

WOMEN IN BUSINESS

PROFILES ON
PAGE 5

WEEKEND WEATHER
MILD Cloudy Friday, clears up over weekend
 HIGHS: 59-64
 0 10 20 30 40 50 60 70 80 90 100 110
 LOWS: 41-46

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

VOL. 31 • NO. 11

THURSDAY, MARCH 18, 2021

SAN LEANDRO • CALIFORNIA



PHOTOS BY JIM KNOWLES

The concrete bridge over San Leandro Creek on East 14th Street was voted on by the county supervisors and built in 1901.

East 14th Bridge: 120 and Built to Last

By Jim Knowles
San Leandro Times

The Golden Gate Bridge is 84 years old, but there's a bridge in San Leandro that makes the famed suspension bridge look young.

The bridge on East 14th Street that crosses San Leandro Creek is 120 years old this year. And it's still as solid as a rock.

It was built in 1901 and it's one of the oldest bridges in Alameda County.

The current bridge is the third span in the same spot. When it was built, it replaced a covered bridge that stood for 25 years. The covered bridge was built
see BRIDGE, page 12



More Qualify For Vaccine, but Supply Limited

Those 16 to 64 in high risk groups now eligible for shots

By Michael Singer
San Leandro Times

As of this week, 4.4 million Californians with physical and mental health conditions are now eligible to receive the COVID-19 vaccine.

But not everyone will be able to get their shot immediately, because the supply is limited.

State health officials said on Monday that those age 16 to 64 who are deemed to be at the highest risk are eligible for the vaccine. This includes people with a weakened immune system due to cancer, organ transplant, kidney disease, heart disease and severe heart conditions except for hypertension, or Sickle cell disease.

The list also includes women with complicated pregnancies, people with Down syndrome, people who are oxygen dependent, the severely obese, and those with Type 2 diabetes with an A1c level greater than 7.5 percent.

Those who are newly eligible, and live or work in certain counties can schedule an appointment through the state's My Turn website (myturn.ca.gov) as well as through various county and local websites.

While the federal government ships new doses every day, there is still an ongoing vaccine shortage, so people do need to be patient, said Dr. Tomas Aragon,

director of the California Department of Public Health.

"We understand from projections that in early April the vaccine supply will start going
see VACCINE, page 11

Arrest Made in December Shooting

Police arrested a man in the shooting death of another man that occurred in December in the 600 block of East 14th Street.

Police arrested 28-year-old Wayvonte Oxner in Carmichael for the shooting on Feb. 17, the San Leandro Police Department announced last week.

Two people were shot and one was killed on Dec. 14 just before 5 p.m. after a gun battle where 30 shots were fired. Police found two people who had been shot, including 23-year-old Amari Mathews of Oakland who later died in the hospital.

see ARREST, page 12

CV Man Helps Homeless on the Way back to Housing

By Linda Sandsmark
San Leandro Times

While homelessness has reached epic levels during the pandemic, some folks do eventually re-enter the "housed" population. And when they do, Castro Valley resident Jaime Zepeda is helping them make that transition a bit smoother.

"I've partnered with Bay Area Community Services (BACS)

since early January to get resources to the homeless in the Bay Area," he says.

"It's a fundraiser where I collect and deliver Homes-in-a-Basket, baskets of everyday essentials for displaced people entering their new home for the very first time. I've also been collecting funds through individual asks online and over the phone."

So far Zepeda's effort has re-

"I deliver everyday essentials."

— Jaime Zepeda

ceived about \$3,000 in goods and donations. His goal is to reach \$20,000 by spring. He's inviting the community to help join in.

Recipients receive soaps, first aid kits, dishes, pots and pans, bedding, towels, a broom, dustpan — and of course, a large laundry basket. To complete an entire home's needs currently costs about \$200. Zepeda hopes his effort will help
see HELPS, page 11

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Chabot College teacher joins NASA program. **Page 10**

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PETS OF THE WEEK



Ben

The Pets of the Week at the Hayward Animal Shelter are a cat named Ben, and several guinea pigs.

Ben is a 1-year-old male cat born on the streets of Hayward. He much prefers life indoors and is delighted to have a warm, soft bed. He is an affectionate boy who likes being petted, but he spooks easily. He needs a



Guinea Pigs

patient family that will go slow, and give him time to get used to new things.

Looking for an apartment friendly pocket pet? The Hayward Animal Shelter has Guinea Pigs galore right now. Guinea Pigs are social animals and we strongly encourage adopters to adopt two, so they have company.

For more information on Ben or the guinea pigs, call the Hayward Animal Shelter at 510-293-7200.

County Fair Food Without the Fair

Those who may be craving a tasty treat from the Alameda County Fair don't have to wait until fair to get it.

The fair has rolled out a brand-new Grab-n-Stay Fair Food Feast, happening today, March 18 to 21, from 11 a.m. to 8 p.m. at the Fairgrounds in Pleasanton.

Vendors will be offering some of the classic fair favorites,

including corn dogs, churros, funnel cakes and more. Guests can stay and enjoy their food on the grounds or pre-order ahead for a designated curbside pick-up time.

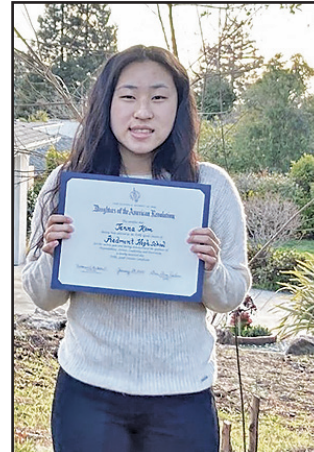
You can park in the Ace Train lot located off of Pleasanton Avenue and pedestrian entry is located at the Yellow Gate.

The Fair Food Feast will celebrate the most popular fair concoctions, while also helping to support the many food vendors who have been impacted by Covid-related closures.

For more information, visit alamedacountyfair.com/grab-n-stay/



Mackenzie Cin of San Leandro High School.



Jenna Kim of Piedmont High School.



Rayah Miller of Redwood Christian School.

Outstanding High School Students Receive Scholarships from the DAR

Three young ladies from local high schools have been given Good Citizen awards and scholarships by the Piedmont Chapter of the National Society Daughters of the American Revolution (NSDAR).

Nothing, not even a pandemic quarantine, stopped the three Good Citizens: Mackenzie Cin of San Leandro High School, daughter of Howard and Diana Cin; Jenna Kim of Piedmont High School, daughter of Ken and Susan Kim; and Rayah Miller

of Redwood Christian School, daughter of Jeff and Heather Miller.

Local high schools nominate one candidate as that school's Good Citizen, based on an outstanding degree of dependability, service, leadership and patriotism.

The DAR Good Citizens Scholarship contest's rigorous requirements include the student describing how he or she has tried to manifest the qualities of a good citizen. Also, a student must complete an essay in a 2-hour time

limit. The title of this year's essay was "Our American Heritage and Our Responsibility for Preserving It," with the focus question of the essay: How do the combined actions of so many good citizens keep our nation moving forward?

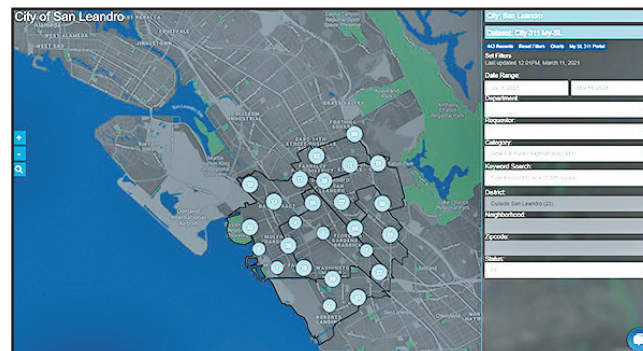
All three of this year's Good Citizens opted to compete in the Scholarship Contest and received scholarships as well as the DAR Good Citizen Award. Of three outstanding essays, Rayah Miller's essay was judged to be the best by the essay judges.

