homes to buyers they can actually afford. No point showing them homes over their budget – that just produces frustration. Additionally, direction is necessary

when showing a property to determine whether or not there are potential issues that could cause long-term expense, such as foundation issues.

There is a negative side to direction, however, and it is also called "steering." The National Association of Realtors (NAR), in their Fair Housing Corner, states, "Steering" is the practice of influencing a buyer's choice of communities based upon one of the protected characteristics under the Fair Housing Act, which are race, color, religion, gender, disability,

familial status, or national origin. Steering occurs, for example, when real estate agents do not tell buyers about available properties that meet their criteria, or express views about communities, with the purpose of directing buyers away from or towards certain neighborhoods due to their race or other protected characteristic. If a client requests a "nice," "good," or "safe" neighborhood, a real estate professional could unintentionally steer a client by excluding certain areas based on his or her own perceptions of what those terms mean."

As a result, agents are forbidden by the federal government from providing information that would 'steer' clients away from or towards any given neighborhood. As an example, when asked, "Is this a safe neighborhood?", a Realtor cannot make an assessment based upon personal opinion but CAN provide their clients with a suggestion that they go online and research crime or other statistics on their own.

In other words, agents can only use objective criteria such as price, property features, location with respect to other features such as airports, train tracks,

busy streets and so on. Agents often get asked questions about the quality of schools, crime rates, demographic make-up of neighborhoods and more. While we are not allowed to provide specific answers, or even provide opinions, we can as Realtors refer clients to websites that will provide the answers.

While some direction is good, if it violates our nation's fair housing laws ... it is not allowed.

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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For more information call The Lovewell Team, Re/Max Accord, at (510)351-5555



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WEEKEND GARDENER

Vegetables

This is the time to plant heat-loving beans, cucumbers, eggplants, melons, peppers, and tomatoes. Keep everything well-mulched and well-watered (after the rains finally stop) and they will produce exuberantly.

As you plant vegetables that need to climb on stakes, insert the stakes at the same time you plant to avoid disrupting the root system after it has developed.

Flowers

Cosmos, sunflowers and zinnias are also heat-lovers that should be planted now.

For hanging basket fuchsias, bougainvillea, lantana and others, feed them using an all-purpose fertilizer like fish emulsion.

For bushier chrysanthemum with lots of blooms this fall, pinch back stems after each six inches of growth. Continue pinching through mid-July, then let growth develop naturally. Noon or evening and water them with a mild solution

RECENT HOME SALES

Castro Valley

22969 Canyon Terrace Drive #U8 94552: \$720,000 [2 BD - 918 SF - 1996
20589 Waterford Place 94552: \$995,000 [3 BD - 1,726 SF - 1981
19115 Garrison Avenue 94546: \$1,045,000 [3 BD - 1,012 SF - 1949
5804 Shadow Ridge Drive 94552: \$1,301,000 [3 BD - 2,119 SF - 1973
4470 Seven Hills Road 94546: \$1,345,000 [3 BD - 1,200 SF - 1954
3760 Boulder Canyon Drive 94552: \$1,969,000 [5 BD - 2,674 SF - 1998

TOTAL SALES: 6
LOWEST AMOUNT: \$720,000 MEDIAN AMOUNT: \$1,173,000
HIGHEST AMOUNT: \$1,969,000 AVERAGE AMOUNT \$1,229,166

