



Spring Forward
DAYLIGHT SAVINGS TIME BEGINS
AT 2 A.M. ON SUNDAY, MARCH 10

WEEKEND WEATHER

SUNNY

Mostly sunny thru Sunday

HIGHS: 63-69

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

LOWS: 43-46

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

VOL. 34 • NO. 10 THURSDAY, MARCH 7, 2024 SAN LEANDRO • CALIFORNIA



PHOTO COURTESY OF CUBERG

Secretary of Energy Jennifer Grenholm (holding scissors) cuts the ribbon to mark Cuberg’s expansion with help from, from left, parent company Northvolt CEO Peter Carlsson, Congressperson Barbara Lee, and David Hochschild, chair of the California Energy Commission. Looking on are, from left, Cuberg Chief Financial Officer Arielle Ring, Cuberg CEO Shauna McIntyre and Northvolt North America CEO Paolo Cerruti. Photo courtesy Cuberg.

Secretary of Energy Visits San Leandro

By Mike McGuire
San Leandro Times

A ribbon-cutting touting San Leandro as a player in the future of clean energy on February 26 drew both Secretary of Energy Jennifer Grenholm and Congresswoman Barbara Lee.

A company called Cuberg makes lithium-metal batteries, the next step in creating batteries light and strong enough to power electric commercial airliners. They also promise to greatly cut the weight of electric cars and thus increase their range.

Cuberg, at 2020 Williams St., is roughly doubling its plant size, according to company officials. The company has grown rapidly, from about 20 employees just before the pandemic to 225 today. They pride themselves

see ENERGY, page 11

Cal-Coast Defaults on City Loan

Developer misses payments on loan for shoreline project

By Michael Singer
San Leandro Times

Last week, San Leandro filed a Notice of Default on a \$24.8 million loan it gave to Cal Coast Companies, the leading developer behind the Monarch Bay Shoreline Project.

But the city is still moving forward with plans to transform the 15.8-acre site into a housing, hospitality, and recreation destination.

On December 19, 2022, the San Leandro City Council approved a Promissory Note and Deed of Trust with Cal Coast for a short-term loan to sell city-owned land along

Monarch Bay Drive to assist the developer in securing long-term financing.

Under advisement from real estate advisors, San Leandro agreed to lend the money to Cal Coast because market conditions in the summer of 2022 were tight, and the developer had difficulty securing loans from banks or private investors, according to City of San Leandro spokesman Paul Sanftner.

Cal Coast paid San Leandro a nonrefundable

see DEFAULTS, page 11

Boy Shot in Leg, Man Arrested

A 4-year-old boy was shot in the leg at a home on West Juana Avenue last Wednesday afternoon.

Police provided first-aid and the boy was taken by ambulance to the hospital. Fortunately, the injury was not life-threatening.

The following day, police arrested Adam Johnson, 33,

or Oakland for the shooting. Police said they used surveillance footage and Flock cameras in their investigation.

Police said their investigation established that Johnson stood in the shared driveway of a multi-unit residential property, and fired around five shots in quick succession

see SHOT, page 12

Measure J Holds Lead in Vote Count; Miley Headed to 7th Term as Supervisor

By Michael Singer
San Leandro Times

The ballots are still being counted, and some contests are too close to call, but voters in Alameda County were firm on a few issues and the politicians they want to represent the area.

Current vote tallies show San Leandro voters supported Measure J, the \$174 million

bond to fund school buildings and teacher housing. With 55 percent of votes needed to pass, Wednesday morning stats show Measure J is passing with 58.62 percent of the vote – 1,238 votes approving, to 874 opposed (41.38 percent).

Alameda County voters were also confident they wanted

ed the county to shorten job posting requirements to 14 calendar days. Measure A needed a simple majority to pass. It currently stands at 56.6 percent voting yes (38,683 votes) and 43.4 percent voting no.

Those voters hoping to amend the current methods to recall county officials also got

a boost. Yes votes for Measure B are currently 42,346 votes (62.3 percent) compared to the 25,583 No votes (37.7 percent).

Statewide, the votes were still too close to call on Proposition 1, which would earmark \$6.38 billion in bonds to build mental health treatment facilities. See VOTE, page 11

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THE LARGEST FREE-DELIVERED NEWSPAPER IN THE EAST BAY

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MEETING SCHEDULES

CITY COUNCIL

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

SAN LEANDRO SCHOOL BOARD

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

San Leandro Times

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

EDITORIAL

Howard Morrison

Editor and Publisher

howardm@ebpublishing.com

Jim Knowles

Managing Editor

jimk@ebpublishing.com

Contributing Writers

Buzz Bertolero

Mike McGuire

Michael Singer

Carl Medford

Linda Sandsmark

PRODUCTION

Howard Morrison

Manager

Moxie Morrison

Assistant

Claudette Morrison

Business Manager

ADVERTISING

Display Advertising

Claudette Morrison

Classified Advertising

Patrick Vadnais

HOW TO REACH US

San Leandro Times

2060 Washington Ave.

San Leandro, California 94577

Office hours: Weekdays, 9 a.m. to 5 p.m.

Main Office: (510) 614-1555

Newsroom: (510) 614-1557

Sports: (510) 614-1561

Advertising: (510) 614-1555

Classified: (510) 614-1558

Fax: (510) 483-4209

Email: jimk@ebpublishing.com

www.ebpublishing.com

California Newspaper Publishers Association member

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Mystery Writers Appear at Alta Mira Club

The Alta Mira Club hosted three award-winning writers at their annual Alta Mira Scholarship fundraiser on February 19.

Authors James L'Etoile, Ann Parker, and Simon Wood, shared their inspiration and approach for writing mystery novels.

L'Etoile, a former associate warden at a maximum security prison, noted that his experience with the criminal justice system offered ample opportunity to spark his imagination.

Parker, a San Leandro High graduate, spoke about her passion for the history of the late 1800s, as reflected in her Silver Rush historical series.

Wood, a California transplant from England, showcased his latest thriller "Saving Grace."

Over 100 people enjoyed the talk, including Mayor Juan Gonzalez and former Mayor Shelia Young, along with groups from the Inner Wheel Club, the San Leandro Scholarship Foundation, Friends of San Leandro Library, Love All Pawz, White Elephant, Bunco, and local school districts.

Club President Charlotte Smith and all the many Alta Mira members provided the extravaganza salad buffet luncheon.

The student volunteers

PHOTOS COURTESY OF THE ALTA MIRA CLUB

High school students served the guests and made the Mystery Writers Luncheon a success. Lower left, the writers spoke and answered questions.

from the San Leandro High School UNICEF Club, brought joy to both event organizers and everyone who attended. The funds raised though the event support financial scholarships given each year to students in the community.

The guests filled the room at the Alta Mira Club.

City of San Leandro's Home Earthquake Strengthening Course

The City of San Leandro is again offering its nationally recognized and award-winning Home Earthquake Strengthening Course to homeowners. This is a "do-it-yourself" course geared towards owners of older, raised-floor homes. Homeowners will be shown how to identify and strengthen structural weaknesses in their homes. Upon completion of this four-day course, each homeowner will have a customized blueprint for their seismic project.

If you own a hillside home, please contact the Division of Building & Safety at (510) 577-3405.

When: March 7, 12, 14, and 19
This is a four-day course.