City of San Leandro Launches New Map Database

The City of San Leandro has a new web portal where you can see where building permits were issued, debris has been cleaned up, or police activity in your neighborhood.

The new map-based public data dashboard integrates three city data sets: My-SL/Mobile 311, permits, and police calls for service.

By using CityDash, residents can view city activities and filter



The City of San Leandro's website now has map-based dashboard showing building permits and street cleaning.

by date range, category, neighborhood, City Council district, and even download open data records.

For the CityDash webpage, visit www.sanleandro.org and view the "Latest News" section or call 510-577-3372.

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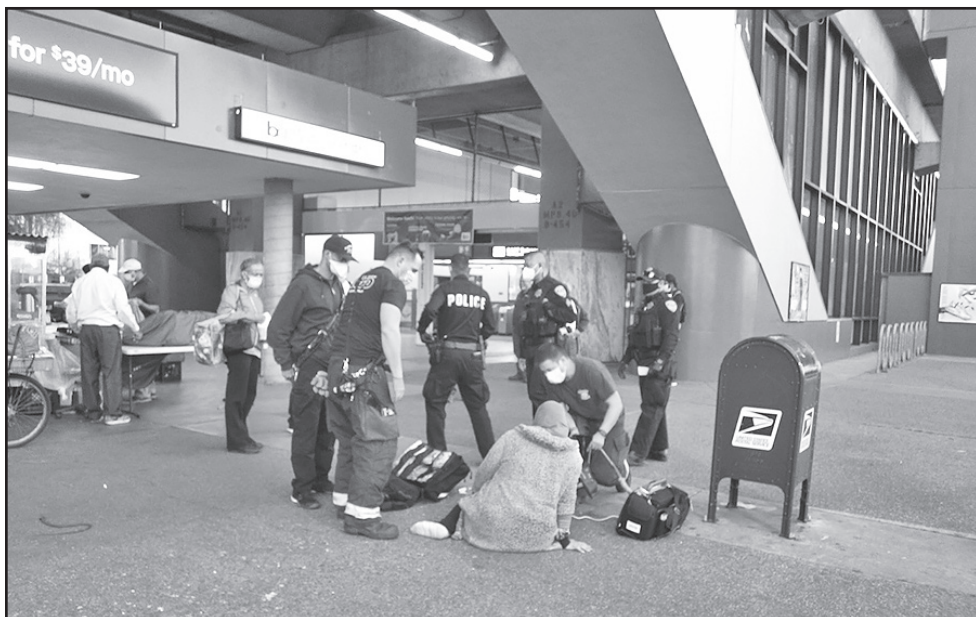


PHOTO BY JIM KNOWLES

Paramedics tend to a snack stand vendor who was struck in the face after she approached a woman who walked off without paying for some food. The little snack stand has been closed ever since.

BART Snack Bar Closed Since Vendor Hit in the Face

By Jim Knowles
San Leandro Times

A woman working at the snack stand at the San Leandro BART Station was hit in the face last month and the concession stand hasn't been operating at the station ever since.

The family-owned snack stand has been a fixture at the San Leandro BART Station for years.

A little before 5 p.m. on Feb. 24, a woman tried to walk away with some food from the stand without paying. The woman working at the stand approached

her and asked her to pay.

The woman refused to pay and hit the snack stand worker several times in the face with her hand, according to BART police.

BART police arrested a 26-year-old woman from Alameda at the scene for robbery and violating the terms of her probation. She was booked into Santa Rita Jail.

The victim, a 29-year-old woman from San Leandro, was treated for non-life threatening injuries, according to BART police. No weapon was used, police said.

DA Joins New Program For Mental Health Cases

Alameda County District Attorney Nancy O'Malley announced a partnership last week that will redirect some individuals involved in criminal conduct from the criminal justice system into behavioral or mental health support systems.

Known as the "3-D Program" it will be a pilot project that is expected to expand to all police agencies in Alameda County.

Under the program, when police contact a person displaying mental health or substance abuse struggles who is suspected of committing a low level offense,

that suspect can choose between going to jail or being taken to a Navigation Center operated by CARES (Community Assessment, Referral and Engagement Services).

At the CARES center, the individual will be assessed by a Peer Support Specialist who has gone through an intensive training program covering support, mental health and substance abuse interventions and skill building.

The 3-D program will work with city police departments in Hayward, San Leandro, Fremont and Oakland.

Community Calendar

Spring Cleaning Workshop

The San Leandro Public Library will host a fun, one hour workshop: "Soulful Spring Cleaning, Marie Kondo Style," on Saturday, March 20, at 2 p.m. Learn what makes the KonMari Method special, ask questions, and find out how this method can make spring cleaning more soulful and joyful, to bring not only more organization, but more joy to your home and life. Jenna Carlsson, MSW, is a Certified KonMari consultant, local professional organizer, and owner of The Joy Filter. Go to <https://tinyurl.com/SLPLKonMari> to register.

Teen Emoji Trivia Contest

Put your Emoji expertise to winning in the San Leandro Library's Teen Emoji Trivia contest and win a prize on Friday, March 26, at 4 p.m. Meet on Zoom. Register at <https://tinyurl.com/TeenEmoji> or visit www.sanleandro.org or call 510-577-3971.

Dig Deep Farms Volunteer Service Event

Volunteer at this all-ages community service event with local non-profit institution Dig Deep Farms, 16276 East 14th St., in honor of César Chavez Day on Saturday, March 27, from 9:30 a.m. to 1:30 p.m. Dig Deep Farm's mission combines healthy food access, community involvement, and sustainable living principles. Registration is required for this free, limited capacity volunteer event. Email Patty Mallari at pmallari@sanleandro.org to register or for more information, or call 510-577-3971. All registered volunteers will receive a free copy (while supplies last) of the Book to Action community read, Paul Hawken's *Drawdown: The Most Comprehensive Plan Ever Proposed*. Volunteers will get a behind-the-scenes look at how Dig Deep Farms operates, get their hands dirty planting seeds, pulling weeds or helping with other farm work, and make new friends.

St. Felicitas Drive-Through Fish Bake

Catholic Daughter Court Mary Queen of the World is hosting a Drive-Through Fish Bake on Good Friday, April 2, from 4:30 to 6 p.m. at St. Felicitas Church, 1662 Manor Blvd. in San Leandro. Adult dinners include three baked beer battered cod filets, baked potato, coleslaw and roll for \$10. Children's menu (8 and under) is one piece cod fillet, mac-n-cheese, coleslaw and roll for \$5. Non-fish eaters may order all mac-n-cheese casserole. Desserts available for \$1: three cookies, or one slice of cake, or brownie; for children – Easter basket cupcake. Call Sheryl Smith at 510-352-5405 to order and for delivery time.

Davis Street's Virtual Fashion Show

Join Davis Street for a Virtual Fashion Show Fundraiser to support the well-being of 121 disabled adults served by the Davis Street Developmental Disabilities Program on Wednesday, April 7, at 6 p.m. Visit davisstreet.org for the link to the livestream. The virtual event will celebrate the creative potential in each of our artists, highlighting art pieces with a fashion show along with behind-the-scenes footage of our artists in their creative process. Art pieces, mosaics, clothing, and jewelry will be for sale via silent auction and raffle.