Hayward

366 Burke Drive 94544: \$480,000 [3 BD - 951 SF - 1950
27846 Mandarin Avenue 94544: \$650,000 [3 BD - 1,000 SF - 1954
32323 Seneca Street 94544: \$725,000 [3 BD - 1,031 SF - 1951
24639 Leona Drive 94542: \$740,000 [2 BD - 840 SF - 1948
27759 Del Norte Court 94545: \$785,000 [3 BD - 1,474 SF - 1970
620 Staley Avenue 94541: \$807,000 [3 BD - 1,516 SF - 2012
24647 Traynor Court 94544: \$818,500 [3 BD - 1,058 SF - 1950
327 Ocie Way 94541: \$900,000 [5 BD - 1,564 SF - 1952
632 Bartlett Avenue 94541: \$905,000 [4 BD - 1,176 SF - 1946
2449 Depot Road 94545: \$929,000 [2 BD - 1,223 SF - 1928
24815 Townsend Avenue 94544: \$945,000 [3 BD - 1,186 SF - 1957
2333 Darwin Street 94545: \$980,000 [3 BD - 1,215 SF - 1957
29898 Taylor Avenue 94544: \$990,000 [2 BD - 990 SF - 1985
342 Line Street 94544: \$1,012,000 [4 BD - 2,001 SF - 2021
426 Mackenzie Place 94544: \$1,050,000 [4 BD - 1,375 SF - 1957
27092 Gading Road 94544: \$1,075,000 [3 BD - 1,560 SF - 1956
25088 Yoshida Drive 94545: \$1,100,000 [4 BD - 2,000 SF - 1994
1030 Highland Boulevard 94542: \$1,210,000 [5 BD - 2,736 SF - 1948
28004 Farm Hill Drive 94542: \$1,325,000 [3 BD - 1,964 SF - 1984
3621 Skyline Drive 94542: \$1,480,000 [4 BD - 2,060 SF - 1976
25732 West Court 94541: \$1,500,000 [3 BD - 2,228 SF - 1987
4100 Arbutus Court 94542: \$1,600,000 [3 BD - 2,385 SF - 1968
29859 Cantera Drive 94544: \$1,700,000 [5 BD - 2,915 SF - 2017

TOTAL SALES: 23
LOWEST AMOUNT: \$480,000 MEDIAN AMOUNT: \$980,000
HIGHEST AMOUNT: \$1,700,000 AVERAGE AMOUNT \$1,030,717

San Leandro

221 Farrelly Drive 94577: \$740,000 [2 BD - 1,105 SF - 1941
1529 153rd Avenue 94578: \$760,000 [3 BD - 1,218 SF - 1958
15040 Fleming Street 94579: \$805,000 [3 BD - 1,055 SF - 1948
15515 Montreal Street 94579: \$840,000 [3 BD - 1,204 SF - 1960
15261 Hardin Street 94579: \$843,000 [3 BD - 1,241 SF - 1952

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Use Newspapers to Rid Garden of Earwigs

By Buzz Bertolero
The Dirt Gardener

Q Earwigs are eating the leaves, flowers, and stems of my vegetable plants. How can I control the Earwigs without using any harsh chemicals?

A When planting vegetables and/or annual seedlings, earwigs and snails are the two biggest pest problems gardeners face. Earwigs can be controlled without using chemicals with Sluggo Plus, or you can make an Earwig Trap from newspapers. Sluggo Plus is an organic bait that is safe to use around edibles, non-edibles, kids, and pets, and it's reapplied monthly. Using Earwig Trap is more involved. Earwigs like snails are nocturnal, so their damage

is done at night. So, as the sun is setting, you take several sheets of newspaper and moisten them lightly, then roll them into a tube secured with rubber bands. The tubes are placed throughout the garden where you're having a problem. As the sun rises, Earwigs begin searching for a cool, damp, dark location to hide out during the daylight hours. The newspaper tubes are an ideal habitat. In the morning, you collect the tubes and dump the contents into a pail of soapy water. You repeat the process until the problem is resolved. Earwigs are less likely to be a problem once the herbaceous plants mature. The key to being successful with Earwig Traps is to be patient and persistent



Q I like to plant color and other plants in clay pots because of the terracotta look. However, the outside of the pots continues to develop blotches of white powdery stuff. I continue to wash/rub it off, but it keeps coming back. Is there something I can do to prevent it from reoccurring? Is this a type of mold?

A The white deposits on clay pots are not molds. It's just simply mineral deposits. Clay pots are very porous, while plastic, ceramic, and other types of containers are not. Clay pots allow soil moisture to evaporate through the entire pot into the air. As water evaporates, the clay filters the mineral particles out of the water, leaving or depositing them on the pots. Most of the

water we water plants with is not pure. Chemical elements are naturally found in water, plus those added by Water Districts. The mineral deposits originate from the water, plus those in plant soils. Fertilizers are the primary suppliers of these particles. Phosphorus and calcium are the primary elements, but other minerals are deposited in varying scenarios. With other types of pots, mois-

ture escapes only through the drainage hole and from the exposed soil. The deposits can be light and dusty or very hard and crusty. They usually form in the lower sections of the pots. They rarely appear at the top because of the rapid downward flow of water.