Where: The Senior Community Center @
13909 E. 14th Street, San Leandro

Time: 6:00 to 8:00 p.m.

Cost for City of San Leandro Residents:
\$30.00 for single / \$35.00 for couples

Cost for Non-Residents / Unincorporated San Leandro: \$50.00 for single / \$60.00 for couples

Class size is limited.
REGISTRATION BY MAIL, PHONE, OR EMAIL: Permitsbyemail@sanleandro.org

ON A FIRST-COME, FIRST-SERVE BASIS
For more information, please call Division of Building & Safety Services at (510) 577-3405.

TO REGISTER: Please mail your payment and information or call:

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San Leandro, CA 94577
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San Leandro

Community Calendar

SL High United Parents Crab Feed

The San Leandro High School United Parents will host a crab feed on Friday, March 9, from 6 to 9 p.m. at the San Leandro Boys & Girls Club, 2200 San Leandro Blvd. Tickets are \$70. Order by March 1. (www.32auctions.com/SLHSUPCrabFeed2024) Pre-sold tickets only. No-host bar and dessert bar, raffle, auction items. All proceeds fund programs directly supporting students. For more information or if you need to pay by check, email slhsunitedparents@spirates@gmail.com.

Books Inc. Warehouse Sale

Books Inc., 2483 Washington Ave. in San Leandro, will hold a Warehouse Sale on Saturday and Sunday, March 9 and 10, from 10 a.m. to 5 p.m. New books will be on sale for \$5 to \$10, and gifts and games at up to 70 percent off.

Hearing Loss Association to Learn about Caption Glasses

The Hearing Loss Association of the East Bay will hold a hybrid meeting (in-person and Zoom) on Saturday, March 9, at 9:30 a.m. in the Oakland Kaiser Permanente Hospital, Fabiola Bldg., 3801 Howe St., Lower Level, Room G26. The presentation will be about the new hearing assistive technology. Riley Ellingsen, Co-founder and CEO of heARsight, will introduce us to new Augmented Reality glasses that will provide captions literally before your very eyes. RSVP at: <https://www.hearinglosseeb.org/> and click on "Monthly Meeting." For more information, email info@HearingLossEB.org or call 510-684-1432.

Financial Wellness Workshop

Join the library as Patelco Credit Union guides us through Financial Wellness in this free, 3-part workshop from 6:30 to 7:30 on three nights at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Session 1: Basic Banking (March 14). Session 2: Credit Cards & Credit Scores (April 9). Session 3: Setting goals for Budgeting (May 14). No registration required. Open to Adults 18+.

Arroyo Athletic Boosters Crab Feed

Arroyo Athletic Boosters will hold their Crab Feed Fund-raiser on Saturday, March 16, from 4:30 to 11 p.m. Tickets are \$75 for adults, \$50 for kids 6 to 12. All you can eat cold crab, salad, pasta, bread. Raffle Prizes, DJ, No-Host Bar. Tickets: <https://ahs.slsusd.org/apps/pages/arroyocrabfeed>

Alta Mira Club St. Patrick's Day Tea Dance

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a St. Patrick's Day Tea Dance featuring the Paul Price Society Orchestra on Sunday, March 17, from 3 to 5 p.m. Listen or dance to vintage music from 1890 to 1935. Hors d'oeuvres will be served. Tickets are \$15. Green attire optional. For reservations, contact Grace Gallagher at gracegg@aol.com or 510-568-9322.

St. John's Church Bake Sale and Treasure Sale

St. John's Church, 264 East Lewelling Blvd. in San Lorenzo, will hold a bake sale and treasure sale on Saturday, March 23, from 3 to 7 p.m.; and Sunday, March 24, from 9 a.m. to 3 p.m. There will be an assortment of scrumptious baked goods as well as a raffle with prizes, trinkets and treasure sale. Continental Bbreakfast will be available on Sunday, March 24. For more information, call St. John's Church Office at 510-351-5050.

Eden Garden Club Plant Sale

The Eden Garden Club will hold a plant sale on Saturday, March 30, from 10 a.m. to 3 p.m. at Paradise Gardens, 20095 Mission Blvd. in Hayward. The sale features vegetables, perennials, succulents, shrubs, natives, garden art, pottery, garden supplies and tools. Donations of plants and garden related items in good condition are accepted from 5:30 to 9:30 a.m. The proceeds are given for School Garden Grants awarded to high schools in Castro Valley and Hayward. Email edengardenclub@yahoo.com for more information.

Library to Showcase Women Leaders in San Leandro History

The City of San Leandro is proud to announce a special event in honor of Women's History Month: the unveiling of the exhibit titled "Women Leaders in San Leandro History." This unique exhibit showcases the contributions of female innovators, civic leaders, entrepreneurs, athletes, and more who have left an indelible mark on the city from its distant past to the present day.

The exhibit Opening Reception will be on Saturday, March 9, from 2 to 4 p.m. at the Main Library's Gallery behind the Lecture Hall. Celebrate the achievements of these remarkable women while enjoying treats and tea provided by San Leandro's women-owned and operated businesses.

Following the reception, the exhibit will be open to the public through the entire month of March. Admission is free.

San Leandro Art Association Presents Free Demonstration

The San Leandro Art Association is hosting a free art presentation on Tuesday, March 12, at the Main Library, 300 Estudillo Ave. Meeting at 6 p.m., demonstration at 6:30 p.m.

Local artist Linda Nygard, a certified Zentangle Method teacher, will do a presentation about this easy-to-learn, relaxing, and fun way to create beautiful images by drawing structured patterns.

This will be a work-along presentation and SLAA will be giving away up to 15 Zentangle Method supply kits valued

at \$20 each for participants to work along and then take home.

This demonstration will be enjoyable even without working along with Linda. The first 15 to register will receive their kit at the meeting. SLAA members will also be displaying artwork for the Artist of the Month Contest.

All ages are welcome to participate in this free event. Email sanleandroart.contact@gmail.com for more information or to register for the free kits.

Library Events

San Leandro Library's Annual Community Read

The San Leandro Public Library welcomes the community to its annual community read. This year we will be reading *West with Giraffes*, a historical fiction novel, inspired by a true story, that follows a young man and his adventure driving two giraffes cross-country in 1938 United States.

The library will give out free copies of the book, while supplies last, and host programs and book talks inspired by the book. Free books with book discussion sign up start March 7 at the kickoff event with the East Bay Vivarium. Attend any of our community read events and get a ticket for a drawing for a family pass to the Oakland Zoo. Check the library website for more details at sanleandro.org/communityread.

Community Read Kickoff Event – The East Bay Vivarium visits the Library

Calling on San Leandro readers to join the annual Community Read. This year's kickoff event – The East Bay Vivarium visits the Library will be on Thursday, March 7, at 6:30 p.m. at the Main Library, 300 Estudillo Ave. Meet and learn about reptiles from the East Bay Vivarium. For adults 18+. Free copies of our Community Read selection *West With Giraffes* will be distributed at this event (while supplies last).

Tech Talks, Increase Your Tech Skills

Tech Talks is a new series designed to increase your tech skills and internet savvy. The first topic will be "Scams and Internet Safety" on Thursday, March 7, from 4 to 5 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Space is limited, reserve your spot by calling 510-577-3971.

