



The Garden Bug

GARDENING SEASON IS JUST AROUND THE CORNER 4

WEEKEND WEATHER
CLOUDY
 HIGHS: 59-64
 LOWS: 47-51

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

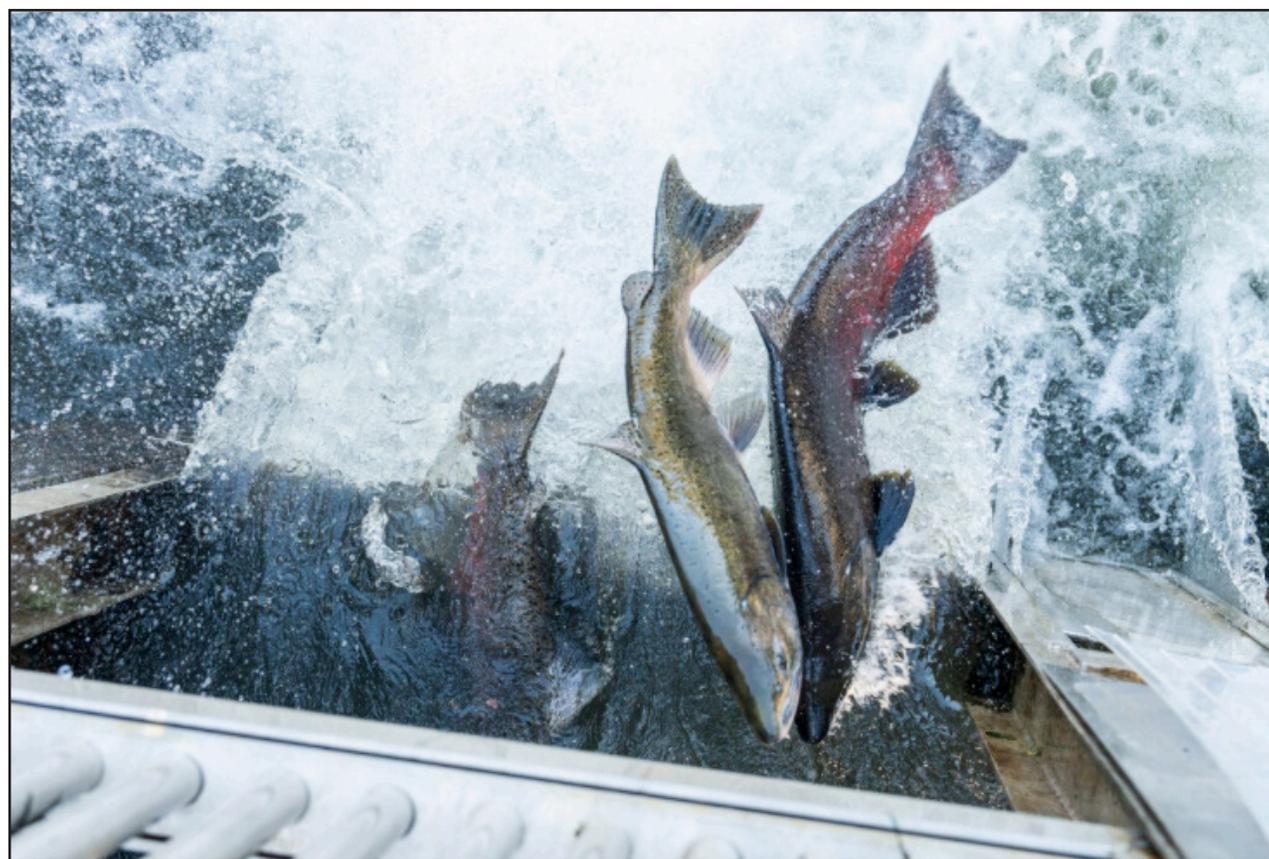
San Leandro Times

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

VOL. 36 • NO. 7

THURSDAY, FEBRUARY 12, 2026

SAN LEANDRO • CALIFORNIA



PHOTOS COURTESY EBMUD

Salmon head back up the Mokelumne River from the Pacific Ocean after habitat restoration efforts by EBMUD and the California Department of Fish and Wildlife.

Mokelumne River Salmon Return

Salmon run shows success of EBMUD's hatchery; more than 10,500 Chinook salmon return to river

The East Bay Municipal Utility District (EBMUD) reports more than 10,500 Chinook salmon returned to the Mokelumne River from the Pacific Ocean to spawn during the 2025 fall run.

These returns represent a healthy count for natural spawning in the river and allowed EBMUD's fish hatchery to reach its goal of collecting and fertilizing 7.5 million salmon eggs in coordination with the California Department of Fish and Wildlife (CDFW).

Though the Mokelumne contributes only about 3 percent of the freshwater flow into the Sacramento-San Joaquin Delta, its salmon population has made up as much as 50 percent of the commercial catch off the California coast, said EBMUD in a news release.

"These results reflect EBMUD's dedication to the stewardship of the Mokelumne River, our commitment to habitat restoration, and our investments in science-driven fish hatchery operations and river management," said EBMUD board President Luz Gomez.

"We are proud of our successful part-

nership with the California Department of Fish and Wildlife and thank our many local, state, and federal partners as we work together to strengthen California's salmon populations and protect our vital natural resources," Gomez said.

The Mokelumne River is the pri-

mary drinking water source for more than 1.4 million EBMUD customers in Alameda and Contra Costa counties. It also supports one of California's most robust salmon populations.

As part of EBMUD's mission

see SALMON, page 8



EBMUD's hatchery fertilizes millions of salmon eggs.

Council Places District Elections On June Ballot

Amendment to City Charter would allow City Council candidates to run in just their own district

By Ruben Banuelos
San Leandro Times

San Leandro residents will vote on June 2 on a proposed amendment to the City Charter that would have City Council members elected by their district, rather than citywide.