Tax Forms at the Library

The San Leandro Main Library, 300 Estudillo Ave., will have state and federal tax forms in front of the library daily from 10 a.m. to 4:30 p.m. The tax materials include:

- State 540 Forms and Instructions In English and Spanish
- State 540 2EZ Forms and Instructions
- Non-Resident State 540 Forms and Instructions
- Federal 1040 and 1040 SR Instructions and Forms

For more information, see the library's website at www.sanleandrolibrary.org or call the Information Desk at 510-577-3971.

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LIFESTYLE

Cornmeal and Grits: All-American Hits

Corn has been a part of classic American cuisine since Colonial times.

When English settlers arrived at Jamestown in 1607, native Americans introduced them to what we now call hominy, and they adopted this dish as part of their New World diet.

Hominy is made from dried, hulled corn kernels. Grits are ground hominy, although not all types of corn meal are made from hominy.

Corn, in the versatile form of cornmeal or grits, finds its way into a wide variety of foods:

Cornbread is an all-American quick bread that substitutes corn meal for most of the flour. It is often baked in a square baking pan or cast-iron skillet, but it can also be made into muffins—a treat that goes with almost any breakfast.

Grits, another breakfast treat, are generally simmered with water or milk until very thick.

The mixture can be served in the mush-like form, in a casserole or chilled, cut into squares and fried. Fried Grits is a popular way of enjoying grits.

Mush is a thick, cooked cereal or porridge made by cooking corn meal with milk or water.

It's served in a cereal bowl, but it also can be cooked, poured into a pan, cooled, cut into squares and

fried until golden brown. Fried Mush is also a favorite breakfast item.

Polenta, a staple of northern Italy, is a variation of mush made from corn meal. It can be eaten hot with butter or cooled until firm, cut into squares and fried or grilled. It can be served from breakfast to dinner.

Spoonbread is a pudding-like casserole. It's soft enough to be eaten with a spoon or fork. While Southern in origin, other regions have adapted the original recipe with cheese and chiles.

OVEN-FRIED CHICKEN

Corn meal is a natural option for "breeding" chicken or fish for pan- or oven-frying. Some swear by a corn meal batter while others prefer dipping the chicken or fish in an egg or milk wash and then dusting with corn meal before cooking.

- 2 tablespoons melted butter or margarine,
- 2 large eggs, beaten
- 2 tablespoons milk or water
- 1/2 cup yellow or white cornmeal
- 1/2 cup all-purpose flour
- 1-1/2 teaspoons salt
- 1-1/4 teaspoons paprika
- 3/4 teaspoon garlic powder
- 2-1/2 to 3 pounds chicken, cut up and skinned



Warm cornmeal muffins are a great way to start an early Daylight Savings Time breakfast

Warm cornmeal muffins are a great way to start an early Daylight Savings Time breakfast

Preheat oven to 400°F. Spread butter in 13 x 9-inch baking dish. Combine eggs and milk in medium bowl. Combine corn meal, flour, salt, paprika, garlic powder and pepper in another medium bowl.

Dip chicken pieces into egg mixture, coating both sides, then into corn meal mixture. Place in prepared baking dish.

Bake for 45 to 50 minutes or until chicken is no longer pink near bone. Brush chicken once during baking with juices from pan.

For Oven-Fried Fish: Substitute 2 pounds fresh or frozen (thawed) white fish fillets

for chicken. Prepare as above. Place skin-side down in baking dish. Bake for 20 to 25 minutes or until fish flakes easily when tested with a fork.

Note: Approximately 4 teaspoons of Cajun or Creole seasoning can be substituted for the garlic powder, ground black pepper, paprika and salt.

CORNMEAL MUFFINS

- 1-1/2 cups all-purpose flour
- 2/3 cup granulated sugar
- 1/2 cup yellow or white cornmeal
- 1 tablespoon baking powder
- 1/2 teaspoon salt
- 1-1/4 cups milk

- 2 large eggs, lightly beaten
- 1/3 cup vegetable oil
- 3 tablespoons butter or margarine, melted

Preheat oven to 350°F. Grease or paper-line 18 to 20 muffin cups. Combine flour, sugar, cornmeal, baking powder and salt in medium bowl. Combine milk, eggs, vegetable oil and butter in small bowl; mix well.

Add to flour mixture; stir just until blended. Pour into prepared muffin cups, filling 2/3 full.

Bake for 18 to 20 minutes or until wooden pick inserted in center comes out clean. Cool in pans on wire racks for 5 minutes; remove to wire racks to cool slightly. Serve

warm. Makes 18 to 20 muffins.

For Cornbread:

Pour batter into greased 8-inch square baking pan. Bake for 35 minutes or until wooden pick inserted in center comes out clean.

CHEESE GRITS CASSEROLE

- 3 cups water
- 3/4 cup quick grits
- 2 cups (8 ounces) shredded sharp Cheddar cheese, divided
- 3/4 cup evaporated milk
- 1/3 cup butter or margarine, softened
- 2 large eggs, lightly beaten
- 6 to 12 drops hot pepper sauce (Tabasco)
- 1/8 teaspoon ground black pepper

Chopped green onions and/or cooked, crumbled bacon

Preheat oven to 375° F. Grease 2-quart baking dish.

Bring water to a boil in medium saucepan; slowly stir in grits. Cover pan; reduce heat to low. Cook, stirring occasionally, for 5 to 6 minutes.

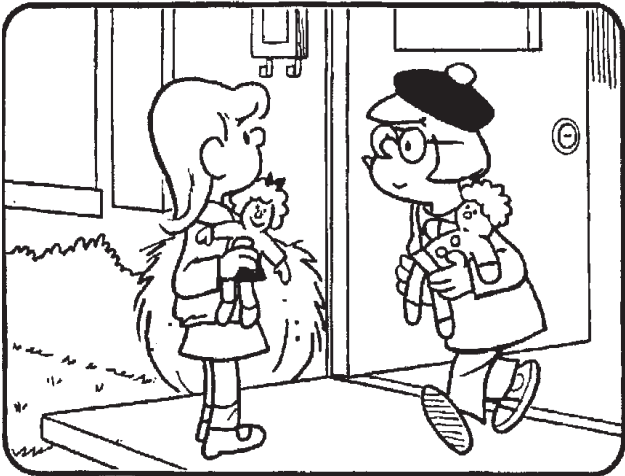
Add 1-1/2 cups cheese, evaporated milk and butter to saucepan; stir until cheese and butter are melted. Add eggs, hot pepper sauce and pepper; stir well. Pour into baking dish; sprinkle with remaining cheese.

Bake for 40 to 45 minutes or until golden brown and puffy. Let stand for 5 minutes. Top with onions and bacon, if desired.

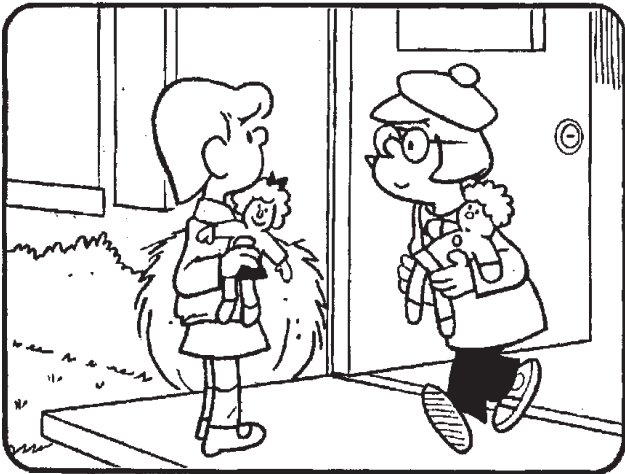
Makes 6 side-dish servings.