Bookmark Design Contest

All are invited to submit art until March 11, at any San Leandro Public Library (Main, Manor Branch, Mulford-Marina Branch) to be entered for a chance to win. Design a bookmark in honor of Art is Education Month. Patrons can visit the Library to pick up their submission form to participate or download the form from the library's website. Library staff will choose 4 winners, one from each age group (Toddlers, Kids, Teens and Adults). Winning designers will receive a prize and their design will be mass printed and made available to San Leandro Public Library & Museum patrons starting April. 8th for National Library Week.

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Stuck on Peanut Butter

Peanut butter is a staple in most American homes and for good reason. Besides being tasty, it is an excellent source of protein and healthy fat that comes in natural creamy or chunky forms. It finds its greatest use in sandwiches where it is usually paired with jam or jelly. But it can be combined with many snacks including apples, celery, carrots, bananas, and many more. And, of course, there are peanut butter cookies, sauces, cakes, pies, ice cream and hundreds of other desserts.

PEANUT BUTTER COOKIES

- 3 cups all-purpose flour
- 2 teaspoons baking soda
- 3/4 teaspoon salt
- 2 sticks butter, at room temperature
- 3/4 cup sugar
- 1-1/4 cups packed dark brown sugar
- 2 large eggs
- 1-1/2 teaspoons vanilla extract
- 1 cup creamy or crunchy peanut butter

Position racks in upper and lower thirds of oven and pre-

heat to 350°F. Butter 2 large baking sheets. Whisk together flour, baking soda and salt in a medium bowl. With an electric mixer on medium-high speed, beat butter with both sugars for about 3 minutes, until light and fluffy. Reduce speed to medium and add eggs and vanilla; beat until smooth and well combined. Beat in peanut butter. Scrape down sides of bowl. Reduce speed to low and beat in flour mixture in 2 batches, until just combined. Form dough into 1-inch balls and place on baking sheets. Flatten each ball by pressing with tines of a fork in a criss-cross pattern. Bake, switching pans halfway through, 14 to 16 minutes, or until golden brown on bottom and barely colored on top. Cool on pans on wire racks for 5 minutes. With a

spatula, carefully transfer cookies to a wire rack and allow to cool completely. Repeat with remaining cookie dough. Yields about 80 cookies.

CREAM OF PEANUT SOUP

- 1 medium onion, chopped
- 2 stalks celery, chopped
- 1/4 cup butter
- 3 tablespoons flour
- 2 quarts chicken stock
- 2 cups smooth peanut butter
- 1-3/4 cups light cream
- Peanuts, chopped, for garnish

Saute onion and celery in butter until soft. Do not brown. Stir in the flour until well blended. Add chicken broth/stock, stirring constantly and bring to a boil.

Remove from heat. Let cool for 10 minutes. Puree in a food processor or blender. Add peanut butter and cream, stirring to blend thoroughly. Return to low heat and heat just until hot. Do not boil.

Serve garnished with chopped peanuts. Yields 10 servings

PEANUT BUTTER PANCAKES

- 1 cup pancake mix
- 2 tablespoons sugar
- 1 egg
- 1/3 cup peanut butter
- 1 (5 oz.) can evaporated milk
- 1/3 cup water
- Honey Butter Syrup: 1/4 cup butter, softened 2 tablespoons honey

In a large bowl, combine pancake mix and sugar. In a small bowl, beat egg and pea-

nut butter; add milk and water. Stir into dry ingredients just until moistened.

Pour batter by 1/4 cupfuls onto a lightly greased medium-hot griddle. Turn when bubbles form on top of pancakes; cook until second side is golden brown. Drain on paper towels. Serve with warm honey-butter. Yields 10 pancakes.

HEALTHY PEANUT BUTTER MUFFINS

- 2 ripe bananas
- 1/3 cup honey
- 1/3 cup natural peanut butter
- 2/3 cup plain Greek yogurt
- 1 teaspoon vanilla extract
- 1 teaspoon baking soda
- 1 teaspoon baking powder
- 1/4 teaspoon salt
- 1/2 teaspoon cinnamon
- 1 tablespoon ground flax seed
- 1/4 cup sugar
- 1 cup all-purpose flour
- 3/4 cup whole wheat flour
- Cinnamon sugar

Preheat the oven to 375°F. Lightly spray muffin tins with canola oil.

Mix the wet ingredients together, mashed banana, honey, peanut butter, yogurt, and vanilla.

In a separate bowl, combine the dry ingredients (flours, salt, baking powder, baking soda, flax seed, sugar and cinnamon). Add the wet and dry together and stir until just combined.

Using a large ice cream scoop or spoon, add the batter into the muffin tin until the cups are 3/4 full, sprinkle with a bit of cinnamon sugar on each muffin, and bake on the middle rack of the oven for 15 to 20 minutes. Yields: 12-16.

CHICKEN WITH PEANUT SAUCE

- 1/2 cup water
- 2 tablespoons creamy peanut butter
- 4 teaspoons soy sauce
- 4 teaspoons white wine vinegar
- Dash crushed red pepper flakes
- 3/4 pound boneless skinless chicken breasts, cut into 1-inch strips
- 4 garlic cloves, minced
- 2 teaspoons minced fresh gingerroot
- 2 teaspoons canola oil
- 1 cup hot cooked rice

In a small bowl, combine the first five ingredients; set aside. In a large skillet, saute the chicken, garlic and ginger in oil for 5 minutes. Add peanut butter mixture. Bring to a boil. Reduce heat; simmer, uncovered, for 5 minutes or until chicken juices run clear, stirring frequently.

Serve with rice; sprinkle with thinly-sliced green onions if desired. Yield: 2 servings.

PEANUT BUTTER FUDGE

- 2 cups sugar
- 1/2 cup milk
- 1 teaspoon vanilla
- 3/4 cup natural peanut butter

Put sugar and milk in pan and bring to a boil. Boil for 2-1/2 minutes. Remove from heat and add peanut butter and vanilla. Stir just until well mixed. Pour into buttered pan, cool and cut into squares. The smaller the pan, the thicker the fudge will be.

PEANUT BUTTER HOT COCOA

- 2 cups whole milk
- 1 cup heavy cream
- 5 ounces milk chocolate, chopped (about 1 cup)
- 1/4 cup creamy peanut butter

Warm milk and cream in a medium saucepan over a medium-low heat. Add chocolate, and whisk until melted and combined. Continue to warm mixture until thick, about 5 minutes. Whisk in peanut butter until smooth. Yields 3-1/2 cups.

LEGAL NOTICE

Kristina E. Rubio, Esq. (Bar# 275634)
Law Office of Kristina E. Rubio
1177 Branham Lane, #408
San Jose, California 95118
Telephone: 408.439.7131
E-mail: kristina@kristinarubiolaw.com

Attorney for Successor Trustee,
BETTY WONG

Case No. RP23143941

NOTICE TO CREDITORS
(PROBATE CODE
SECTION 19003 et seq)

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF ALAMEDA
PROBATE DIVISION - BERKELEY COURTHOUSE

In re the POLLY F. WONG and SHU K. WONG
REVOCABLE TRUST (the "Trust") created
September 21, 2001 as amended by Polly F. Wong
and Shu K. Wong as Settlers/Trustees,
Decedents.