The City Council voted at its Feb. 2 meeting to put the amendment on the ballot. Currently, the city is divided into six districts, but all city voters vote for all council seats at a large voting system.

The mayor is elected city-

wide, which would remain unchanged under the proposal. The change would have council members elected only by voters within their own district.

This proposal aims to comply with the California Voting Rights Act (CVRA), which prohibits election systems that dilute the voting power of protected classes through racially polarized voting.

see ELECTIONS, page 8

Azevedo Leaves Post On the City Council

By Jim Knowles
San Leandro Times

City Councilmember Bryan Azevedo has retired from his post on the council as of Tuesday morning, City Hall announced this week.

Azevedo, the District 2 council member, is scheduled to appear in court this week on charges of conspiracy to commit wire fraud and lying to federal agents. He is accused

of accepting a \$2,000 bribe.

Azevedo pled not guilty last fall, but a plea deal is possible, since the U.S. Attorney's office said they are close to reaching a resolution with Azevedo.

Federal prosecutors say Azevedo agreed to help get a homeless housing contract for the City of San Leandro in exchange for money. The

see AZEVEDO, page 8

INSIDE YOUR TIMES

COMMUNITY

Second Fridays return to downtown SL. **Page 2**

CALENDAR

Mystery Writers Lunch at the Alta Mira Club **Page 3**

CLASSIFIED

Find what you're looking for in the classifieds. **Page 6**

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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. at 2600 Teagarden St., San Leandro. For more information, call Zaira Duncan at 667-3522.



San Leandro Times

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

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Art-Making Gatherings Held On Third Saturday of the Month

The San Leandro Art Association hosts an Art-Making Gathering on the third Saturday of the month and invites San Leandro residents to join them at The First Presbyterian Church of San Leandro, 180 Estudillo Avenue, Saturday, Feb. 21, from 12:30 to 3:30 p.m.

These gatherings are designed to foster creativity in a social, supportive environment, and to connect with others who share a love of making art in all its forms. Bring supplies for a small art project you are currently working on—or to start something new. (Please note: no oil paints.)

The San Leandro Art Association will also have a limited selection of art supplies available to share. Space is limited and available on a first-come, first-served basis. RSVP or email contact@sanleandroart.org for more information.

View the Women's History Month Tiny Art Show

View the Women's History Month Tiny Art Show at the Main Library, 300 Estudillo Ave.

Enjoy patron submitted art inspired by women artists to highlight and celebrate women creatives. Get inspired, learn about women's history and enjoy the talent in our community.

Art work will be on display through April 1. Thank you to the San Leandro Art Association for donating the supplies for this year's kits.

Tutor Training For Project Literacy

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. No teaching experience is needed, and all training and materials are provided.

The four-part training consists of an online orientation and three workshops held on Saturdays from 10:30 a.m. to 12:30 p.m. on Feb. 21, Feb. 28, and March 7.

To access the orientation or to register, visit www.sanleandro.org/literacy and click on "Be a Tutor," or call Project Literacy at 510-577-3944.



PHOTO COURTESY OF ALVSALionDance.com

Lunar New Year Celebration Downtown

San Leandro Second Fridays are back, hosted by the Downtown San Leandro Community Benefit District.

The 2026 schedule kicks off with a Lunar New Year Celebration in the heart of downtown San Leandro on Friday, Feb. 13, from 4 to 9 p.m. at 100 W. Juana Ave.

Enjoy delicious food, crafted drinks, artisan vendors, music by 106.1 KMEL's Rick Lee, and live performances by the Gaga Dancers and UC Berkeley CAL VSA Lion Dancers.

Submit Art for Women's History Month Tiny Art Show

The San Leandro Public Library is celebrating Women's History Month this March by honoring women artists with their 5th Annual Tiny Art Show.

Register at the Main Library information desk to receive a mini art kit and create your masterpiece inspired by a woman artist, while supplies last.

Kit includes a 3" x 3" canvas, paint and brushes along with some ideas to help you get started.

Submit art to be part of the show that will run throughout March.

Kits are available through Feb. 26 or until supplies last. Thank you to the San Leandro Art Association for donating the supplies for this year's kits.

Visit the library's website at sanleandrolibrary.org for more information.

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February 27 & March 6, 7

AGES 4-17

For more info. visit: SanLeandroDrowningDarryl's.com

Community Calendar

A Black History Month Event

Business owners are invited to Together We Rise: an evening to empower and elevate Black entrepreneurs at the San Leandro Public Library in partnership with the San Leandro Black Chamber of Commerce on Thursday, Feb. 12, from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Hosted by Dr. Jamal A. Cooks, President of Chabot College. Enjoy light refreshments and music by a DJ. Business owners register at <https://sanleandro.libcal.com/event/16218602>. No need to register for the public to attend. For information, call 510-577-3943.

Lunar New Year Celebration

San Leandro Second Fridays are back, hosted by the Downtown San Leandro Community Benefit District. The 2026 schedule kicks off with a Lunar New Year Celebration in the heart of Downtown San Leandro on Friday, Feb. 13, from 4 to 9 p.m. at 100 W. Juana Ave. Enjoy delicious food, crafted drinks, artisan vendors, music by 106.1 KMEL's Rick Lee, and live performances by the Gaga Dancers and UC Berkeley CAL VSA Lion Dancers.

Big Tent to Recognize Black History Month

The Big Tent meeting on Saturday, Feb. 14, at 11 a.m. at Families United, 209 Joaquin Ave., will recognize Black History Month with recognition awards for City Manager Janell Cameron, Police Chief Angela Averiett, Executive Director of Families United for Equity Dominique Melion-Smothers, City Councilmember Fred Simon, and Supervisor Nate Miley. Topics of discussion will include the Ambassador Project, Operating Big Vote, and redlining and fair housing.