There are no practical methods of eradicating this problem. However, I do have a couple of suggestions on how to deal with it. The ideal time to clean pots is when you are making a color change. You empty the dirt out of the pots, soak

them in a gallon of warm water mixed with a cup of white vinegar and bleach. Let the pots soak for fifteen minutes to an hour, depending on how thick the deposits are, before wiping or brushing them off. Be sure to rinse the pot well several times in clean water to remove the vinegar and bleach residue. Vinegar and bleach do not help plants thrive. After the pots have air-dried, wipe them down with Linseed Oil. Linseed Oil is the magic potion that restores the pot's luster.

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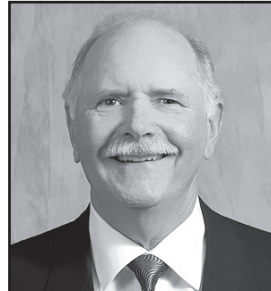
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FILED March 16, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604863

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

The name of the business(es):
The LockerRoom 2. The LockerCast,
located at 17265 Via Primero, San Lorenzo,
CA 94580 Alameda County, is hereby registered
by the following owner(s): The Kid 'n Crew, located at
17265 Via Primero, San Lorenzo, CA 94580. This
business is conducted by a Limited Liability Company.
This business commenced N/A

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 14, 2029

FILED March 18, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604873

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

The name of the business(es):
General Merchandise, located at 27516
Tampa Ave., Hayward, CA 94544. Alameda County,
is hereby registered by the following owner(s): Arturo Landers
Andrade, located at 27516 Tampa Ave., Hayward, CA 94544.
This business is conducted by an Individual. This business
commenced 04/04/2023

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 17, 2029

APR 18, 24, MAY 02, 09, 2024
1292 - SLT

LEGAL NOTICES

FILED March 25, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605074

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

The name of the business(es):
Pilas Cloud Solutions, located at 2181
E 14th street, Unit 10, San Leandro, CA 94577 Alameda County,
is hereby registered by the following owner(s): Peter
Lasode, located at 2181 E 14th street, Unit 10, San Leandro,
CA 94577. This business is conducted by an Individual.
This business commenced 02/07/2024

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 24, 2029

APR 18, 24, MAY 02, 09, 2024

FILED March 28, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605181

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

The name of the business(es):
Chabot Car Wash, located at 20735
Lake Chabot Road, Castro Valley, CA 94546. Alameda County,
is hereby registered by the following owner(s): Daryl
Strom, located at 18416 Center Street, Castro Valley, CA 94546.
This business is conducted by an Individual. This business
commenced 03/01/2010

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 27, 2029

MAY 02, 09, 16, 23, 2024
1328 - SLT

FILED March 12, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605525

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

The name of the business(es):
The Lonchera Deli, located at 2109
Mac Arthur Blvd., Oakland, CA 94601. /
20325 Wisteria Street, Castro Valley, CA 94542. Alameda County,
is hereby registered by the following owner(s): The
Lonchera Deli, located at 20325 Wisteria Street, Castro Valley,
CA 94542. This business is conducted by a Limited Liability
Company. This business commenced N/A

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 11, 2029

FILED April 18, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605665

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

The name of the business(es):
CTR Diesel Performance, located at
1375 Manor Blvd., San Leandro, CA 94579. Alameda County,
is hereby registered by the following owner(s): Jorge
Alberto Barrientos Matute, located at 1375 Manor Blvd., San
Leandro, CA 94579. / Jorge Barrientos Rosales, located at
1552 Oriole Avenue San Leandro, CA 94578. This business is
conducted by Co-partners. This business commenced 04/18/2024

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 17, 2029

FILED April 09, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605443

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

The name of the business(es):
Eluney's Boutique, located at 1600
Thrush Ave., San Leandro, CA 94578 /
1212 Coe Ave., San Leandro, CA 94579 Alameda County,
is hereby registered by the following owner(s): Natali Serrano,
located at 1212 Coe Ave., San Leandro, CA 94579. Jonathan Serrano
1212 Coe Ave., San Leandro, CA 94579. This business is conducted
by a Married Couple. This business commenced N/A

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 08, 2029

MAY 02, 09, 16, 23, 2024
1300 - SLT

LEGAL NOTICES

FILED March 16, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604863

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

The name of the business(es):
1. The LockerRoom 2. The LockerCast,
located at 17265 Via Primero, San Lorenzo, CA 94580 Alameda County,
is hereby registered by the following owner(s): The Kid 'n Crew,
located at 17265 Via Primero, San Lorenzo, CA 94580. This
business is conducted by a Limited Liability Company. This
business commenced N/A