NOTICE IS HEREBY GIVEN to the creditors and contingent creditors of the above-named Decedents, that all persons having claims against the Decedents are required to file them with the Superior Court located at 2120 Martin Luther King, Jr. Way, Berkeley, California 94704 and mail or deliver a copy to Betty Wong as Successor Trustee of the Trust dated September 21, 2001 as amended wherein the Decedents were the Settlers in care of Law Office of Kristina E. Rubio, 1177 Branham Lane, #408, San Jose, California 95118 within the later of four (4) months after the date of the first publication of the notice to creditors or, if notice is mailed or personally delivered to you, sixty (60) days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

LAW OFFICE OF KRISTINA E. RUBIO

Dated: May 17, 2023

Kristina E. Rubio

By: Kristina E. Rubio, Esq.
Title: Attorney for Successor Trustee, Betty Wong

HOROSCOPE by Salomé

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ARIES (March 21 to April 19): Congratulations, Lamb. The end of the month brings good news in the workplace, thanks to all the efforts you've made to get your projects off the ground and running.



TAURUS (April 20 - May 20): Don't let yourself be cowed into thinking that you're not up to the challenge you've taken on. Keep reinforcing your self-confidence. No one and nothing can stop you.



GEMINI (May 21 to June 20): Positive responses to a recent workplace move should give you the added assurance that you're on the right track. Celebrate the good news with family and/or friends.



CANCER (June 21 - July 22): There's still a little emotional fuzziness you have to work through before you can feel really certain about your recent decisions. But you're on the right track. Stay with it!



LEO (July 23 - August 22): You're tempted by an offer that seems close to what you've been looking for. But before you pounce on it, see if you can coax out some added perks to sweeten the deal.



VIRGO (August 23 - Sept. 22): Your efforts to settle a volatile situation should prove to be successful. Now could be a good time to analyze what might have created the problem in the first place.



LIBRA (Sept. 23 - October 22): A once-close associate reemerges with news that could cause you to reconsider a recent decision. But don't make a move before consulting a trusted adviser.



SCORPIO (October 23 - November 21): You might feel pressured to reveal a colleague's secret. But you can rely on your strong Scorpion sense of rectitude to help you continue to do the right thing.



SAGITTARIUS (Nov. 22 - Dec. 21): A pesky situation is still creating problems. But you are moving ahead with it, and it should soon be successfully resolved in your favor.



CAPRICORN (Dec. 22 - Jan. 19): A spate of indecision leaves you susceptible to doubt. But you'll soon regain your emotional sure-footedness and be back leading the way as usual.



AQUARIUS (Jan. 20 - Feb. 18): Love rules the week with new romances favored for single Aquarians looking for partners. Cupid also targets renewed commitment for wedded Water Bearers.



PISCES (Feb. 19 - March 20): A surge of creativity keeps you happily busy through the week. But set aside some quiet time to share with loved ones. Some long-awaited news finally comes through.

CROSSWORD PUZZLE ANSWERS

M	A	U	L	A	D	D	S	I	N	E
E	N	T	O	H	U	R	E	R	I	E
O	K	A	Y	F	I	N	E	R	O	L
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A	X	L	B	I	S	O	N	N	E	E
G	E	O	R	E	E	K	B	E	E	N
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B	A	N	E	I	D	A	N	O	N	E
S	L	E	D	C	O	T	S	T	A	R

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SENIOR Q&A

A Fix for High Prescription Drug Costs

Q: My wife and I have high prescription drug costs. I hear that there may be changes to the Medicare Drug program that may make them more affordable for us. Is that correct and can you provide any more information?

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

A: Yes, indeed. As part of the Inflation Reduction Act ("IRA") passed by Congress and signed by President Biden in August 2022, good news is here for seniors with high cost medications, and even more good news is coming in 2025.

Background: Under Medicare Part D as it existed through 2023, enrollees would typically pay for drugs based upon their accumulated Out of Pocket Costs ("OOP") during the plan year. Notably, when "OOP" exceeded \$7,400, he or she would thereafter be obliged to pay a 5% co-insurance cost for



medications. For those seniors with high drug costs, this arrangement posed a real economic burden. Under the IRA, this is now changing for the better.

Here are some bullet point summaries of the changes:

1) Catastrophic Phase 5% Co-Payment Eliminated: For



those with very high drug costs which exceed the Catastrophic Phase (\$7,400 threshold in 2023 and \$8,000 in 2024), the new rule for 2024 eliminates the 5% co-payment entirely for the cost of drugs above that Catastrophic Phase cap. This change, alone, will result in significant savings to enrollees who use expensive drugs, such as drugs for cancer treatment.

2) Insulin Price Cap: the law

now provides a \$35 cap on a 30 day supply of any insulin that Medicare covers, whether the drug coverage is under a Medicare Part D Plan, or under a Medicare Advantage Plan;

3) Vaccines Without Cost: Vaccines recommended by the Centers for Disease Control continue to be covered without cost to Part D enrollees. Included are vaccines for shingles and RSV, flu, COVID-19, pneumonia, hepatitis A, rabies and tetanus.

4) Drug Prices Inflation Controlled: Drug makers who increase pricing more than the rate of inflation must pay a rebate to Medicare, thus effectively discouraging excessive price increases on drugs subject to this rule. There are currently 64 drugs earmarked for this rebate requirement.

5) Drug Price Negotiation Now Authorized: Under the new drug law, Medicare – for

the first time – is now permitted to negotiate with manufacturers over the price of drugs. Currently, 10 drugs have been selected for this process, and CMS will publish in September, 2024, a list of what the maximum prices will be for these drugs.

6) 'OOP' Drug Costs Payable In Monthly Installments: Beginning in 2025, Part D enrollees will have the option of paying Out-Of-Pocket ("OOP") drug costs in monthly payments spread over the calendar year, rather than all at once at the pharmacy. This is an Opt-In program called the "Medicare Prescription Payment Plan". Program participants will pay zero to their pharmacy for covered drugs. Their Part D plans will then bill the participants monthly for any cost sharing. The Part D plans will be required to notify the pharmacy to provide information to participants when their "OOP" is \$600 or more for a single prescription at the point of sale.

7) Extra Help Program Requirements Relaxed: As of

2024, the IRA made it easier to qualify for this Low Income Subsidy Program (aka, LIS or "Extra Help"), by increasing the qualifying income threshold. Now, individuals with annual incomes up to \$21,870 per year can qualify.

8) "OOP" Cap of \$2,000 in 2025: Perhaps most importantly, as of January 1, 2025, the maximum Out-Of-Pocket payment for drugs will be capped at a flat \$2,000 per person, resulting in very significant savings for most seniors and the disabled, especially those with high "OOP" prescription drug costs.