The Ken Seideman Trio

The Ken Seideman Trio will play at the Cordial Wine Bar & Bottle Shop 3295 Castro Valley Blvd. in the Castro Valley Marketplace on Saturdays from 5:30 to 8 p.m. – Feb. 14, Feb. 21, and Feb. 28. No cover charge. Ken Seideman on piano and synthesizer, Ed Molyneaux on bass and vocals, and Tim Caldwell on drums. Visit ksjazztrio.com for more information on the band.

Hearing Loss Association to Meet

The Hearing Loss Association of America, East Bay will meet on Saturday, Feb. 14, at the Kaiser Permanente, Fabiola Building, 3801 Howe St. in Oakland. Refreshments at 9:30 a.m., presentation at 10 a.m., and pizza at 11:30 a.m. The presentation by Nancy Rubin will focus on "Sound Advise," her project on hearing loss where she combines photography with personal narratives to explore social issues. Register at: www.HearingLossEB.org. RSVP by Friday, Feb. 13, at 5 p.m. The meeting is available both In-Person and virtual (Zoom).

Mystery Luncheon at Alta Mira Club

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will present a Mystery Luncheon on Monday, Feb. 16, at noon with mystery authors Claire Booth, Penny Warner, and Simon Wood. Salad bar luncheon, followed by the program. Tickets are \$25. All proceeds benefit scholarships. For reservations, email Nancyfong@aol.com or call 510-483-1018.

Washington Home Owners to Meet

The Washington Home Owners Association will host its monthly meeting on Wednesday, Feb. 18, at 6:30 p.m. at the Marina Community Center, 15301 Wicks Blvd. The guest speaker will be City Manager Janelle Cameron. Speak directly to the city manager of San Leandro about any concerns and hear her plan for our city. Washington Manor and Bonaire residents along with the general public are encouraged to attend. For more information, visit: www.whoasl.com or call Bob Glaze at 510-352-2058.

Ash Wednesday Service

First Presbyterian Church of San Leandro, 180 Estudillo Ave., will hold an Ash Wednesday Service of Ashes on Wednesday, Feb. 18, at noon. The service offers a quiet, reflective time of prayer, scripture, and the imposition of ashes as the church marks the beginning of Lent. All are welcome.

Understanding Alzheimer's And Dementia

Learn basic information presented by the Alzheimer's Association on the difference between Alzheimer's and dementia, stages, risk factors, research and treatments.

Presentation to be held at the San Leandro Senior Community Center, 13909 East 14th St., on Tuesday, Feb. 24, from 10 to 11 a.m. Use course code #27088 to register.

Register online at sanleandroec.org or by calling 510-577-7990.

Information About Veteran Services

Veteran Affairs (VA) outreach specialists and the Alameda County Veteran Service Office staff will give a presentation at the San Leandro Senior Community Center, 13909 East 14th St., on Wednesday, Feb. 25, from 2 to 3 p.m.

They will provide information about VA health care programs and services such as the PACT Act, an overview of VA benefits, including information about the VA disability claims process, as well as assistance with VA health care eligibility and enrollment.

Use course code #27091 to register. Register online at sanleandroec.org or by calling 510-577-7990.

Tobacco Recovery Support Group

The Support Group for Tobacco Recovery meets on Thursdays from 5:15 to 6:30 p.m. in the Sequoia Conference Room, 1100 San Leandro Blvd.

No prerequisites, no prior experience, no requirements. Discussion topics include your relationship with tobacco, self-care and stress relief, medicines that can help, wellness and recovery, and the new you.

Sponsored by Lifelong's East Bay Community Recovery Project and the Alameda County Tobacco Control Program. For more information, visit ACTobaccofree@gmail.com or call 510-268-2030.

Live Well, Be Well Health Education Classes

The San Leandro Human Services Department in collaboration with City Serve of the Tri-Valley will host seven free Health Education classes on Tuesdays (started Jan. 27) from 2 to 3:30 p.m. at the San Leandro Community Center, 13909 East 14th St. Topics covered include health of the brain, heart, gut, liver, kidneys, and skin, with additional sessions on overcoming ageism and embracing the art of self-care. Register online at www.sanleandroec.org or call customer service at 510-577-7990. Use code 26934 to register.

Umpires Needed for H.A.R.D.

Hayward Softball Umpires Association is recruiting umpires year round to work paid HARD Recreation Softball games — men's, women's and co-ed slow pitch. Training for all age groups in fast and slow pitch. Email or call the educational director at umpire500.61@gmail.com or 510-586-8592 between 9 a.m. and 9 p.m.

Diabetes Support Group

The Diabetes Support Group is open whether you have been recently diagnosed or living with diabetes for many years. This support group can help you manage your condition. Share your experience or learn from others in a supportive setting. Everyone aged 50+ is welcome. The support group meets the third Tuesday of every month from 10 a.m. to noon at the San Leandro Senior Community Center, 13909 East 14th St.

More Events

San Leandro Club to Meet

The San Leandro Garden Club will meet on Tuesday, Feb. 17, at 10:30 a.m. at the Marina Community Center, 15301 Wicks Blvd, San Leandro. The speaker this month is Torah Rocha a member of Polinator Posse, who will discuss The importance of native bees and how to maintain habitat for pollinators.

First United Methodist Church Ash Wednesday Service

First United Methodist Church, 1600 Bancroft Ave., invites you to its Ash Wednesday service on Wednesday, Feb. 18, at 10:30 a.m. and 7 p.m. The church will also hold Labyrinth Prayer Gathering on Thursdays at 10 a.m., from Feb. 26 through April 2. All are welcome.

C&C Cars and Coffee

C&C Cars and Coffee will host another car show at Mel's diner, 15011 Hesperian Blvd. in San Leandro, on Saturday, Feb. 21, from 8 a.m. to noon. Free for cars and spectators. Exotics, classics, local builds, music, vendors, food and coffee.