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 14, 2029

APR 18, 25, MAY 02, 09, 2024
1295 - SLT

ABANDONMENT FICTITIOUS BUSINESS NAME STATEMENT

FILE NUMBER 586705
The following person has abandoned the use of the fictitious business name:
UNIVERSAL CARPET,
at 1600 86th Ave. Oakland, CA 94621.
Full name of registrant is:
Tomas Gutierrez,
at 1600 86th Ave. Oakland, CA 94621.
The Fictitious Business Name Statement **UNIVERSAL CARPET,**
was filed on 2/25/2022 in the county of Alameda. Original File Number 586705. I declare that all information in this statement is true and correct. (A registrant who declares as true information, which he or she knows to be false, is guilty of a crime.) This statement was filed with the County clerk of Alameda County on: top right stamp date. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the County Clerk. A new Fictitious Business Name Statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14400, et seq., B&P Code.) This statement was filed with the County Clerk-Recorder of Alameda County on 03/12/2024

APR 11, 18, 25, May 2, 2024
1273 - SLT

FILED April 11, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605484

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

The name of the business(es):
New Day Community Church, located at 180 Lewelling Blvd, San Lorenzo, CA 94580. / PO Box 525, San Lorenzo, CA 94580. Alameda County, is hereby registered by the following owner(s): San Lorenzo Baptist Church, located at PO Box 525, San Lorenzo, CA 94580. This business is conducted by a Corporation. This business commenced 03/31/2024

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 10, 2029

MAY 02, 09, 16, 23, 2024
1321 - SLT

LEGAL NOTICES

FILED March 12, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605525

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

The name of the business(es):
The Lonchera Deli, located at 2109
Mac Arthur Blvd., Oakland, CA 94601. /
20325 Wisteria Street, Castro Valley, CA 94542. Alameda County,
is hereby registered by the following owner(s): The
Lonchera Deli, located at 20325 Wisteria Street, Castro Valley,
CA 94542. This business is conducted by a Limited Liability
Company. This business commenced N/A

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 11, 2029

APR 18, 25, MAY 02, 09, 2024
1283 - CVF

FILED April 19, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605698

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

The name of the business(es):
DAL, located at 15367 Betty street San Leandro, CA 94579. Alameda County,
is hereby registered by the following owner(s): Karina Arevalo, located at 15367 Betty street San Leandro, CA 94579. This business is conducted by an Individual. This business commenced N/A

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 18, 2029

MAY 02, 09, 16, 23, 2024
1315 - SLT

FILED March 25, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605074

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

The name of the business(es):
Pilas Cloud Solutions, located at 2181
E 14th street, Unit 10, San Leandro, CA 94577 Alameda County,
is hereby registered by the following owner(s): Peter
Lasode, located at 2181 E 14th street, Unit 10, San Leandro, CA 94577. This
business is conducted by an Individual. This business commenced 02/07/2024

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 24, 2029

APR 18, 24, MAY 02, 09, 2024
1296 - SLT

FILED March 12, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604747

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

The name of the business(es):
Banejad & Haddad Properties San Francisco. LLC, located at 3716 Oakes Drive, Hayward, CA 94542. Alameda County, is hereby registered by the following owner(s): Banejad & Haddad Properties San Francisco. LLC, located at 3716 Oakes Drive, Hayward, CA 94542. This business is conducted by a Limited Liability Company. This business commenced 02/28/2024

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 26, 2029

APR 18, 24, MAY 02, 09, 2024
1282 - SLT

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 - 23 Pleased
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- ANSWERS ON PAGE 4**

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Speech: Mayor points out city's progress, talks of 'revenue enhancement'

continued from front page
on people, culture, and community engagement. He then acknowledged the service of prior Interim Police Chief

Kevin Hart. González also announced that San Leandro City Manager Fran Robustelli would depart in June to take the job

of City Manager in the town of St. Pete Beach, Florida.

"Know that you will be missed," Mayor González said to Robustelli, praising her for

four years of service.

González spent much of his time laying out the city's highs and lows over the last 12 months and expressing gratitude to the city staff and its partnerships, which have addressed the priorities of improving public service, managing housing and homelessness, and upgrading infrastructure.

On the upside, San Leandro increased the number of state and federal grants to \$22.9 million this year, up from \$8.3 million last year, González said.