The whole thrust of the changes made by the IRA is to make it significantly easier for Seniors and the disabled on Medicare to purchase necessary medications to maintain their health.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 30 years with Trusts, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. Visit his website at www.LawyerForSeniors.com

HELP CREATE A PLAN FOR SAN LEANDRO'S ECONOMY
(COMMUNITY WORKSHOP #2)

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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Cities That Will Pay You To Move There

By Carl Medford, CRS
Special to the Times

While I grew up in Canada, I hail from Coffeyville, Kansas. A few years back, relocating my daughter after her university graduation, our trip home took us close enough to Coffeyville that we could swing by. Located in the bottom right corner of Kansas, our visit revealed an area that has seen better times. The final clue was on the town’s website’s homepage, which featured an ad stating, “Will provide free lots to anyone looking to build a home in Coffeyville.” There was also a caveat –

“no mobile homes.” That experience made me curious about a recent Zillow article with a headline stating, “These 9 Cities Will Actually Pay You to Move There.” With housing so expensive in the Bay Area and with many priced out of the possibility of owning a home locally, I was curious to see what options might be available for those up for the idea of restarting elsewhere. Turns out, there are some interesting options. Here are the top 4, with Zillow’s comments: Paducah, Kentucky – typical home value \$158,568. Paducah seeks to attract remote workers

with a package that comes out to about \$6,500 — assuming an annual salary of \$100,000. Cities in the Shoals, Alabama Region – Typical home value - \$236,861. The Remote Shoals program is paying movers \$10,000 in cash to settle in the region. You’ll get 25% of the money right away to help pay for relocation, another 25% after six months and the last half after your first year. Greater Rochester, New York – typical home value - \$196,783. Remote workers may qualify for up to \$19,000 in grants if they move to the region. This includes \$10,000 for relocation and up to \$9,000 in homebuyer incentives. Tulsa, Oklahoma – typical home value - \$190,363. The city’s Tulsa Remote program gives you a \$10,000 grant for buying a home in the town. The money is given in a lump sum after you purchase a qualifying home and attend a Tulsa

An Extensive Home Remodeling Job Come to A Full Stop In the Middle of it Due to A Funeral

The individual inherited this 2,100 sqft home in south Berkeley. He decided to gut the house, relocate walls, poured a new foundation, new electrical and plumbing, replaced all windows, and then... he died! RIP. The Probate court says we need to “liquidate” the assets. Looking for a live buyer with cash to complete this project. The large lot is zoned for a duplex. 3031 Wheeler St. in Berkeley is sold “As-Is” for \$800,000. Virtual Tour at www.ListedBeAntonio.com. There is a deadline for offers.



3031 Wheeler St. in Berkeley

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RECENT HOME SALES

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Castro Valley

2505 Miramar Avenue #114 94546: \$515,000 [2 BD - 899 SF - 1988

19028 Mayberry Drive 94546: \$550,000 [3 BD - 1,040 SF - 1950

20115 Redwood Road #7 94546: \$650,000 [2 BD - 866 SF - 1988

18754 Crest Avenue 94546: \$950,000 [3 BD - 1,057 SF - 1952

18981 Lake Chabot Road 94546: \$1,080,500 [3 BD - 1,492 SF - 1944

TOTAL SALES: 5

LOWEST AMOUNT: \$515,000 MEDIAN AMOUNT: \$650,000

HIGHEST AMOUNT: \$1,080,500 AVERAGE AMOUNT \$749,100

Hayward

22911 Fuller Avenue 94541: \$540,000 [2 BD - 841 SF - 1950

11 Raintree Court #17 94544: \$545,000 [2 BD - 1,100 SF - 1986

27569 Gainesville Avenue 94545: \$600,000 [3 BD - 1,413 SF - 1956

19638 Hathaway Avenue 94541: \$600,000 [3 BD - 1,624 SF - 1952

27631 Havana Avenue 94544: \$675,000 [3 BD - 1,000 SF - 1954

21062 Garden Avenue 94541: \$730,000 [2 BD - 1,304 SF - 1938

119 Virginia Street 94544: \$798,500 [3 BD - 1,070 SF - 1952

27553 Portsmouth Avenue 94545: \$875,000 [3 BD - 1,128 SF - 1957

26083 Fairview Avenue 94542: \$920,000 [1 BD - 996 SF - 1954

2180 Grove Way 94546: \$970,000 [3 BD - 1,260 SF - 1948

1999 Catalpa Way 94545: \$990,000 [3 BD - 1,334 SF - 1963

20355 Leif Lane 94541: \$1,149,000

411 Berry Avenue 94544: \$1,200,000 [3 BD - 1,778 SF - 1952

28005 Quercus Court 94542: \$1,299,000 [3 BD - 2,367 SF - 1962

3431 Thompson Place 94541: \$1,450,000 [3 BD - 2,587 SF - 1989

25618 Paul Court 94541: \$1,470,000 [4 BD - 3,756 SF - 1977

29020 Tern Place 94545: \$1,515,000 [5 BD - 2,485 SF - 2005

307 Brookview Way 94544: \$1,565,000 [5 BD - 2,471 SF - 1999

3978 Amyx Court 94542: \$1,680,000 [3 BD - 2,304 SF - 1963

28780 Barn Rock Drive 94542: \$1,800,000 [5 BD - 3,653 SF - 1994

70 Arundel Drive 94542: \$2,125,000 [5 BD - 4,241 SF - 2007

187 Arundel Place 94542: \$2,500,000 [4 BD - 4,434 SF - 2011

TOTAL SALES: 22

LOWEST AMOUNT: \$540,000 MEDIAN AMOUNT: \$1,069,500

HIGHEST AMOUNT: \$2,500,000 AVERAGE AMOUNT \$1,181,659

San Leandro

1470 Thrush Avenue #23 94578: \$425,000 [2 BD - 749 SF - 1994

1430 Thrush Avenue #9 94578: \$475,000 [2 BD - 820 SF - 1994

13011 Neptune Drive 94577: \$525,000 [2 BD - 1,944 SF - 1979

16771 Hannah Drive 94578: \$585,000 [2 BD - 668 SF - 1950

349 Belleview Drive 94577: \$725,000 [2 BD - 1,127 SF - 1940

1325 Avon Avenue 94579: \$780,000 [3 BD - 1,124 SF - 1953

15387 Ruggles Street 94579: \$780,000 [3 BD - 1,115 SF - 1955

1732 143rd Avenue 94578: \$785,000 [2 BD - 945 SF - 1946

14368 Merced Street 94579: \$921,000 [3 BD - 1,096 SF - 1952

2494 West Avenue 136th 94577: \$926,500 [3 BD - 1,907 SF - 1946

1861 Burkhart Avenue 94579: \$950,000 [4 BD - 2,003 SF - 1958

828 Maud Avenue 94577: \$950,000 [3 BD - 1,286 SF - 1969

440 Teola Court 94577: \$999,000 [4 BD - 2,207 SF - 2003

Be on the Lookout for First Sign of Aphid Arrival

By Buzz Bertolero
The Dirt Gardener

Q Do aphids lay eggs in the dirt? I know that they're found on the stems and leaves of plants. Do I also need to treat the soil? This year, I'm looking to get an early start in controlling them.

A soil treatment is not necessary in controlling aphid. Aphids are a slow-moving, above-ground insect but they do have the ability to develop wings and fly. Ants have been known to ferry them around, as their secretions are a food source for them.

They're problematical on roses and other plants in the spring and again maybe in the fall on camellias and a few other plants.

They feed on the plant sugar



Wingless female aphids don't lay eggs; they give birth to live young females that mature quickly.

produced in the phloem tissue of the soft new growth. Chemicals found in these fluids stimulate the reproduction rate; hence, the population can go from a few to hundreds overnight.

With few exceptions, the spring and summer aphids are almost exclusively wingless females. The males are found in the fall and this is when mating occurs.

The high population count can lead to the aphids competing with each other for food. This results in the host plant(s)

rapidly being depleted of their sap. It is at this time the aphid hormones trigger the production of winged aphids so they can move on and establish new populations.