SOUL Line Dancing — New Class Alert

The City of San Leandro's Human Services Department will host a new class with NFL Raiderette Alumni Lori Hurley to teach SOUL Line Dancing for men and women 50+ on Tuesdays and Thursdays at the San Leandro Senior Community Center, 13909 East 14th St. Drop-in at \$10 per class. Register online at sanleandroec.org or stop by the San Leandro Senior Community Center to register. Use course code 27085 for February classes.

Wildlife Watercolor Paintings at the CVLibrary

Acclaimed local artist Rita Sklar will have a show of her award-winning watercolor wildlife paintings at the Castro Valley Library, 3600 Norbridge Ave., through March. See Oryx, Iguana, Zebras and more. Included will be two of her ribbon-winning paintings from the Alameda County Fair, on sale for half of the original price. See her paintings at "<http://www.ritasklar.com>."

Become a tutor and help an adult learn!



PROJECT LITERACY

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San Leandro Public Library

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Unity Church of San Leandro

Meeting in person on the 1st & 3rd Sundays at 12:12 PM
San Leandro Senior Community Center
13909 E. 14th St., San Leandro

REAL ESTATE GALLERY



Prices Anticipated to Rise Heading into 2026

By Carl Medford, CRS
Special to the Times

There have been any number of headlines over the past two years loudly proclaiming a potential collapse in the real estate market. Closer examination, however, reveals that these – by in large – refer to the commercial market and larger multi-unit residential developments. Unfortunately, many buyers see these headlines and believe the sky is likely to fall in the near future for residential housing.

In fact, the housing market remains strong and, in a recent post by NAR (National Association of Realtors), prices increased in Q4/2025 in 73% of the metro markets

across the country. They also state the national median existing single-family home price rose 1.2% year-over-year, with the San Jose metro area leading the pack with a median home price of \$1.9 million.

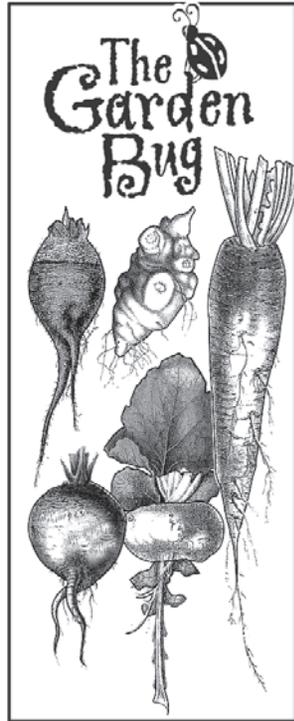
In spite of this, we continually hear potential buyers stating they are waiting for the market to collapse before taking the plunge. Personally, I think they will be waiting a long time.

This idea of waiting is not new. Over the past 25 years I have seen many market fluctuations and heard a constant flow of dialogue from buyers insisting that a major market collapse was right around the corner. In the vast majority of cases, the buyers who

held out ended up having to pay more when they finally decided to buy.

Historically, Superbowl Sunday has been the launching point for bay area markets and, with the big game in the books, we anticipate increasing numbers of buyers will be heading to the market.

This flow will continue to increase through May, along with increasing competition and higher prices. In 2025, the median home price in Castro Valley increased 9.69% from January to April. The same period saw San Leandro prices escalate 11.93% with San Lorenzo registering a bump of 5.37%. 2024 saw even greater same-period increases, with Castro Valley experiencing a whopping 33.79% jump,



Southern start

In Texas, Georgia, Florida and other southern states, February is the start of garden season.

- It's time for southerners to plant root vegetables, including carrots, beets, and onions sets. Plant your peas if you haven't already, and get your cabbages, kales, and broccoli in the ground.
- Cut back ornamental grasses and dead stalks on perennials.
- Transplant snapdragons and pansies. Direct seed poppies and sweet peas.
- Give the compost pile a flip. – Brenda Weaver

Source: www.bhg.com

San Leandro seeing a gain of 15.28% and San Lorenzo coming in at 18.23%.

Ironically, even with this data, history shows us that there are those who will sit on their hands believing a crash will bring prices down to their anticipated level. In fact, many believe we will see a market rebound in 2026. January's numbers seem to confirm this as the median price is up 3% over last year.

Bottom line: those who choose to buy now have the capability of beating the rush and locking in lower prices.

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

RECENT HOME SALES

Castro Valley

24107 Ravenwood Place 94546: \$486,000 [2 BD - 900 SF - 1970]
17324 Ehle Street 94546: \$750,000 [3 BD - 1,437 SF - 1952]
3162 Sydney Way 94546: \$820,000 [3 BD - 1,042 SF - 1952]
4469 Heyer Avenue 94546: \$850,000 [3 BD - 1,148 SF - 1949]
5232 Proctor Road 94546: \$1,080,000 [3 BD - 1,211 SF - 1956]
4525 Edwards Lane 94546: \$1,237,000 [3 BD - 1,430 SF - 1957]
2850 Jennifer Drive 94546: \$1,320,000 [4 BD - 1,998 SF - 1964]
4314 Shamrock Way 94546: \$1,475,000 [3 BD - 1,220 SF - 1959]

TOTAL SALES: 7
LOWEST AMOUNT: \$925,000 **MEDIAN AMOUNT:** \$1,330,000
HIGHEST AMOUNT: \$1,450,000 **AVERAGE AMOUNT:** \$1,270,142

SAN LEANDRO

14587 Doolittle Drive 94577: \$469,000 [3 BD - 1,060 SF - 1979]
414 Callan Avenue 94577: \$485,000 [2 BD - 1,156 SF - 1981]
15925 Maubert Avenue #2 94578: \$508,000 [2 BD - 1,050 SF - 1992]
1505 152nd Avenue 94578: \$575,000 [3 BD - 1,099 SF - 1925]
1364 Linton Street 94577: \$808,000 [3 BD - 1,104 SF - 1952]
3411 Del Monte Way 94578: \$840,000 [4 BD - 1,565 SF - 1956]
774 Hamlin Way 94578: \$850,000 [1,356 SF - 1979]
16068 Gramercy Drive 94578: \$910,000 [4 BD - 1,437 SF - 1950]
14972 Lark Street 94578: \$915,000 [3 BD - 1,476 SF - 1945]
1803 Cedar Avenue 94579: \$1,140,000 [4 BD - 1,576 SF - 1952]
2350 West Avenue 135th 94577: \$1,270,000 [2,766 SF - 1942]
821 Lee Avenue 94577: \$1,400,000 [3 BD - 2,296 SF - 1931]