The mayor highlighted the return of popular celebrations, including the annual Cherry Festival and "It's a Wonderful Night," the downtown celebration in December. He also noted the increase in sworn police officers to 66, increasing the operating hours at the City Hall front desk, and expanding the downtown ambassador program by 33 percent with an eye to adding ambassadors to the Greenhouse Marketplace.

New pickleball courts were opened at Washington Manor Park, the HVAC system at the Senior Center on East 14th Street was fixed, and 1,000 new trees were planted in town, González added.

He also recognized the positive impact of hiring Jessica Lobedan to the City's

Human Services division, who helped keep the warming centers open for the unhoused over the winter, hiring Sheila Marquises to the Engineering and Transportation Department, and Vincente Zuniga as director of Recreation and Parks. In a pre-taped segment, Chief Building Official Michael Jeffery announced the city now accepts permits, plans, and fees online.

González highlighted the city's purchase of the Nimitz Motel and subsequent transition to a navigation center for the unhoused. He recognized the critical help of State Assemblywoman Liz Ortega for securing \$2.5 million in state housing funds and City Community Development Director Tom Liao for managing the process.

"Despite facing seemingly insurmountable challenges, Tom elastically bounced back," Mayor González said. "Well, \$9.3 million later, I've got to say, Tom, you got it done."

In a somber moment, the mayor called attention to the death of visiting resident 77-year-old Judy Eisenberg, who died following a collision with a young bicyclist at Bayfair Mall on January 3. He also expressed frustration at Sacramento for failing to send automated speed enforcement tools to fight speeding motor-

cycles and other vehicles in San Leandro.

The mayor also lamented the slow pace of projects like the Family Aquatic Center, the Macarthur Traffic Circle, and the Neptune Drive flood control work. While González drew attention to the paving of 27.5 lane miles in 2023 (up from 7.6 lane miles in 2022), he noted that more needed to be done soon.

González wrapped up the presentation by asking residents to support efforts to amend the stormwater fee on their property tax bills, which has not seen an increase in 30 years.

"The proposed increases are modest but necessary to enable regulatory compliance and investment in high-priority projects," the mayor said. "While the dollar changes are nominal, some manipulative people will highlight the percentage, claiming it is outrageous. It's a 100 percent increase, but then they fail to tell you it's only \$25 a year."

Finally, González launched his "Mayor's Working Group on Revenue Enhancement." The first remote meeting will be on Tuesday, May 14. The public is encouraged to sign up. Go to the City of San Leandro's website at www.sanleandro.org and search under "Mayor's Working Group on Revenue Enhancement".



PHOTO COURTESY CITY OF SAN LEANDRO

Mayor Juan Gonzalez delivered the State of the City address last week.

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.

Let's Look at Reality

Editor,

The San Leandro City Council has hired a consultant to pitch a utility tax. My family is struggling with the continued expectation of funds. Literally every institution with the ability to propose a tax increase has done so and no one is considering the real cost.

Ours is a middle-class household so let me break down for you what our reality looks like currently. We are taxed in so many ways that isn't being accounted for. Our household has seen no increase in wages in the last several years. A trip to the grocery store that used to cost us \$100 is now \$175. Our PG&E bill last month

was a typical \$675.

We keep the house at 62 degrees and wear sweaters and slippers inside. I looked into solar but that's going to cost us about \$80,000 because the gas line sits too close to the electrical panel. Our water bill - \$300 for winter as we have turned off our garden system.

Due to approved rate hikes, I will see a 20% increase in our bill between this year and next. Childcare is \$1,800 a month for the toddler child. Twice a month we are asked by our grade school to donate funds, snacks, supplies, support the book faire, the jog-a-thon, or some other fundraising function - a cost of about \$3,600 a year.

We just passed a \$174 million facilities improvement bond for the school district that will be repaid by taxing all taxable property within the San Leandro School District. As a property owner, that means I'm picking up that bill. We cannot afford summer camp this year as it averages \$600 a week. Lower cost camps are few and spots go quickly to people with less income.

The city council is asking us for yet another increase when wages are stagnant, middle-class people are being laid off by the thousands, lower-income people are struggling to afford food and remain in housing, and daily we are inundated with go-fund-me requests for medical bills for people who cannot afford basic healthcare.