HOCUS-FOCUS

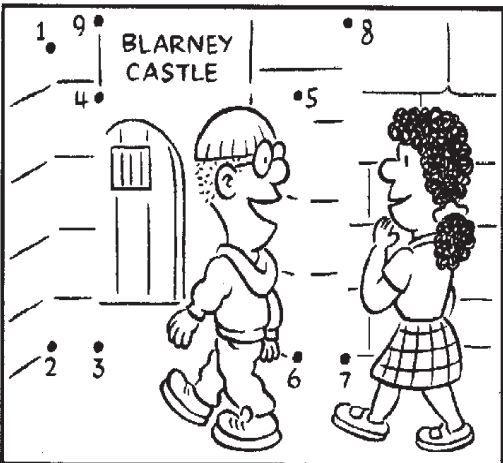
BY HENRY BOLTINOFF



Find at least six differences in details between panels.



Differences: 1. Hat is different. 2. Socks are different. 3. Button is missing. 4. Hair is shorter. 5. Pants are different. 6. Mailbox is missing.



RIDDLE-DOTS! "Linda, can you tell me what's the richest country in Europe?" Connecting the dots should help you solve this riddle.

Answer: Ireland. Its capital is always Dublin (doubling).

LET'S BEHEAD A WORD! When you behead a word you drop the first letter of the word. Using the following clues see if you can figure out what the starting word is:

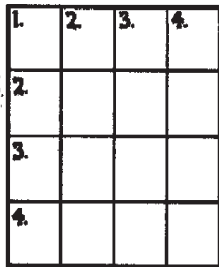
- 1. Behead a thief and he'll be angry.
- 2. Behead again and get the cost per unit of something.
- 3. Behead yet again and get the past tense of consume.



Answer: Pirate. Pirate, rate, ate.

A WORD SQUARE! In this puzzle the same four-letter words are used horizontally and vertically when filling in the crossword grid at the right. The following hints should help you solve this one in under four minutes.

- 1. What leprechauns will give you.
- 2. Scent.
- 3. A trademark.
- 4. Piece of hard candy.



Answer: 1. Gold. 2. Drop. 3. Logo. 4. Drop.

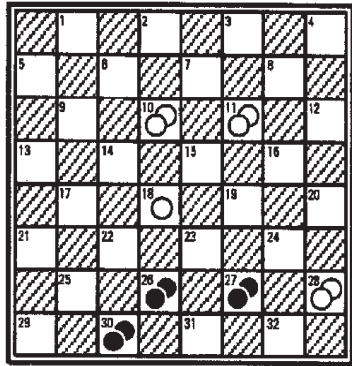
Illustrated by David Coulson

Junior Whirl

by Charles Barry Townsend

A CHECKER PUZZLE

ONE game that everyone knows how to play is checkers, and one type of puzzle that will help you to be a better player is a cracker-barrel checker challenge. Pictured here is a checkerboard showing a game in progress. The white checkers are moving up the board and the black checkers are moving down. It's the black checkers' turn to go. See if you can figure out the best moves to make so that the black checkers will win the game.



Answer: The winning moves are: 27 and then a quadruple jump: 30 to 24, 28 to 19, 26 to 23, 19 to 26.

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I consider it an honor and a privilege to represent my clients in what may be one of the most important transactions of their lives. With my clients' best interest at heart, I can bring peace of mind by demystifying the complex and sometimes bewildering process of buying and selling. I find it a rich and rewarding experience to find answers and solutions for all of my clients' real estate needs. I am a relationship-based realtor, and my commitment to my clients extends beyond the transaction. Truly, it is a labor of love to make all my clients—and their pets—feel at home with my stellar services.



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Please contact me at your convenience to discuss your plans. It's never too early to start the process.

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Tianne Rinetti-Vittoria

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22 years in this field surprises even me at times! Never could I have imagined the gratitude I would feel for having this career and the continued passion to help others find their homes or move on to the next step in their lives. I love the process of helping others, making friends and forging solid relationships that last well past the buying and selling of a home. I completely understand why my Dad, Al Rinetti, who opened our office in 1970, never gave it up! I continue with his joy of helping sellers sell and buyers buy. Along the way I have added my passion for design to help our clients, and beyond, which makes my job that much better! Thank you for all the years of support of Rinetti & Co. Realtors. It is truly a special company!



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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Will Lifting COVID-19 Restrictions Affect Real Estate?

As the COVID-19 restrictions were put in place almost exactly a year ago, many thought the move would plunge the real estate market into an abyss.

Ironically, the exact opposite happened. While momentary fear gripped the market and some buyers cancelled, showing guidelines were quickly put in place and, with a vibrant pool of

buyers, the market roared back to life, establishing new heights in the process.

Many have wondered why the market has been so strong. In a nutshell, a number of factors are pushing the market along.

- A strong buyer pool.

While many lost their jobs due to Covid, those holding tech sector and other professional jobs were gainfully employed all through the crisis and, in many cases, had increased spendable income due to the fact they no longer needed to commute to work.

Additionally, many, locked up on small rental properties, decided they need to get larger spaces sooner than later.

- Lack of motivated sellers.

Many think that COVID-19 caused the inventory shortage – in reality, we were facing an extreme shortage of homes before the coronavirus hit.

While some sellers held their homes off the market due to the virus, most continued with their

plans to sell. Consequently, we do not expect to see a surge of homes to the market even when the restrictions are lifted.

- Low interest rates.

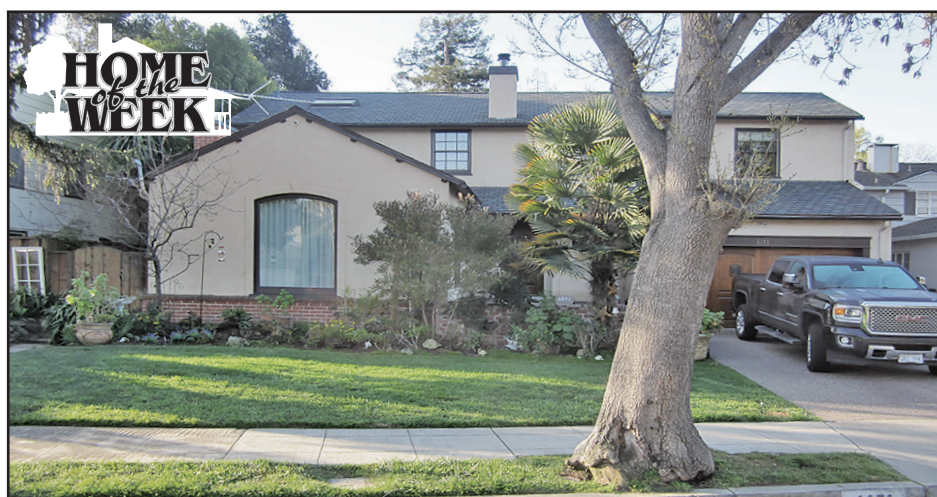
Even though rates inched up a fraction in the past few weeks, they are still remarkably low. We may continue to see incremental increases, but overall rates are projected to remain low throughout the remainder of year.

The result is twofold: buyers, capitalizing on the low prices, are hoping to max out their purchase while rates are low. Secondly, even though the recent increases have been low, they have been enough to galvanize some buyers to get off the bench.

So with restrictions projected to ease over the next few weeks, many are asking whether or not the easing will affect the real estate market.

In short, while we will all enjoy a return to increased freedoms, we do not believe we will see any significant changes in the real estate market in the short term. While that is good news for sellers, it is not great for those buyers who were hoping the lessening restrictions would make it easier to score a home.

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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Growing an Organic Garden

By Buzz Bertolero
Special to the Times

Can I have an organic vegetable garden without using organic seeds? How do I know if the seeds I'm buying are organic?