The females don't lay eggs; instead, they give birth to live young females that mature quickly. In the fall, winged females and males are born. They then find suitable mates, and the females lay eggs on perennial host plants where they then overwinter. These eggs carry on the family tree, producing next year's first batch of wingless females.

Aphids are soft-body insects, so they're easy to control with a variety of organic and non-organic solutions.

There are also natural predators, such as lady bugs and the praying mantis. They are the most successful when released

when the aphids are present. Horticultural oils such as Neem Oil or insecticidal soaps are organic solutions that are reapplied as necessary. Again, the aphids need to be present.

The systemic rose care products can be applied before the aphids show up. They last for six weeks, so you can effectively prevent the problem from occurring. These products

also combine a fertilizer and/or rose disease control, so you can do multiple tasks with one application.

Aphids should be showing up at any time now. I have my preferred solution ready. Be on the lookout for the first sign of their arrival.

Q Can polystyrene or Styrofoam pellets be mixed in the soil to help aerate it? I did not know if they're toxic when used around vegetables. I'm just trying to recycle.

A I'm not aware that there is an issue with the polystyrene or Styrofoam pellets in soil or soil mixes. It's more typically used at the bottom of containers instead of rock to lighten the overall weight of a container. It takes a very long time to break down; hence, it's a problem in landfills.

Buzz Bertolero is an Advanced California Certified Nursery Professional. The Dirt Gardener's website is www.dirtgardener.com.



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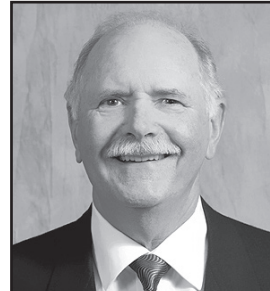
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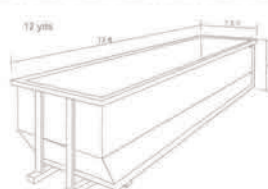
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FILED
MELISSA WILK

February 15, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604085

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

The name of the business(es):
1. Cal Marine Electronics Recreational
Marine 2. Cal Marine Electronics, located
at 673 Via Mirabel, San Lorenzo,
CA 94580, Alameda County, is hereby
registered by the following owner(s):
Hensley Serenity Valley Inc., located
at 673 Via Mirabel, San Lorenzo, CA
94580. This business is conducted by a
Corporation, This business commenced
1/29/2024
/s/Stephen Hensley
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires February 14, 2029

FILED
MELISSA WILK

March 1, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604377

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

The name of the business(es):
Sage Transformations, located at 829
Bridge Road, San Leandro, CA 94577
Alameda County, is hereby registered
by the following owner(s): Kinkini Banerjee,
located at 829 Bridge Road, San
Leandro, CA 94577. This business is
conducted by An Individual
This business commenced 1/15/2024
/s/ Kinkini Banerjee
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires February 28, 2029
MAR 07, 14, 21, 28, 2024

FILED
MELISSA WILK

February 27, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604273

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

The name of the business(es):
Advanced Patching and Maintenance,
located at 1314 Pacific Ave., San
Leandro, CA 94577 Alameda County,
is hereby registered by the following
owner(s): Carlos Jesus Avalos Padilla,
located at 1314 Pacific Ave., San Leandro,
CA 94577. This business is conducted
by An Individual
This business commenced N/A
/s/ Carlos Jesus Avalos Padilla
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires February 26, 2029
MAR 07, 14, 21, 28, 2024

FILED
MELISSA WILK

January 17, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 603413

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

The name of the business(es):
Cutie On Duty Cleaning Services, located
at 15375 Tropic Court #31, San
Leandro, CA 94579, Alameda County,
is hereby registered by the following
owner(s): Gia Channel Lucas, located
at 15375 Tropic Court #31, San Leandro,
CA 94579. This business is conducted
by An Individual
This business commenced N/A
/s/ Gia Channel Lucas
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FEB 22, 29 MAR 07, 14, 2024
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12 Within (Pref.)
13 "Ben- --"
14 Toledo's lake
15 "Sure, of course"
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19 Apple music service
21 Pride parade initials
24 "Let me think ..."
25 Valley in California
28 Indy event
30 Wall climber
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36 Earth (Pref.)
37 Stink
38 "It's -- real!"
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41 Bring up
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51 Sake, e.g.
54 Curse
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DOWN

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ANSWERS ON PAGE 4

OPINION

LETTERS to the EDITOR

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Housing Crisis Isn't the Fault of Seniors

Editor,

The article by Carl Medford ("How the Silver Tsunami Is Affecting the Housing Market," Feb. 22, 2024) angered me. Pretty much blaming us seniors for contributing to the housing crisis. We're expected to just move on or die and provide more housing for the younger generation.

Many of us have lived in our city for most of our lives, paid our taxes, and helped to build and support our city. The article states that we are living longer and healthier. I think it is realtors and corporations that are pushing the issue.

Also, if Proposition 19 passes, were we to leave our homes to our heirs, property taxes will rise significantly higher and most likely the homes will have to be sold. Who will most likely buy our homes? Corporations!

Crystal Raphael
San Leandro

Police Chief Musical Chairs

Editor,

I would be willing to bet that the third time will not be a charm and will just turn into another case of musical chairs at the highest level. The San Leandro City Council has just announced the third person in the past six months to become the chief of police, that being Angela Averiett.

City Manager Fran Robustelli who got the job a couple of years ago because of her outstanding background in Human Resources (that's a joke unto itself) found Ms. Averiett to take over the job and I can guarantee you that this will just be another failure of Ms. Robustelli.

I think that Ms. Averiett has watched the Barbie movie way too many times and living in la la land. Who in their right mind would give up being Chief of Police of Los Altos, California, which has a population of 30,000 people and the medium home value is \$4,200,000 to take over San Leandro who has a population of 83,000 and a medium home value of \$805,000.

This current appointment is doomed before it ever gets started. We should be looking for an assistant chief of police from another city who has the same population

and equal social economics.

Brent Heath
San Leandro

Why We Protest L3Harris

Editor,

On January 24th hundreds of Bay Area residents converged on San Leandro to protest L3Harris, the ninth largest defense contractor in the United States, for its role in the ongoing Israeli genocide in Gaza which has killed over 28,000 Palestinians, including 14,000 children.

L3Harris is located across from Kaiser Hospital in San Leandro in an unassuming building which also houses a day care facility for older adults with chronic medical conditions. Among the protesters last month were health care workers who condemned Israel's killing of health care workers, destroying hospitals, and the role of L3Harris in facilitating this. We believe that San Leandro residents should be aware of how L3Harris profits from the ongoing genocide in Gaza through its numerous contracts with federal agencies, states and local governments.

L3Harris' products improve the accuracy of the bombs Israel drops on densely populated civilian areas in Gaza destroying people, homes, and hospitals. Amnesty International reported that bomb fragments tied to L3Harris were found in the rubble of a home of a well-known doctor in Gaza. Human rights organizations have called on the international community to investigate acts like these as possible war crimes. In January, the International Criminal Court of Justice found that Israel is plausibly committing a genocide in Gaza.

The San Leandro facility has received a \$73 million contract from the Department of Defense and a \$1.5 million tax break from the State of California. This money could be better used for schools and programs for underserved communities in San Leandro.