I count us fortunate that our mortgage payment remains the same but all around me rents continue to go up. Interest rates are at a high. Some folks are paying close to 30% for debt. (Don't talk to me about Dave Ramsey's debt pay off method because the man chose to file for bankruptcy).

This utility increase that's being

considered isn't happening in a vacuum. It isn't "just a small increase." I am aware that our city needs improvements. The math isn't working, though.

Gloria Strohm
San Leandro

Building Bridges Between Generations

Editor,

Our recent White Party Gala, held at the historic Peralta Home in San Leandro, wasn't just a glamorous affair, it was a powerful testament to our community's commitment to supporting our aging population. With over 125 attendees, including esteemed guests like San Leandro's Mayor and representatives from various community organizations, the event showcased our collective dedication to caring for our elderly citizens.

The evening's highlights included insightful discussions led by renowned medical professionals like Dr. Elizabeth Landsverk and Deborah Scarborough RN, focusing on caregiving and disaster preparedness for the elderly. Dr. Landsverk even

announced a program offering free advice for dementia caregivers.

Discussions emphasized the importance of family check-ins and the availability of supportive resources for aging citizens and families dealing with dementia. Attendees left with valuable knowledge and practical strategies for providing optimal care.

A key takeaway was the importance of intergenerational involvement, exemplified by organizations like Saris Heroes, bridging the gap between generations through initiatives like the gala and youth caregiving intern programs.

As we celebrate the gala's success, it's a reminder of our community's vigilance in ensuring individuals of all ages thrive. By fostering connections and supporting one another, we create a future where every member is valued and empowered. Learn more about SaRi's Heroes and our commitment to San Leandro's elderly population at www.sarisheroes.com.

Ericka Tillis,
founder, SaRi's Heroes
San Leandro

Garden: The ground is a natural filtration system for rainwater



PHOTO BY MIKE McGUIRE

Volunteers prepare sheet mulch to help environmental nonprofit San Leandro 2050 build a native plant garden at Bethel Community Presbyterian Church on Bancroft Avenue. Tom Lai, at left, is dumping a wheelbarrow of wood chips onto wet cardboard, helped by Jerry Yuan as Angie Huettleman gets ready to spread out the chips.

continued from front page
climate change if we reused rainwater instead of letting it flow into storm drains," says Patty Breslin, the group's executive director.

Rain gardens reduce the amount of water going into storm drains, then release the water gradually into the soil and eventually into groundwater, says San Leandro 2050.

"Instead of going into the storm drains, you're putting it through a natural filtration system and it becomes groundwater," Breslin said.

Our stormwater systems are old and would be stressed even if climate change wasn't stressing them further with more frequent and more intense rainstorms, added Stefanie Pruguel, a member of San Leandro 2050.

Church's Downspouts Going to Garden Instead

"We could do a lot to prevent flooding if we reuse rainwater."

of Storm Drain

Volunteers dug up an area of the church's side lawn that will soon be planted with native plants, specially chosen to hold onto water. Downspouts that used to lead from the church's roof to the street, and thus to storm drains, have been diverted to channel water to the rain garden instead.

The side of the lawn nearest the parking lot is being sheet-mulched to prepare it for more native plants, Breslin said. In sheet-mulching, wood chips are placed on top of wet cardboard, which the forms a barrier against

weeds so the native plants can grow more readily. creating a more resilient city."

Pruguel, who is a prominent San Leandro native plant advocate, said native plants are those best adapted to local climates, even as those climates change. They also have co-evolved with local insects and birds, and lead to greater biodiversity as well as to resilience against climate events, she said.

"Trying to address the negative impacts of climate change can feel overwhelming," said

Breslin, who co-founded San Leandro 2050 along with her daughter Emily. "Building a rain garden with the San Leandro community is an accessible way for people to take action in

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Timothy James Rooney


October 1, 1951 ~ April 11, 2024

Timothy James Rooney died at his home in San Leandro, CA Thursday, April 11, 2024 at the age of 72. For detailed obituary see santosrobinson.com