TOTAL SALES: 9
LOWEST AMOUNT: \$620,000 **MEDIAN AMOUNT:** \$867,000
HIGHEST AMOUNT: \$1,150,000 **AVERAGE AMOUNT:** \$858,333

SAN LORENZO

15539 Usher Street 94580: \$655,000 [3 BD - 1,072 SF - 1947]
15860 Connolly Avenue 94580: \$770,000 [3 BD - 1,034 SF - 1951]
17347 Via Encinas 94580: \$868,000 [3 BD - 1,343 SF - 1947]
1655 Via Escondido 94580: \$968,000 [4 BD - 1,825 SF - 1954]

TOTAL SALES: 7
LOWEST AMOUNT: \$662,500 **MEDIAN AMOUNT:** \$755,000
HIGHEST AMOUNT: \$888,000 **AVERAGE AMOUNT:** \$755,071

HAYWARD

1641 B Street 94541: \$450,000 [2 BD - 769 SF - 1900]
918 West Tennyson Road #105 94544: \$500,000 [2 BD - 1,015 SF - 1990]
670 Grace Street 94541: \$550,000 [1 BD - 576 SF - 1946]
25353 Tarman Avenue 94544: \$581,000 [3 BD - 1,329 SF - 1949]
26141 Parkside Drive 94542: \$665,000 [2 BD - 916 SF - 1924]
23875 Wright Drive 94541: \$675,000 [3 BD - 1,112 SF - 1951]
950 Folsom Avenue 94544: \$675,000 [4 BD - 1,508 SF - 1956]
2617 Naples Street 94545: \$700,000 [3 BD - 1,128 SF - 1957]
27030 Parkside Drive 94542: \$755,000 [4 BD - 1,742 SF - 1950]
436 Grove Way 94541: \$755,000 [2 BD - 1,348 SF - 1937]
1127 Hat Creek Way 94544: \$775,000 [3 BD - 1,558 SF - 1991]
28224 Montjoy Court 94544: \$800,000 [3 BD - 1,087 SF - 1983]
29212 Mission Boulevard 94544: \$899,000
29050 Tradewinds Lane 94545: \$929,000 [3 BD - 1,777 SF - 2009]
30487 Carroll Avenue 94544: \$930,000 [3 BD - 1,158 SF - 1955]
3260 Jamie Way 94541: \$932,000 [4 BD - 1,769 SF - 1985]
2553 Phelan Avenue 94545: \$940,000 [3 BD - 1,386 SF - 1965]

CROSSWORD PUZZLE ANSWERS

A	R	F	L	A	M	A	L	E	N	A	
T	I	O	A	V	O	N	I	R	A	S	
F	O	O	D	B	A	N	K	P	I	N	S
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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.

City Council Infighting Isn't Helping San Leandro Editor,

I am concerned about the recently completed investigative report regarding City Council members Fred Simon and Victor Aguilar. It is apparent to many of us that the report is full of mischaracterizations, misstatements, miscommunications and misunderstandings that have caused distrust and anger. It is also apparent that City Council members do not feel respected and heard.

Studies show that punishment and public shaming do not result in behavioral changes. They rarely fix underlying issues and more often result in defensiveness that blocks change.

So the question is, what is the goal here? What are we going to do now to move forward in a positive manner to work together? The City of San Leandro has some major issues facing it – whether it is a lack of seismic upgrades to our fire stations, the dangerous traffic surrounding the MacArthur roundabout, sea level rise at Neptune Drive, mold remediation at the Marina Community Center or wildfire evacuations on Lake Chabot Road, to name a few. These concerns are going to take a major commitment from all of us to resolve these issues and make our community more resilient.

Relationships are built on reciprocity and respect. We urge the City Council to make it a priority to find ways to work together in a positive manner to focus on the problems facing our City.

Anne Cawood
San Leandro

Another Ridiculous Law Editor,

I'm willing to bet that five of our city council members do not own rental property in San Leandro. They

just voted to cap the "cost of living" annual increase at no more than 65% which is currently 2.8%.

This means that landlords can only increase rents by 1.8% in 2026. Can you think of one item that only increased by 1.8% over the past year?

This ridiculous new law means that landlords will lose money every year on their investment so they will be forced to cut back on repairs and maintenance. Their property taxes have increased a lot more than 1.8%, mortgages are running at least 6% and insurance has shot up by 12% this year alone. By limiting the owners to offset their true cost you are only forcing them to become slumlords.

The best answer would be to let America be America and allow supply and demand to set the rental rates and not our City Hall. After all, we do not live in Russia, China, Cuba or NYC for that matter. Renters always have the option to move to a lower priced dwelling if they are not getting a fair deal and landlords don't want an empty building so it's a win-win for both sides to let the market set the rates.

Brent Heath
San Leandro

Thanks to Cassidy For Support

Editor,

San Leandro is a progressive city led by a succession of civic leaders and mayors who are progressive in their activities in support of our multiple diverse constituents. From those who have served in our school institutions or civic hierarchy a climate of dialogue which resulted in a culture of respect has prevailed.

Former Mayor Stephen Cassidy was such a leader in the community. From the time he marched in the San

Leandro contingent at the San Francisco Pride parade to joining the Lavender Seniors of the East Bay on their cable car that was a major celebrated organization at the Oakland Pride parade, he was supportive of the LGBTQ community. We thank him for his support as we sadly acknowledge his too early passing.