Profiting from war and genocide is not welcome in our community. We stand in solidarity with Palestinians murdered with technology developed by L3Harris and urge San Leandro to denounce this company and stop our government from giving tax-breaks that contribute to the death and destruction of Palestinians and other communities



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Jess Ghannam
San Francisco

A Fellow Jew Called Me a Nazi at a "Unity March"

Editor,

As a proud Jew and person of conscience, I attended Sunday, March 3rd's "Unity March against Antisemitism" in San Francisco. This event was billed as a march "to champion the values of inclusion, respect, belonging, and democracy – standing united against Antisemitism."

Guided by my Jewish value of "Pikuach Nefesh", the sanctity of all life, I arrived to the march with other community members walking behind a banner that urged us to "Fight Anti-Semitism and Genocide: Ceasefire Now" and proudly held a sign declaring my commitment of "Jews for Palestinian Freedom." We sang "Oseh Shalom" - a Hebrew prayer for peace.

As soon as we entered the "Unity March," we were swarmed by fellow Jews wrapped in Israeli flags who yelled and cursed at us, calling us "Nazis" and telling us, "return to the ghetto and die." Those wrapped in Israeli flags chanted "shame" in unison until our group was guided away from the route by police for our safety.

We were not allowed to enter the rally area, and were instead cordoned off across the street and labeled by the San Francisco Chronicle as "counter-protestors." Jewish counter-protestors at a "Unity March against Antisemitism"?

Conflating antisemitism and anti-Zionism is dangerous and damaging to our credibility as an American democracy. As a proud Jew for Palestinian freedom and Palestinian humanity, to be barred entry from and verbally attacked at a march against antisemitism was deeply painful. The right to criticize the nation-state of Israel

for its actions is at the heart of a democratic society, and NOT an antisemitic act.

This false conflation between antisemitism and anti-Zionism cheapens REAL acts of antisemitism that harm us all. When questioning and criticizing the actions of a national government may be labeled acts of hate, we are all in jeopardy.

Laura Einhorn
San Leandro

Residents Need Mobile Home Rent Cap

Editor,

As an 11-year San Leandro resident and a 7-year co-owner of a manufactured home in Mission Bay, I write to you with a sense of urgency.

In 2019, when corporate investors acquired Trailer Haven and Bayshore Commons, our City Council responded with the Mobilehome Rent Stabilization Ordinance. A well-intentioned effort, it aimed to shield San Leandro's mobilehome owners from financial uncertainty. Yet, as the dust settled, we discovered unintended consequences that now threaten the stability of our lives, our homes, our families, and our San Leandro manufactured/mobilehome neighborhoods.

The Reality We Face:

1. Annual Rent Hikes: While the Ordinance tried to protect us, it has empowered park owners to wield annual rent hikes like a blunt instrument. These increases, relentless and unyielding, will force most of us out of San Leandro within a few short years.

2. Eroding Equity: Each year we remain in San Leandro, we watch our dreams crumble. For every \$100 rent increase, we lose a staggering \$10,000 of equity in our cherished homes—the most significant investment many of us will ever make.

3. Pass-Through Costs: Park

owners, shielded by the Ordinance, pass through expenses and capital replacement costs—burdens that should rightfully be borne by rents.

4. Enforcement Gaps: The ordinance's protective elements remain mere words on paper. Our dedicated staff, stretched thin, lack the resources to enforce these crucial provisions. Our rights hang by a thread.

Our Call to Action:

Before the next rent increase, we demand swift action. Our minimum demands for consideration are clear:

1. New Rent Increase Caps: We need lower caps on annual rent hikes. Our stability depends on it.

2. Eliminate Pass-Throughs: Park owners must be barred from passing through costs that erode our financial security. Exceptions for capital improvements should be limited and transparent.

3. Fairness in Sales: When new tenants arrive, let's ensure they don't face exorbitant rent increases. Caps upon sale are essential.

4. Enforcement Resources: Our staff needs the tools to enforce the ordinance. Financial penalties for non-compliance will ensure accountability.

Join Us. Are you a fellow San Leandro resident, a manufactured/mobile homeowner/tenant? Let's unite—a force of people who refuse to be silenced. Together, we'll mend the inequities in this Ordinance.

Email the Mission Bay Residents' Association at mb-hoasl@gmail.com to register for our Kickoff Event at the Marina Community Center on Saturday, March 9th. We stand shoulder to shoulder with MHAction, a national manufactured housing non-profit, as we embark on this crucial journey.

San Leandro, let's reclaim our homes, our dignity, and our future.

Deborah Acosta
San Leandro

Defaults: The next step will be clearing existing structures

continued from front page

down payment of \$5 million. The financing had an initial term of 6 months, with up to six 3-month extensions—or two years—through the end of 2024. The developer was expected to pay all interest accrued upon the loan to receive extensions, according to City of San Leandro spokesperson Paul Sanftner.

The developer was current on the interest-only payments until December 30, 2023, according to Sanftner. But the interest payment due on December 30, 2023, was not paid, which made the full loan and all interest immediately due and payable. Payment of the interest and loan have not

been made.

On February 20, 2024, the City of San Leandro filed a Notice of Default.

"The city is currently working with the developer to address the project's financing," Sanftner told the Times.

In 2008, Cal Coast was selected to purchase a portion of the 9-hole Marina Golf Course and construct a new neighborhood of 206 units (144 single-family homes and 62 townhomes). The Monarch Bay Project also includes leases for the developer to construct a new hotel, restaurant, banquet space, retail building, and a 295-unit multi-family apartment building near Pescador Point Drive.

San Leandro is expected to receive about \$29 million for the land sale and, depending on the cost of improvements constructed by the developer, may also receive park development fees. The city will also receive annual revenue from the lease of the property and hotel occupancy tax.

As part of the agreement, the city will deconstruct the Marina, construct the new Shoreline Park along the Marina jetties, and construct a new Mulford-Marina branch library.

Meanwhile, the City San Leandro is moving forward with its part of the plan.

On February 20, the City Council approved a resolu-

tion by a vote of 4-0, with City Councilman Pete Ballew recusing himself and Xouhoa Bowen absent, to work with landscape architecture firm Gates and Associates on the design of Phase 1 of a new 13-acre park for \$3,015,700.00.

Phase 1 includes all deconstruction and demolition along the jetties, raising the grade to protect against sea level rise, a complete build-out of improvements on Pescador Point, including a boat launch, docks, and a new building with public restrooms, and much of the pathways and landscaping of the park to be built on Mulford Point. Phase two will add restrooms and amenities to the portion of the park on Mulford Point.

After winning the contract in 2008, Cal Coast developed the initial project concept in 2015. However, ongoing conversations with the San Francisco Bay Conservation and Development Commission (BCDC) revealed that significant work would be required to protect the proposed improvements against rising sea levels, rendering the plan financially infeasible.

A second concept in 2017 included a public park on the Marina jetties rather than hotel and conference facilities.

San Leandro Economic Development Manager Katie Bowman says the project has also taken a very long time because of the numerous state

and federal agencies that need to sign off on the project.

"This project requires permits from the San Francisco Bay Regional Water Quality Control Board, the Army Corps of Engineers, California Department of Fish and Wildlife, the BCDC, and the San Leandro Building Department," Bowman said.

The city has removed vacant boats on land and in the harbor, locked off access to the perimeter of the park project, and submitted preliminary paperwork to begin demolition.