The short answer is yes. The term 'organic' has been used or maybe better said — misused — for some time.

There were no uniform standards for growing crops without synthetic fertilizers and pesticides. In 2002, the USDA addressed this question by establishing the National Organic Program (NOP) that established strict standards for the term 'organic' food crops, seeds, and farms.

The USDA Organic symbol is attached to those that meet

the standard.

That being said, you can still have an organic garden without using Certified Organic Seeds. However, they're readily available at your favorite garden centers or online by 'googling' organic vegetable seeds.

The seed is not the critical component when growing healthy homegrown fruits and vegetables. An organic garden starts with healthy soil by adding organic matter in the form of homemade compost, soil amendments, and some animal manure.

With our clay soils, adding organic matter improves the soil's texture and attracts soil organisms that create nutrients for plants to use. The improved texture increases the drainage so the soil can breathe.

Organic matter is annually replenished in the spring as soils are depleted from the previous year. Growing a cover crop in the fall and winter can also be included; however, they're not practical with today's smaller yards.

There are lots of recipes for soil amendments available at

your favorite garden center.

Whichever one you choose, my general rule of thumb is to be generous with organic matter.

If you feed the soil, then the soil will feed your plants. It's really common sense. Organic fertilizers supplement the organic matter with additional nutrients.

Today we have lots of choices, so it shouldn't be challenging to find an organic fertilizer at your favorite garden center. Other organic practices include mulching for weed suppression and moisture conservation and the use of non-toxic solutions for insects and fungus problems.

The cultural practices, not the seeds, yield an environmentally friendly and healthy source of homegrown fruits and vegetables.

Buzz Bertolero is an Advanced California Certified Nursery Professional. The Dirt Gardener's website is www.dirtgardener.com and questions can be sent by email to buzz@dirtgardener.com.



BUZZ BERTOLERO
THE DIRT GARDENER

WEEKEND GARDENER

Flowers

Sow or transplant perennials such as coralbells, coreopsis, delphiniums, foxgloves, hollyhocks, lupines and Iceland poppies. A good selection of perennials is available in six-packs, 4-inch pots and one-gallon cans at local nurseries and garden centers.



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SENIORS

Seniors: Should We Have More Than Last Will to Cover What Happens Upon Death?

Q: My wife and I were wondering whether we would need more than a Last Will for each of us to cover what happens upon death. Is a Will usually enough?

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

A: The simple answer is "No." Usually more planning documents are necessary, or at least strongly advisable.

While a Will is an important estate planning document, there are things that it won't cover or cannot do. Consider the following:

- **Wills Do Not Cover All Property:** Although a Will is one way to direct who gets your property on death, it does not cover everything. The following are examples of property you cannot distribute by Will:

- **Jointly held property.** Property that is co-owned with another person is usually not distributed through your Will. If held in Joint Tenancy, then upon the death of a joint tenant, his or her interest goes to the other joint tenant(s) and not according to the deceased joint tenant's Will.

- **Property in Trust.** If you place property into a trust, the property passes to the beneficiaries named in the trust, not according to your Will. Sometimes there may be a dispute as to whether the property is in your Trust or in your Will, and this may have to be decided by a probate judge.

- **Pay on Death accounts.** With Pay on Death, or "Transfer upon Death" accounts, the ac-



count owner names a beneficiary (or beneficiaries) to whom the account assets pass automatically upon the death of the original owner, and are not governed by your Will.

- **Life insurance.** Life insurance passes to the beneficiary you name in your life insurance policy and is not controlled by your Will.

- **Retirement plan.** Similar to life insurance, assets in a retirement account (e.g., an IRA or 401(k)) pass to the named beneficiaries. Under federal law, a surviving spouse is usually

the automatic beneficiary of a 401(k), although there are some exceptions. With an IRA, you may be able to name your preferred beneficiary, but subject to your spouse's consent if the assets are community property.

A Will is also not well suited to address these other matters:

- **Funeral instructions.** A Will is not the best place to put your funeral instructions. Wills are often not found until days or weeks after death. It is better to leave a separate letter of instruction that is located in an easily accessible location.

- **Management of Assets During Incapacity:** A Will only "speaks" at death, so if you wish someone whom you trust to take charge of assets if you become incapacitated, you will need other estate planning documents, e.g. a Trust and/or Durable Power Of Attorney.

- **Facilitating Eligibility for Care Subsidy:** Many elders need long term care in their later

years, which is usually expensive. To help with that expense, the family may seek a public benefits subsidy under the Medi-Cal program. However, doing so often requires that certain steps be taken with assets in order to qualify. To facilitate qualification, the elder must have delegated certain legal powers over assets to a trusted child or other family. Wills, which only take effect at death, do not address this need.

- **Probate Usually Required.** Property distributed via a Will usually requires a probate, which is the formal process by which the court supervises the distribution of your property as instructed in your Will. Many people prefer to avoid probate, and hence their reliance upon Trusts or other devices.

Food for thought?

Gene L. Osofsky is a local Elder Law and Estate Planning attorney. Visit his website at www.LawyerForSeniors.com.



PHOTO COURTESY OF THE HAYWARD ARTS COUNCIL

"Magical Mountains," an acrylic by Margaret Mary Robbins, is among the many original works of art at the Hayward Arts Council and the Hayward Area Historical Society Online Auction, through March 28.

Become an Arts & History Superhero

*By Winda I. Shimizu
Special to the Times*

From March 15-28, two worthwhile non-profits — the Hayward Arts Council and the Hayward Area Historical Society — are joining forces to raise funds for their continued contributions to local culture.

Join us at bit.ly/BeAHeroAuction and bid on all kinds of fabulous items, including unique artwork, virtual experiences, local restaurant gift cards and all kinds of gifts that are sure to please.

You can also choose to contribute to the Fund-A-Need items and support specific project initiatives for both non-profits. So, if you value the culture of art and history in the Hayward area, plan on getting involved in the next two weeks. Either jump into the auction for art or history or restaurants, or simply donate, to help keep these valuable Hayward non-profits afloat in our community.

For more information, contact Winda Shimizu at Hayward Arts Council at hac@haywardartscouncil.org, or Marcess, at Hayward Area Historical Society at marcess@haywardareahistory.org.

Winda I. Shimizu is the Executive Director of the Hayward Arts Council.

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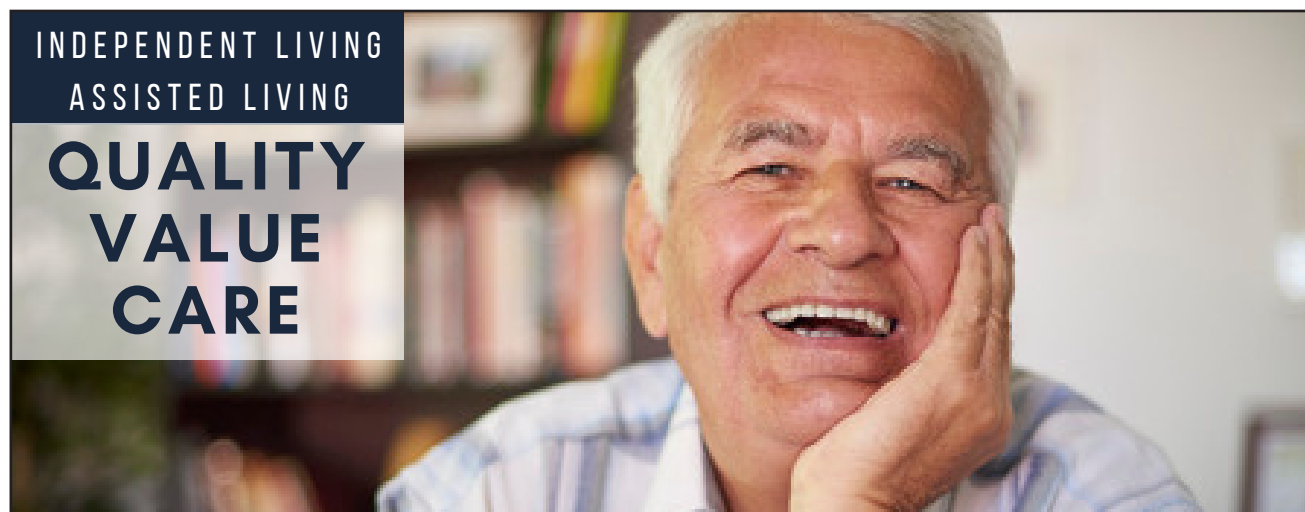
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Chabot College Astronomy Teacher Joins NASA Training Program

One of Chabot College's instructors will be among the very first community college educators to take part in a NASA-backed program that will launch him and 29 other educators into the very sky that they will be studying.