Barbara Jue
San Leandro

High Speed Trains Editor,

Carl Medford's article, "Key Factors Fueling Our Housing Crisis" (Jan. 29), correctly identifies many pressures on our market, but it overlooks a critical piece of the puzzle: transportation.

I will argue that we aren't just suffering from a lack of "homes" – we are suffering from a lack of speed. Small transit map due to lack of high-speed regional transit is exacerbating the housing shortage.

Currently, workers are forced to cram into an overpriced urban core because commuting from more affordable regions is unfeasible. Imagine a high-speed rail system connecting San Francisco, San Jose and Berkeley to cities 100 miles out – such as Sacramento, Tracy, or Modesto in under an hour.

The math is simple. A worker currently paying \$4,000 for a two-bedroom apartment in San Francisco could instead rent a three-bedroom home for \$2,400 in the Central Valley. Even with a \$40 daily round-trip ticket (\$800/month) and \$400 for breakfast on board, the worker saves \$400 monthly while gaining a bedroom and a better quality of life.

Even after accounting for an \$800 monthly transit pass, the family comes out ahead financially and in square footage, the economic relief is indeed immediate. These cost savings also alleviates another of Carl's assertion, that low wages are contributing to housing crisis, people save money.

With onboard Wi-Fi, that commute becomes productive time rather than "dead time" behind a wheel.

This isn't just a fantasy. When I shared this vision with Elon Musk via X (formerly Twitter), he noted the concept was "interesting."

see LETTERS, page 8

Events for Black History Month at The Main Library

Black History Month invites communities to recognize and reflect on the achievements, culture, and lasting contributions of Black Americans, past and present.

The San Leandro Library is marking Black History Month with programs that bring residents together through learning, dialogue, music, and shared experience.

These events explore Black cultural history, and celebrate artistic expression accessible and community-centered ways.

February Black History

Month Events at the Main Library, 300 Estudillo Ave.:

Together We Rise: Black-Owned Businesses & Community Connections

Thursday, Feb. 12, from 6 to 7:30 p.m. A free networking and learning event, featuring Dr. Jamal A. Cooks, President of Chabot College. Open to the public. Local business owners are encouraged to register.

Black History Month Film Screening: Stormy Weather (1943)

Thursday, Feb. 26, at 6 p.m. A special screening of the classic musical film showcas-

ing legendary Black performers, including Lena Horne and Cab Calloway. Runtime: 77 minutes.

Lift Every Voice: A Gospel Afternoon

Saturday, Feb. 28, from 2 to 4 p.m.

An afternoon honoring the rich legacy of gospel music. Seating is limited, registration required.

Residents are encouraged to attend, learn, and take part in celebrating Black history, culture, and community throughout the month of February.

ACI Trash Talk – You Can Prevent Food Waste in California

Californians send 2.5 billion meals' worth of fresh, unsold food to landfills each year, while 1 in 5 Californians does not have enough to eat.

Before food becomes part of the organics collection program, find ways to manage it more thoughtfully.

Calrecycle suggests a few tips to reduce food waste at home:

First and foremost, store your food properly. Learn the best way to store food and how long it will last before you use it. Try the FoodKeeper App - Use food while at peak quality and reduce waste.

Your refrigerator is one of the best places to reduce waste. Use an "Eat This First" sign inside your fridge to designate an area for foods that need to be eaten soon.

Before you eat out, order delivery, or head to the grocery store, try shopping your fridge first. Get creative and use food you have on hand. Try online apps for finding recipes for the ingredients you already have.

If you are having large family meals during the holidays and beyond, try the interactive Meal Prep Mate and Guest-imator tools at www.SavetheFood.com to save money and decrease food waste.

Senate Bill 1383 and Food Recovery

SB 1383 is known as California's Short-Lived Climate Pollutant Reduction Act. It directs jurisdictions to establish food recovery programs,

strengthen their existing food recovery networks, and keep organic material out of the landfill.

What Does That Mean for You?

Be more thoughtful about reducing food waste and make sure you have organic waste collection services in place (it is now a state law).

Remember that all organic materials, including food waste and food-soiled paper, must be separated from the trash and placed in the green

organics collection containers.

Remember that plastic, metal, and glass do not belong in the green organics collection containers, which is for gardening SB 1383, visit: www.calrecycle.ca.gov/organics/slep

Calrecycle aims to protect the environment and climate for future generations through the reduction, reuse and recycling of California resources, and the transition from a disposable to a fully circular economy.

HOROSCOPE by Salomé

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ARIES (March 21 to April 19): Yours is one of the most potent good-luck signs of the Zodiac. And this week you'll get some news that reinforces why this is so. A loved one shares in the good tidings.



TAURUS (April 20 - May 20): There's an underlying sense of anger that makes the Divine Bovine see red. Deal with it now before it explodes so that you can avoid more problems from the fallout.



GEMINI (May 21 to June 20): Even if you don't expect to make a career move anytime soon, investigating an upcoming offer will certainly pay off. Travel arrangements also need to be made soon.



CANCER (June 21 - July 22): A friend from the past returns and makes an unsettling demand. Don't allow your emotions to take over. Deal with the situation openly and honestly.



LEO (July 23 - August 22): A workplace problem needs more attention before it can be settled. Meanwhile, your financial picture improves, and someone's surprise revelation creates an unusual reaction.



VIRGO (August 23 - Sept. 22): Being the sixth sign of the Zodiac makes you more selective than most folks. But you might need to be a mite more flexible about a long-deferred matter.



LIBRA (Sept. 23 - October 22): The blame game could get out of hand. All accusations need to be weighed carefully in order to determine what is true and what is potentially harmful innuendo.



SCORPIO (October 23 - November 21): A new job could be within your grasp. Be patient and allow the decision-making process to work itself through. On another note, spend more time with loved ones.



SAGITTARIUS (Nov. 22 - Dec. 21): Sometimes you might feel like you're not getting your share of life's good things, but prospects open up this week that could make you feel otherwise.