The next step will be clearing any existing structures by the end of 2024, and construction is slated for sometime in late 2025.

Energy: Company says battery production ramping up

continued from front page

on how many languages their employees speak (19) and how many countries they hail from (23).

Grenholm said that the plant expansion shows that the Biden Administration's efforts to boost U.S. manufacturing are paying off.

"The clean energy revolution is going to create all kinds of jobs," she said.

Lee said developing energy storage technology moves

us in the direction of the administration's goal of reaching net zero carbon emissions by 2050.

"The Inflation Reduction Act is creating good jobs, union jobs," she said, referring to the act's green-energy grants.

Shauna McIntyre, Cuberg's CEO, said, "The U.S. has an advantage in battery technology — let's use that and build on it."

McIntyre referred to

Northvolt, Cuberg's parent company, as "the greenest battery company in the world." Northvolt, based in Sweden, bought Cuberg in 2021. Cuberg had been founded in the Bay Area in 2015.

Northvolt CEO Peter Carlsson said one could not simply expand current battery technology to meet the world's green-energy needs.

"The battery industry is incredibly energy-intensive — we have to be very careful.

If we scaled up with current methods, it would create an enormous carbon footprint,"

Cuberg, he said, is leading the technological progress needed to solve energy problems in a green way.

David Hochschild, Chair of the California Energy Commission, said that the plant shows further progress in replacing fossil fuels with renewable energy.

"Solar and wind are now the 2 cheapest sources of

electricity on the grid. We scaled up when others were criticizing us," he said.

"Now, instead of (California) being the 10th largest economy in the world, we're the fifth largest economy, and we're just getting started," Hochschild said.

A tour of the Cuberg plant followed, with noticeably

new scientific equipment seen throughout.

Company officials said production is being ramped up quickly. Some 500 battery cells are being shipped every month now, but they expect to triple this soon. The first in-vehicle modules are expected to be shipped in June, company officials said.

Vote: Simon to face Tran or Daysog

continued from front page

cilities for those with mental health and substance use challenges and provide housing for the homeless. Proposition 1 is narrowly leading with 50.2 percent yes to 49.8 percent opposed.

In the US Congressional 12th District, which represents Oakland, Berkeley, Alameda, and San Leandro, Lateefah Simon has 42.65 percent of the vote. Her opponent will be college professor Jennifer Tran or Alameda City Councilmember Tony Daysog, who are running neck-and-neck for second place.

Similarly, in the race for California State Senate 9th District (Contra Costa County, San Leandro, Castro Valley, and San Lorenzo), Contra Costa County Assemblymember Tim Grayson has a lead of 54.49 percent over San Ramon Councilmember Marisol Rubio, but both are expected to repeat the contest in November.

Eric Swalwell-D, who represents Congressional District 14, has a commanding lead over challengers with 61.90

percent of the vote. His next largest challenger is Republican Vin Kruttiventi, who has 19.09 percent of the vote.

State Assembly 20th District candidate Liz Ortega will continue to serve the area as she received 99 percent of the vote.

Nate Miley is headed to a seventh term on the Alameda County Board of Supervisors, representing District 4. Miley has 63.32 percent of the vote over challenger Jennifer Esteen.

With all its 562 precincts reporting Tuesday night, the Alameda County Registrar of Voters tallied 68,629 ballots cast. That's 7.31 percent of the county's 93,9274 registered voters. Provisional ballots will continue to be processed for the rest of the month.

This November's contest for Diane Feinstein's U.S. Senate seat will be between Adam Schiff-D and former baseball player Steve Garvey-R. Schiff holds 33.2 percent of the vote. Garvey has 32.5 percent. Congresswoman Katie Porter garnered 13.81 percent of the vote.

Barbara Lee received 7.36 percent.

Because the state now provides mail-in ballots to all registered voters, the county

Registrar of Voters reported its vote-by-mail turnout was 59,016. An additional 9,613 people turned out to the polls, officials said.



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FAMILY OWNED

Donald J Fugere

Donald J Fugere (Don) of San Leandro passed away on February 22nd after a long illness. He was 85 years old.

Don was born in 1938 in Portland, Oregon. He was an identical twin. In addition to his twin brother, he has three other brothers and two sisters and grew up on a family farm in Tigard, Oregon.

After graduating from high school, Don moved to California. He met his wife Lillian while he was working at the Penny Saver Market in Oakland. They married in 1961 and have three children. They recently celebrated their 63rd wedding anniversary. The Fugeres moved to San Leandro in 1969.

Don served in the Army and later partnered with Paul Lundholm to open two grocery stores in San Leandro, the P&D Markets in the Manor district and at the corner of Orchard & Williams Street. He was in the grocery business from 1968-1979. He then worked for Frito Lay until 2001.

Don's favorite recreational activity was skin diving, a sport he discovered in 1963 and continued with for decades. His diving experience led to a volunteer position with the Alameda County Sheriff Department's Underwater Recovery Unit. He volunteered with this unit from 1977-2008.

Don's other interests include vegetable gardening, watching sports, "tinkering", and performing Honor Guard duties with the American Legion.

Don is survived by his wife Lillian, his three children, two grandchildren, two great-grandchildren, and his six siblings.

He will be missed greatly by his family, friends, and many others whose lives he has touched.

A Celebration of Life will be held on Saturday, March 9th from 11am-3pm at the Castro Valley Moose Lodge (20835 Rutledge Road, CV). Casual attire requested.

In his honor, please consider a donation to the American Legion (www.legion.org) or the Parkinson's Foundation (www.parkinson.org)



Shot: Man fires gun into residence

continued from front page
with a handgun into one of the residences. Johnson then fired a single shot into an adjacent residential unit, striking the 4-year-old.

Investigators believed Johnson arrived at the residence intending to recover a vehicle he had reported stolen earlier, according to San Leandro police.

Officers conducted a sweep of the first targeted residence and found the intended victim inside, uninjured. The boy with a bullet wound to his leg was found in the adjacent home.

Johnson has been charged by the Alameda County District Attorney's office with two counts of attempted homicide plus enhancements and special circumstances relating to firearm use and the potential for great bodily injury.

While criminal charges have been filed, San Leandro police continue to urge any-



PHOTO BY JIM KNOWLES

Two blocks along West Juana Avenue, between downtown and the BART station, were closed on Feb. 28 as police investigated the shooting.

one with additional information regarding this incident to contact them via any of the following methods: Detective 577-3278, or Text-to-Tip at T. Perry at 510-577-3235, 888777 (keyword: TipSL-Police).

SL Boulevard to Close For BART Work in Early a.m. Saturday and Sunday

Work on the BART tracks will cause the closure of a part of Washington Avenue between San Leandro Boulevard and 139th Avenue from 12:30 and 5 a.m. on Saturday and Sunday, March 9 and 10. This is the part of Wash-

ington that goes through the underpass below the railroad tracks and the BART tracks. This part of Washington was also closed at the same times last weekend due to the work on the BART tracks.

Correction

The story about the City Council picking a new member to fill the vacant seat in District 1 ("Council Picks Viveros-Walton to Dist. 1 Seat," Feb. 29, 2024) said that San Leandro Chamber of Commerce CEO Emily Griego endorsed Sbeydeh Viveros-Walton as the top choice, but Griego did not endorse any particular applicant. Griego asked the city council to uphold their commitment to DEI standards and make a selection for the betterment of the community.



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