Scott Hildreth, a professor of astronomy and physics at Chabot, was selected for the Airborne Astronomy Ambassadors (AAA) program, funded by NASA and

the SETI (Search for Extraterrestrial Intelligence) Institute in Mountain View.

First Community College Educators in Program

Hildreth is among the first community college educators invited to participate. He said he was thrilled to be part of a program he has long admired.

"I grew up watching the NASA stuff heading to the moon, so I've been a fan for a long, long

time," he said.

AAA is a professional development program for science teachers designed to improve science teaching and increase student learning.

Teachers receive training in astrophysics and planetary science, including a week-long immersion experience at the biggest mobile observatory in the world, housed in a Boeing 747 and equipped with a 100-inch



CHABOT COLLEGE PHOTO

Scott Hildreth

telescope.

Hildreth said he hopes to gain not only the experience that the AAA program has to offer but to be able to bring back the ability to inspire his students.

Chabot College currently houses a 30-foot planetarium which is equipped with a planetarium projector and seats about 50 students.

When students are again able

to attend in-person learning, the planetarium will be used for astronomy lecture and lab classes, and will be shared with other departments for its audio-visual capability.

Learn more about Chabot's astronomy courses at chabot-college.edu/academics/science-math/astronomy. For more about the Airborne Astronomy Ambassadors Program, visit seti.org/aaa.

OPINION

LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and *must be under 300 words*. We reserve the right to edit as necessary. E-mail letters to: letters@ebpublishing.com or fax to: 510-483-4209, or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

Community Budget Task Force Improves City, Democracy

Editor:

Too often we hear about ongoing confusion, frustration, and even anger about city government and its day-to-day business. However, after watching the progress of our Community Advisory Budget Task Force, I believe we have found a model that should be adopted to address these problems. It's time to make participatory budgeting a permanent process in our city as part of a larger effort at civic education and outreach.

The benefits speak for themselves, as noted by the Participatory Budgeting Project located next door in Oakland: increased civic engagement; stronger relationships between residents, government, and community organizations; broader political participation, especially from historically marginalized communities; new community leaders; as well as more equitable and effective spending.

Part and parcel with this is an ongoing, proactive outreach that provides our residents with jargon-free plain language understanding about city government, specifically by leveraging the multifaceted distribution networks we have on social media, the city website, Nixle alerts, and other channels.

We have the capability to provide multimedia materials and data visualizations for number heavy information, as well as remove accessibility barriers that invite a broader and deeper participation in city business.

We can and should be offering more town halls, public forums, and other direct democracy events. If we cultivate a community of informed residents who are invested in improving our city, then we will see a beneficial return by an order of magnitude for all of San Leandro.

Thank you for your time, attention, and consideration to this submission.

—Stephen Michael Tow
San Leandro

Council Gives Grocery Workers Hazard Pay Without Public's Approval

Editor:

The City of San Leandro is being sued because our illustrious City

Council has once again put foot in mouth by voting to pay the grocery workers an extra \$5 per hour as "hazard pay" because of the virus. What gives our Council the right to be one of 12 cities out of 482 in California to vote for this increase?

The California Grocers Association brought forth this lawsuit because it goes against both federal and state labor laws and it will increase their labor cost by 28 percent.

This \$5 increase works out to \$4,600,000 per week for the 23,000 grocery workers in Northern California.

How long would your business survive if you had to increase your labor cost by a fourth? The only solution would be to lay off one out of every four of your employees or increase prices. Are you starting to feel the pain in your pocket book now because of their hoopla?

I'm actually not surprised that our City Council decided to be one of the dozen cities who voted for this, as once again *it's not their money*. And because of this stunt we are now going to be wasting money defending a lawsuit that we will never win.

This action reminds me of the Council's open checkbook policy by voting to give our Mayor a 50 percent increase in salary a year ago, yep not a misprint ... 50 percent!

Since the Council voted for the \$5 increase without asking the voters, I suggest they give up their salary to support their actions. If not, then I can hardly wait to vote out the lunacy as

we can't afford to keep them around anymore.

—Brent Heath
San Leandro

SB 376 Would Protect Environment, Prevent Animal Cruelty

Editor:

Sen. Henry Stern (D-Calabasas) has introduced SB 376, to ban the importation and sale for human consumption such animals as frogs and turtles. The problems are three-fold: environmental protection, risks to public health and horrendous animal cruelty.

California annually imports two million American bullfrogs (all commercially-raised), plus an estimated 300,000 freshwater turtles (all wild-caught) for the state's many live food markets.

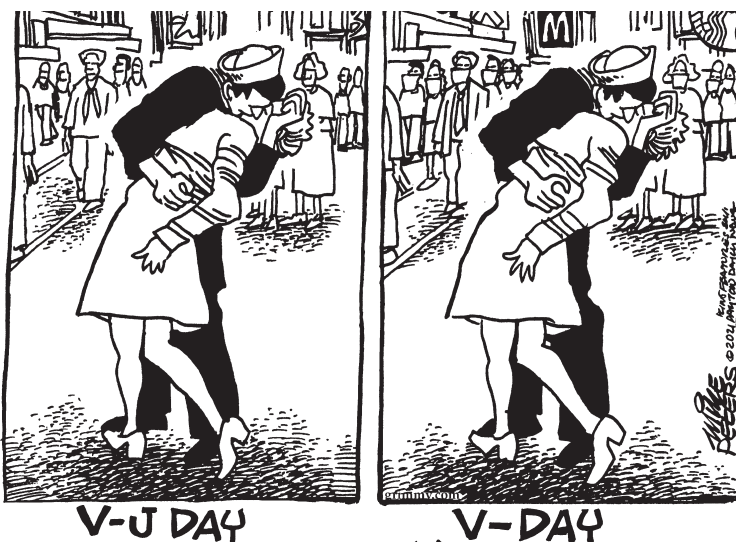
None of these animals are native here, and all are diseased and/or parasitized. Many are released into local waters where they prey upon and displace the native species.

Worse, the majority of the bullfrogs carry a chytrid fungus (*Batrachochytrium dendrobatidis*, or Bd), cause of the extinctions of 200-plus amphibian species worldwide in recent years.

SB 376 will likely be assigned to the Senate Natural Resources & Water Committee for an early April hearing. Committee members: Henry Stern, chair (D-Calabasas), Brian Jones (R-San Diego), Benjamin Allen (D-L.A.), Susan Eggman (D-Stockton), Shannon Grove (R-San Bernardino), Robert Hertzberg (D-Sacramento), Ben Hueso (D-San Diego), John Laird (D-Santa Cruz), and Monique Limon (D-Santa Barbara).