CAPRICORN (Dec. 22 - Jan. 19): Patience and understanding finally enable you and a loved one to work out your pesky problems once and for all. Good luck!



AQUARIUS (Jan. 20 - Feb. 18): Expect good news from someone whom you thought had forgotten you. This could lead to a change that you had earlier considered but then set aside.



PISCES (Feb. 19 - March 20): A romance that seems to be floundering needs tender, loving care if you hope to rescue it. In addition, be prepared to change travel plans as new information emerges.

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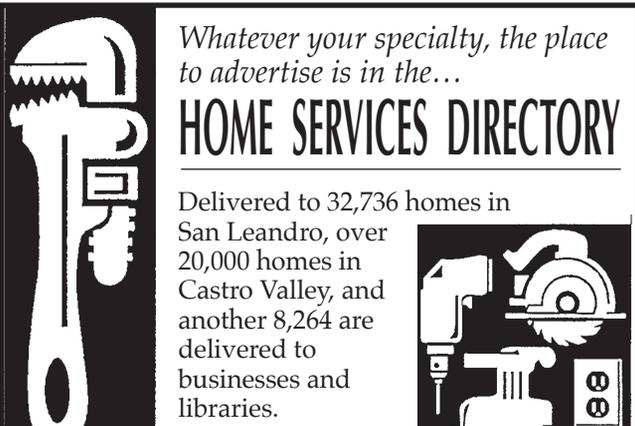
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By-----, Deputy
FILE NO. 619979

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

The name of the business(es): Corporate Mortors, located at 1915, 1939 East 14th, San Leandro, CA 94577 / 2001 East 14th Street, San Leandro, CA 94577. Alameda County, is hereby registered by the following owner(s): Ben A. Begier Corp, located at 2001 East 14th Street, San Leandro, CA 94577. This business is conducted by a Corporation. This business commenced N/A /s/James A. Begier
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires January 6, 2030
JAN 22, 29, FEB 5, 12, 2026
21102- SLT

LEGAL NOTICES

FILED January 13, 2026
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 620090

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

The name of the business(es): Nyame Dua, located at 14807 Sylvia Way, San Leandro, CA 94578. Alameda County, is hereby registered by the following owner(s): Carman M. Ward-Sullivan, located at 14807 Sylvia Way, San Leandro, CA 94578. This business is conducted by An Individual. This business commenced N/A /s/Carman M. Ward-Sullivan
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ANSWERS ON PAGE 4

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PLEASE RECYCLE

Salmon: Fish return to reproduce and die

continued from front page

to balance customer water needs with natural resource protection, the not-for-profit public agency manages river flows, enhances habitat and funds the Mokelumne River Hatchery, which is operated below EBMUD's Camanche Dam in partnership with the department of Fish and Wildlife.

Mokelumne Chinook salmon return to their home waters to reproduce and die after spending 2 to 5 years maturing in the Pacific. The journey marks a significant stage in the salmon life cycle and is a strong indicator of the habitat's ecological health and the population's survival rate.

EBMUD counts these salmon returns every year during the spawning season from September to January. This year's tally is roughly in line with the Mokelumne's average of about 11,100 salmon annually since 1998.

EBMUD and Fish and Wildlife's hatchery operations and river management

program support two goals: continuing to enhance the natural, in-river production of Chinook salmon and steelhead while also advancing high survival rates to the ocean of EBMUD's hatchery production.

EBMUD works to provide spring inundation flows that support juvenile success and fall pulse flows that help attract fish home while maintaining sufficient cold water in Camanche Reservoir to provide good spawning conditions.

In 2023 and 2024, the Mokelumne River experienced record runs of salmon returning to spawn due in part to the closure of the ocean commercial and recreational fisheries. Long-term strategies and actions that support the fishery include:

- Habitat enhancement to improve natural river spawning and rearing in partnership with both the U.S. Fish and Wildlife Service's Anadromous Fish Restoration Program and CDFW, and with recent funding provided by the California Department of

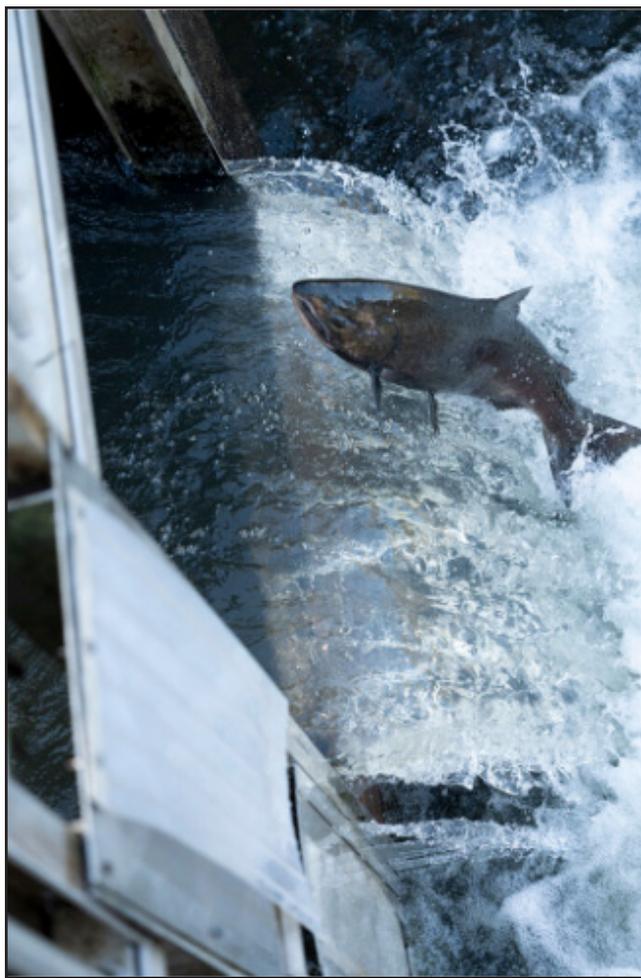


PHOTO COURTESY EBMUD

Water Resources under the Healthy Rivers and Land-

scapes Program Early Imple-

Azevedo: Leaving

continued from front page

contract is related to Evolutionary Homes, run by David and Andy Doung, who are also connected to the scandal involving former Oakland Mayor Sheng Thao.