Michael Toney Castro

Michael "Mike" Toney Castro, age 67, of Amador County, formerly a long-time resident of the Bay Area, passed away unexpectedly on March 30, 2024. Born in Castro Valley, CA, to Toney and Darlene Castro, he was the eldest of two sons. Mike spent his younger years in San Leandro, CA, and graduated from Lincoln High School in 1974. Proudly the 3rd generation in his family to join the Brotherhood of Teamsters, while Mike worked as a Locomotive Mechanic for the railroad, he then met the love of his life, Peggy. They married on February 28th, 1986, and lovingly raised their four children—Richard, Kristopher, Toney, and Kelley. Over the years, Mike and Peggy's home welcomed many in need, reflecting Mike's kind heart and generosity. Mike's laughter was legendary, echoing through any room and lifting others' spirits with it. During his 30+ year Union career, he was appointed Chief Steward of Local 70's Berkeley Ready Mix, advocating tirelessly for the rights of his brotherhood. In every aspect of his life, Mike stood firm in his convictions, with an unwavering courage to speak out against injustice and fight for what he believed was right. Mike embraced life fully, enjoying hobbies like hunting, fishing, road trips, rock n' roll, and blues concerts, yet most importantly cherishing these events with loved ones. Now reunited with his beloved wife, Peggy, Mike is survived by his brother, Robert, his four children, Richard, Kristopher, Toney, and Kelley, along with many grandchildren, nieces, cousins, extended family, chosen family, and many friends. Preceded in death by his parents, Toney and Darlene, and his wife, Peggy. Join us in celebrating his life at <https://memorialsources.com/memorial/michael-toney-castro>



Ismaela Cruz Francisco

October 19, 1914 ~ April 9, 2024

Ismaela Cruz Francisco passed away peacefully at home in San Leandro on Tuesday morning, April 9, 2024 at the age of 109. She is the daughter of Fructuoso de Jesus Francisco, Sr. of Calumpit, Bulacan, Philippines and Adela Catabas de la Cruz of Santa Maria, Bulacan, Philippines; younger sister of Socorro and Rosario; older sister of Manuel, Godafreda, Zoila, Fructuoso, Jr., and Sergio; adoptive mother of Teresita; and grandmother of Norman and Noli, Jr. She was predeceased by her parents, siblings, and first cousins.

She was born October 19, 1914 in Santa Rosa, Nueva Ecija, Philippines and raised in Rizal, Nueva Ecija and Bongabon, Nueva Ecija. She graduated from Rizal Elementary School in Rizal, Torres High School in Manila, and cum laude from Manila College of Pharmacy and Dentistry (now Manila Central University) in 1937, placing among the top 20 on the nationwide pharmacy board exam that same year. She was a pharmacist for over 60 years, running her own pharmacy, Farmacia Francisco, in Bongabon for over a half-century. She adopted her niece Teresita, daughter of her brother Manuel and sister-in-law Felicissima, as a child, following the deaths of Teresita's parents. She eventually retired to San Leandro to live with her daughter's family.

She is survived by her daughter Teresita, son-in-law Anolino Valera, grandsons Norman and Noli, Jr. (Kim), and many extended family and friends. Visitation will be at Holy Sepulchre Cemetery in Hayward on Thursday, May 2nd and Friday, May 3rd, 3 p.m. to 7 p.m. both days. Funeral mass will be at Our Lady of Good Counsel Church in San Leandro on Saturday, May 4th at 9 a.m., followed by burial at Holy Sepulchre.



Sandy Carbonaro

October 29, 1945 ~ March 27, 2024

Sandy Carbonaro, aged 78, passed away peacefully on March 27, 2024 in Sonora, Ca.. He was born in Brooklyn, New York on October 29, 1945 to Joseph and Rose Carbonaro. Sandy followed his deceased wife Karen of 30 years.

He is survived by his significant other, Brenda Thistlethwaite of over 20 years, his son Damon and his wife Danielle and their three children, Kyli, Piper and Kenzie.

He is also survived by his daughter Michelle and her two children Layla and Iain, and his close sister Francis. Sandy was a multi-talented worker who had a strong work ethic. He was an electrician and a successful real estate agent and broker. He entered the real estate field in 1984 as an agent and later earned his broker's license in 2014. He had a long list of home construction/remodeling skills and was an accomplished vehicle and motorcycle mechanic.

Sandy attended Cal State East Bay college and majored in Political Science. He followed politics closely. He also served his country in the U.S. Marines Reserves in the middle and late 1960s, and was a NRA certified pistol and tactical instructor as well.