All may be written c/o The State Capitol, Sacramento, CA 95814; email pattern for all: senator.lastname@senate.ca.gov. Let them hear from you!

—Eric Mills, Coordinator
Action for Animals, Oakland



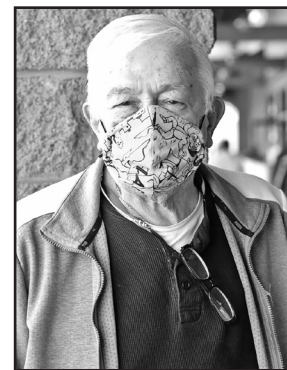
INQUIRING REPORTER

Will you take a vacation this year?

— Asked downtown

The first thing is going to see our grandchildren in Southern California. After that, we might take a tour of some national parks in the Northwest.

Henry Morones
San Leandro



It's going to be local stuff this summer – Santa Cruz, Lake Tahoe – something that's driveable.

Dean Woessner
Oakland,
works in San Leandro



I already took one to Ethiopia. My whole family lives there. It was the first time I've been there in seven years. The nature is beautiful in Ethiopia and it has the largest mountain in Africa.

Sofonias Abshiru
San Leandro



I'm going to Hawaii for a week. There are a lot of regulations now. You have to take a Covid test before you go.

Monte Harhour
San Leandro



I'm going to North Carolina where my brother-in-law lives and to visit a friend in Alabama who lives on a beautiful lakefront property.

Rich Krueger
San Leandro



Helps: Raised with model of service

continued from front page
set up 100 homes.

"I was raised with a model of service to the community by my mother, and it stuck with me," says Zepeda.

"Homelessness is a very personal issue for me. I grew up in Mexico until I was a teenager, and there homelessness was everywhere. We lived in a working-class neighborhood, and every year my mother would lead a big drive to help the homeless."

His mother not only brought food to the homeless, she also gave them free haircuts to help lift their spirits. And every Christmas Eve she brought food to people in the local jails.

"She grew up poor, so she knew very well what they were going through," he says. "Now every year I pick a cause, to hopefully make a good impact. This year it's helping the homeless. I don't have a lot of money, but I do know a lot of people who could help."

Zepeda just happened to meet someone working with BACS, which has helped thousands of people get housing support since it was founded in 1953. With the "Homes in a Basket" project, those moving from homelessness to housing will see the basket of cleaning, cooking, hygiene and linen supplies as soon as they enter their front door.

To donate, visit www.tinyurl.com/2021donate, and enter "Welcome Home 2021" in the Comments section. This will help track Zepeda's drive.

"The pandemic has hit anyone



PHOTO COURTESY OF JAIME ZEPEDA

Jaime Zepeda and his son Gabriel of Castro Valley collect donations for previously-homeless people who are re-entering housing.

already displaced from their home the hardest, which is why I am trying to help," he says.

Zepeda, his wife and son Gabriel moved to Castro Valley about five years ago. She works at Moreau Catholic High School and he works for LinkedIn in San Francisco. Jaime Zepeda may be reached for more information at

jrzc83@gmail.com or 415-730-2967.

Vaccine: 40,000 doses per day

continued from front page

up, so we expect that we're going to have a few weeks where the vaccine will be a little bit tight," Aragon said. "But it will open up, and people will be able to have more access to vaccines."

With a limited supply until then, state health officials said Monday that they will direct 40 percent of vaccine doses to the hardest-hit areas of the state based on a Health Places Index (HPI). Currently, the unincorporated neighborhoods of Ashland and Cherryland qualify for the additional COVID-19 vaccine distribution.

Alameda County Public Health Officer Dr. Nicholas Moss said local supply has been okay and stable with some 40,000 doses being delivered per day from the federal government thanks to the mass-injection site at the Oakland Coliseum.

"I want just to assure you that our decisions are driven by science, and by our public health experts who make these decisions and by how much vaccine supply we had, which was not predictable at times," Dr. Moss said during an online public forum last Friday. "Our goal is to save the most lives and protect the public health, and that is how those de-

cisions are being made so I know it's been frustrating, and I hear you. But I want you to know that it is always coming from a place of science and of saving the most lives which is obviously critical."

In addition to people with underlying health issues, the

"The best vaccine is the one you can get the soonest."

state's new COVID-19 vaccination eligibility list includes public transit workers, including airport and commercial airline workers. People who live or work in other high-risk settings, such as a jail or detention facility, homeless shelter, or behavioral health facility, are also eligible for a vaccine.

The new vaccination guidelines add to the previous vaccine-eligible groups such as first responders, healthcare workers, educators, childcare workers, food workers, and those aged 65-years and older.

Meanwhile, the health officers from other Bay Area counties

endorsed any of the currently available COVID-19 vaccines. They say clinical trials for all three vaccines (Pfizer, Moderna, Johnson & Johnson) demonstrated that they were 100 percent effective in preventing deaths from COVID-19.

"With COVID-19 continuing to circulate as we work toward community immunity, our collective medical advice is this: the best vaccine is the one you can get the soonest. The different vaccines have different storage requirements and with supplies of vaccine currently limited, the same brand may not be available at each vaccine site consistently," the group said in a statement Monday.

There is also growing evidence that all three vaccines help prevent asymptomatic illness, according to the coalition of Bay Area Health Officers. This means that people who have been vaccinated are not likely to spread COVID-19 to others who are not vaccinated.

LOCAL DEATHS

Lawrence "Larry" M. Perez

Lawrence "Larry" M. Perez, age 69 of San Leandro, CA, passed away on Sunday, March 7, 2021.

Larry is survived by his wife, Diane Perez; one brother; five adult children; 10 grandchildren and six great-grandchildren.



Crutchfield Headlines Online Comedy Show

Plethos Productions 3rd annual "That's What She Said" stand-up comedy show returns via Zoom at 7 p.m. on Saturday, March 20, with a whole new lineup of five fabulously female comics.

The show will feature headliner Abbi Crutchfield, host of Hulu's Early Tonight, as seen on

TruTV and Comedy Central, and Bay Area comics, Lin Sun, Annette Mullaney, Natasha Collier and Emily Van Dyke.

Tickets are on sale now for \$10 per streaming device at Plethos.org.

Stick around after the show for a digital happy hour to hang out and chat.

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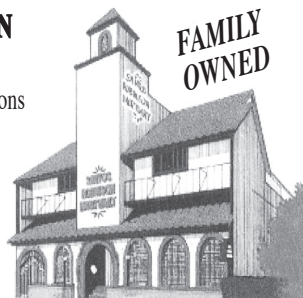
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ARIES (March 21 - April 19): The week promises a calmer aspect. Although there might be some lingering effects of a recent job problem, things should continue to ease up. Also expect a change in a home-based situation.



TAURUS (April 20 - May 20): If you feel uneasy about a colleague's suggestion, it might be that your wise inner Taurean guide is alerting you to a potential problem. Stepping away could turn out to be the right thing to do.



GEMINI (May 21 - June 20): A family get-together opens up new opportunities for renewing ties. It can be especially effective in dealing with disagreements that should have been, but never were, fully resolved.



CANCER (June 21 - July 22): You might be surprised at the response you get to a recent decision. You might be even more surprised by the reasons behind it. In any event, you'll learn something important.



LEO (July 23 - August 22): Your aspects favor resolving any tensions left over from a recent incident. You might want to consider having a "clear the air" talk as soon as you can. A call can lead to a change of plans.



VIRGO (August 23 - Sept. 22): Avoid repeating yourself. If your first few efforts fail to connect, maybe it's because you haven't found the right way to get your message across. Try changing your approach.