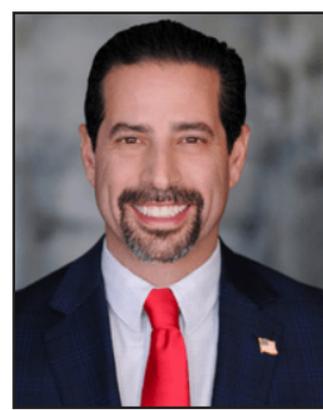
If Azevedo had not retired, after pleading guilty to a felony he would have been removed from the City Council by state law.

The City Council will discuss filling the vacant District 2 seat at its Feb. 17 meeting.

Azevedo was first elected to the City Council in November 2020 and re-elected in 2024. He is a fourth-generation San Leandro resident.

According to the City Hall news release, he served as a Commissioner on the Recreation and Parks Commission (2014–2016), Membership Director of the San Leandro Democratic Club, Member-at-Large of the Our Revolution San Leandro Steering Committee, and a Jefferson Elementary School Site Council member.

Azevedo's letter to City Hall to announce his retire-



Bryan Azevedo left the City Council this week.

ment reads:

*Hello,
I've been serving our community since 2014 as a Rec and Park commissioner and later as a San Leandro City Council member and have volunteered for over 20 years. I've decided to retire from the City Council to focus on my family and deal with my legal issues. Thank you everyone that have been there with me through this journey of helping our community. The effective date is Tuesday Feb 10th at noon e.s.t. God Bless!
Sincerely, Bryan Azevedo*

Elections: Voters would elect only mayor and council member in their own district

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A letter from a resident in 2024 noted that Asian Americans, who comprise about 36 percent of San Leandro's population, have had difficulty winning council seats under the current system.

To avoid costly litigation, the city initiated steps toward

district-only voting beginning in January 2025, held public meetings in spring 2025, and enacted a temporary ordinance in June 2025 pending voter approval.

Needs Approval by Simple Majority

The June 2026 ballot ques-

tion states that the mayor will be elected by all city voters, and the six council members by voters in their respective districts. If approved by a simple majority, three districts will switch to district-only voting in November 2026 (when those council members are up for election), and the

remaining three in 2028.

If voters reject the change, the current at-large voting system continues.

Supporters of the amendment cite fairer elections, better minority representation, increased local accountability, and avoidance of lawsuits. And it would reduce candi-

dates' expenses, having to just reach the voters in one district instead of the whole city, allowing more people to run for office who might not have the funds for a larger campaign.

Opponents of the amendment cite increased parochialism among council members. And you would only be able to

vote for one council member, plus the mayor. So a voter would have no vote on the other five council members.

Additional resources including district maps and exact ballot wording are available on the City of San Leandro website (www.sanleandro.org).

Letters: 'Thousands of drivers used Lake Chabot Road daily'

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By expanding our transit horizons, we don't just move people; we solve the housing crisis by making the entire region accessible to our unhoused population. We can provide dignified one-bedroom housing in these outlying areas for half the cost of current endless and failed San Francisco projects, while also freeing up local inventory.

To fix the housing crisis, we must stop looking at floor plans and start looking at the tracks.

Taurai Nenguke
San Leandro

Honor those Who Uphold the Law

Editor,
Instead of putting up monuments to criminals and people who choose to break the law, San Leandro needs

monuments to all the brave and well trained law enforcement officers in this city who put their lives on the lines every single day.

People choose their actions and how they respond to being in society. San Leandro should not be putting up monuments to people who make bad choices, but instead put up monuments to the people who clean up these messes every day and then gladly go home to their families.

I personally have many friends and family members who are current and past law enforcement officers, and I am a former animal control officer here in the Bay Area. I also have a Bachelor of Science degree in Criminology from Post University.

People make choices in their lives and should not be praised for choosing to

make bad decisions. Instead praise the people who choose to make great decisions and help people every day.

Jackie Phillips
San Leandro

Fixing Lake Chabot Road Is Critical

Editor,
On December 31, 2022, an unusually severe storm dropped more than six inches of rain on San Leandro. Lake Chabot Road (LCR) was damaged at two locations. The next day, city staff "temporarily" closed the road. It remains closed.

LCR is not a minor road. Before the storm, several thousand drivers used it daily. More importantly, it is a critical emergency evacuation route for hillside residents in a high wildfire risk area.

In an emergency, access

to LCR can be a matter of life and death. Except for the two damaged locations, the rest of the road remained drivable.

City staff initially prepared the road for alternating one-way traffic using undamaged lanes, then abandoned that plan. The decision-maker and rationale have never been publicly disclosed.

When the city fenced off approximately four-tenths of a mile of LCR, staff acknowledged its importance for evacuation by installing bending bollards rather than locked gates. These bollards blocked normal traffic but could be driven over in an emergency. While not ideal, they provided at least some means of escape.

Recently, without notice, explanation, signage, or public discussion, the bollards were removed and replaced

with locked gates. Hillside residents were not notified.

The city's website is silent. The city manager did not address the change, and there is no indication the mayor or City Council were informed or consulted.

Lake Chabot Road has served San Leandro for 150 years. Built on hillside bedrock, it has failed and been repaired before. This is the first time the road has been

closed in my 40 years in San Leandro.

Although the city has secured more than \$2 million in federal funds, repairs will not be completed until 2027 -- and reopening is not guaranteed.

A well-run city communicates openly and prioritizes public safety. San Leandro has done neither.

Paul Wellenkamp
San Leandro

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Castro Valley Office
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