Sandy was generous of spirit, big-hearted and had a fun/clever sense of humor. He gave the biggest, friendliest hugs to the delight of all who knew him. He was a loyal friend who had a wide range of friends that he consistently stayed in touch with. Sandy was a kind and caring grandparent who enjoyed being with his grandchildren. Above all, he was a practicing Christian who lived a life of integrity, honesty and deep faith. Sandy loved life and lived it to the full. He had many hobbies, such as domestic and international travel with his beloved Brenda, was a Karate black belt and instructor and loved to maintain his home. He consistently stayed in good physical condition and enjoyed exercising. But maintaining and riding his Harley Davidson motorcycle with Brenda on the back seat was his go-to hobby. They would cruise the highways and byways of America, visiting cities, taking in the different landscapes and diverse populations. On occasion, he would join fellow bike riders and venture out to various biker gatherings, all in good fun. In his later years, Sandy developed challenging health issues and handled them with enduring courage. He continued to engage life right to the end. He now rests peacefully in the presence of the Lord. A Celebration of Life memorial will be scheduled in the near future at the Moose Hall in Castro Valley-- to be announced.



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PHOTOS BY JIM KNOWLES

Soil Trucked In to Improve Monarch Bay Driving Range

By Jim Knowles
San Leandro Times

The driving range at the Monarch Bay Golf Course is under construction.

A new layer of soil is being added to the range to raise the level and prevent puddles during the rainy season.

Dump trucks (at right) are carrying soil to the driving

range from a site at the south end of the golf course where the soil is being stored. The work was scheduled to be completed by this month.

The plans include:

- Irrigation and drainage upgrades
- 300,000 square feet of sand cap to promote healthy turf
- Planting drought-tolerant

grass that can be irrigated with recycled water, and can withstand the heavy use of golf course equipment. (A heavy vehicle drives back-and-forth across the driving range picking up golf balls when the range is in use.)

- Tree maintenance
- Installing more safety netting around the driving range.



Dig, Divide, and Boost Your Garden's Beauty

By Melinda Myers
Special to the Times

Overcrowded, poor flowering, and floppy perennials can be invigorated with a shovel and a bit of your time and energy. Dividing perennials is an excellent way to improve their appearance and create new plants to use in other spaces in your landscape.

As the old garden adage states "divide spring flowering perennials in late summer or early fall, divide fall bloomers in spring, and summer blooming perennials in either spring or fall."

Some gardeners prefer to enjoy the spring blooms and divide soon after the flowers fade. Most gardeners have found the best time to divide is when they have the time and can provide proper post-transplanting care.

Reduce the stress on plants by dividing perennials on a cloudy, overcast day when the plants won't dry out so quickly. Make sure the plants are well-watered a day or two in advance of dividing.

Dig up the whole plant using a garden fork or sharp spade, like Corona Tools' DigMaster Nursery Shovel (coronatools.com), with its narrow, hardened steel blade. A shovel with a long handle and narrow blade makes it easier to access plants in small and hard-to-reach spots in the flower garden.

Carefully lift the plant out of the soil. Depending on the plant and the tenacity of its roots, you may be able to gently pull the roots apart with your hands. Otherwise, use a sharp spade or knife, such as a Hori Hori garden knife, or a reciprocating saw to cut the plant into smaller sections.

Some gardeners place two garden forks back-to-back in the center of the clump and pull the forks apart to make the divisions.

Discard the dead center, if needed, in the compost pile. Make sure each division has at least three to five healthy shoots and adequate roots. The larger the division, the quicker it will fill in the space

“Reduce watering as the plant begins to develop its root system.

and possibly need dividing sooner than smaller divisions.

Replant the divisions as soon as possible. In the meantime, store them in a cool, shaded location and keep the roots covered and moist.

Prepare the soil before planting. You can plant one of the divisions in the original spot once the soil is amended. Use the others to fill in bare areas or start new garden beds.

Dig a hole large enough to accommodate the roots. Plant the division at the same depth it was growing. Some gardeners set it slightly higher so it can settle in place. Either way, make sure the roots are not exposed and the crown, the part where the roots meet the stems, is not buried.

Gently firm the soil around the plant and water thorough-

ly. Check the soil moisture every few days and water deeply and often enough to keep the roots slightly moist. Reduce your watering frequency as the plant begins to develop a more robust root system.

Start by dividing just one or two overgrown plants. As you master the technique, you will find it easier to divide perennials when needed to keep your gardens looking their best.

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 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

When dividing perennial plants use a sharp spade or Hori Hori garden knife to easily cut plants into smaller sections.