LIBRA (Sept. 23 - October 22): Good intentions plus a strong resolve to succeed can take you where you want to go. Don't give up just because someone suggests you might be pursuing an impossible cause.



SCORPIO (October 23 - November 21): An unexpected setback can be a blessing in disguise. Use it to recheck your facts and how you've presented them. Meanwhile, look for ways to expand your contacts.



SAGITTARIUS (Nov. 22 - Dec. 21): You should finally be seeing a positive change in a recent personal situation. However, an on-the-job matter might need more attention than you realized. Stay with it.



CAPRICORN (Dec. 22 - Jan. 19): While you should be close to completing an important matter, you still need to focus on being focused. But things ease up in time for weekend fun.



AQUARIUS (Jan. 20 - Feb. 18): A certain matter might take an unexpected turn. Don't simply accept it; ask for an explanation. What you learn might be helpful in shifting the situation around to your benefit.



PISCES (Feb. 19 - March 20): Projecting a positive attitude helps restore calm even when you're confronting some pretty stormy situations. Stay the course. The outcome will be well worth your efforts.

RECENT HOME SALES

San Leandro

1563 150th Avenue	94578: \$380,000 2 BD - 1,241 SF - 1947
15065 Hesperian Blvd	94578: \$405,000 2 BD - 822 SF - 1985
14053 Reed Avenue	94578: \$495,000 2 BD - 1,084 SF - 1973
16811 Carriage Lane	94578: \$560,000 2 BD - 750 SF - 1953
2391 Yukon Street	94577: \$640,000 3 BD - 1,008 SF - 1950
1552 Rake Court	94578: \$650,000 3 BD - 1,464 SF - 1947
16193 Marcella Street	94578: \$650,000 3 BD - 1,249 SF - 1947
1413 Navy Street	94577: \$660,000 5 BD - 1,315 SF - 1949
15168 Endicott Street	94579: \$710,000 2 BD - 924 SF - 1948
1200 147th Avenue	94578: \$710,000 2 BD - 1,193 SF - 1942
2008 Bancroft Avenue	94577: \$720,000 2 BD - 1,090 SF - 1937
13804 Sausalito Road	94577: \$760,000 3 BD - 1,126 SF - 1962
1387 Drake Avenue	94579: \$760,000 3 BD - 1,321 SF - 1951
2049 Altamont Road	94578: \$772,000 2 BD - 736 SF - 1952
14322 Juniper Street	94579: \$778,000 3 BD - 1,096 SF - 1952
1270 Hubbard Avenue	94579: \$790,000 3 BD - 1,257 SF - 1952
887 Arguello Drive	94578: \$790,000 3 BD - 1,115 SF - 1955
3480 Carrillo Drive	94578: \$795,000 3 BD - 1,620 SF - 1955
3462 Figueroa Drive	94578: \$800,000 3 BD - 1,855 SF - 1955
15392 Ruggles Street	94579: \$812,000 3 BD - 1,909 SF - 1955
15352 Snowy Plover Ct	94579: \$818,000 4 BD - 1,544 SF - 1999
1224 Coe Avenue	94579: \$830,000 3 BD - 1,577 SF - 1951
256 Farrelly Drive	94577: \$830,000 2 BD - 1,434 SF - 1940
1812 Bali Court	94578: \$838,000 5 BD - 2,308 SF - 2009
13303 Aurora Drive	94577: \$860,000 3 BD - 1,966 SF - 1947
547 Dahlia Court	94578: \$950,000 4 BD - 2,405 SF - 1978
391 Haas Avenue	94577: \$1,021,000 3 BD - 1,435 SF - 1927
2377 Hillside Drive	94577: \$1,125,000 3 BD - 2,718 SF - 1957
1725 Estudillo Avenue	94577: \$1,290,000 3 BD - 3,584 SF - 1992
TOTAL SALES:	29
LOWEST AMOUNT:	\$380,000
HIGHEST AMOUNT:	\$1,290,000
MEDIAN AMOUNT:	\$778,000
AVERAGE AMOUNT:	\$765,482

Bridge: Span carries its weight

continued from front page

in 1876 to replace the original bridge built in 1854, according to "San Leandro...a History," by Reginald R. Stuart.

In 1901, the Alameda County Board of Supervisors decided a new bridge was needed to cross the creek on the County Road (now East 14th Street), the main route from Oakland to Hayward and San Jose.

The county hired contractor E.B. Stone to build the bridge for \$25,840, according to Stuart's book. The bridge was completed in November of the same year.

At the time, automobiles were beginning to compete with horses and carriages, and an electric railway ran across the bridge to Oakland.

A new problem cropped up that year when roots from trees planted along the roads found their way into the pipes. The town trustees passed an ordinance that made it a crime to plant any eucalyptus on property along a street with sewers, according to "A Garden Grows in Eden" by Harry E. Shaffer. Only locust, mountain ash and palm trees were allowed to be planted.



PHOTO BY JIM KNOWLES

The concrete arch bridge spans San Leandro Creek.

Another concrete bridge was built over San Leandro Creek on MacArthur Boulevard in 1909. Streetcars crossed both bridges, carrying passengers to Oakland.

The electric railway enabled the street lights to be changed from coal oil and gasoline to electric lights in 1903, power provided by the Suburban Electric Light Company, according to "A Garden Grows in Eden."

The streetcar tracks were eventually torn out in the name of progress, doing away with public

transit running on electricity to make way for gasoline powered automobiles. The Key System electric railway was acquired by National City Lines which later turned out to be owned by General Motors, Firestone and Phillips Petroleum.

The councils of Oakland, Berkeley and San Leandro opposed the move to "motorization" that was supported by the Public Utilities Commission. The fight lasted until 1948 when the tracks were torn out.



PHOTO BY JIM KNOWLES

The Wells Fargo Building in downtown San Leandro was sold last month, but the ground floor will continue to be a Wells Fargo branch.

Wells Fargo Building Sold

The Wells Fargo building in downtown San Leandro sold in February for \$9.5 million to a medical supply company for administrative offices.

The 4-story building at 1290 East 14th St. was owned by Citrine Advisors, a real estate investment group that renovated the building.

The sale was confirmed by Neil Cowperthwaite

of Lee & Associates who represented the seller.

The building was bought by Far East Medical, which will have administrative offices in the upper three floors, while Wells Fargo will continue to operate its branch on the ground floor, Cowperthwaite said.

— By Jim Knowles

Arrest: Shooting between rival gangs

continued from front page

The other victim, a San Leandro woman, was taken to the hospital with what police called a non-life threatening injury.

Police found there had been a confrontation that led to the shooting with multiple guns. Since then, police found that Oxner and the victim were associated with rival gangs in Oakland, according to San Leandro police.

About an hour after the shoot-

ing, police found Oxner about a block away from the crime scene. Detectives found that his vehicle was in the area of the crime scene and his car keys were found where the shooting occurred. Oxner admitted to being at the crime scene but only as a bystander, according to police.

An additional person was arrested on a parole violation in Sacramento and police said they are still investigating to find other

persons involved in the shooting.

"SLPD detectives worked tirelessly to deliver justice to the Mathews family. This case underscores the tragedies associated with gun violence," said Acting Chief Luis Torres.

Bringing Back the Native Gardens

Registration is now open for the free, virtual 17th Annual "Bringing Back the Natives Garden Tours" which will take place on the Sundays of April 25 and May 2, 16, and 23, from 10 a.m. to 3 p.m.

These tours will feature 25 beautiful native plant gardens, Q&A sessions with experts, garden design and plant selection information. Check out the schedule of events at www.bringingbackthenatives.net/ and register for one of the tours now.

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