



## The Power of Pie

RECIPES FOR PUMPKIN, PECAN OR  
MINCEMEAT PIES FOR THE FALL SEASON..... 4

WEEKEND WEATHER											
Cloudy											
Cloudy thru Fri & Sunny Sat & Sun											
HIGHS: 68-73											
0	10	20	30	40	50	60	70	80	90	100	110
LOWS: 46-49											

FRIDAY	SATURDAY	SUNDAY

# San Leandro Times

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

VOL. 34 • NO. 45

THURSDAY, NOVEMBER 7, 2024

SAN LEANDRO • CALIFORNIA

## Azevedo, Boldt Leading in City Council Races

But three-fourths of the ballots yet to be counted in close race between Azevedo and Hernandez



PHOTOS BY MIKE MCGUIRE

An enthusiastic crowd of Robert Bulatao supporters gathered at Zenti's Bistro on Davis Street to wait for election results on Tuesday night. Below, supporters of Bryan Azevedo and Ed Hernandez held their own parties.



By Mike McGuire  
San Leandro Times

San Leandro City Council candidates Bryan Azevedo and Dylan Boldt led their opponents in early voting results from Tuesday's election, with about three-fourths of ballots still to be counted as of Wednesday morning.

Incumbent Azevedo in District 2 led by some 410 votes ahead of challenger, and former Councilmember, Ed Hernandez, according to the county Registrar of Voters' first update Wednesday morning. Azevedo had 4,557 votes, 52 percent, while Hernandez had 4,147 votes, 48 percent.

### Boldt Leads by Wide Margin

In the city's other contested City Council race, Dylan

Boldt led Robert Bulatao by some 2,000 votes, with 5,138 for Boldt (63 percent) and 3,082 for Bulatao (38 percent).

Both are running for the City Council for the first time, vying for the seat vacated by Pete Ballew due to term limits.

Running unopposed were incumbents Sbeydeh Viveros-Walton in District 1 and Fred Simon in District 4. Simon won a full four-year term, while Viveros-Walton won a two-year term.

That shorter term was because Viveros-Walton had been appointed to the council to fill out the term of resigned councilmember Celina Reynes. The term runs through 2026.

see RACES, page 11

## Ortega Wins to Hold Seat in the Assembly

By Michael Singer  
San Leandro Times

Incumbent Democratic Assemblymember Liz Ortega is holding a strong lead over her Republican challenger Sangeetha Shanbhogue in the race for the 20th Assembly District.

According to the Alameda County Registrar of Voters data and all 251 precincts reporting in, Ortega secured

40,391 votes (68.39 percent). Sangeetha Shanbhogue received 18,670 votes (31.61 percent).

Both candidates are first-generation immigrants. Ortega was born in Mexico and came to the U.S. at age 3, while Shanbhogue was born in India and came here when she

see ORTEGA, page 11

## 80-Foot Tower Proposed on Peralta Ave.

By Mike McGuire  
San Leandro Times

The Planning Commission will look at approving an 80-foot-tall communications tower in the North Area at its meeting tonight.

The proposal would place the tower next to San Leandro Electric Supply at 440 Peralta Avenue. The tower would be designed to look like a pine tree.

Tower Engineering Pro-

fessionals (TEP) wants to build the tower to provide communications for emergency responders, as well as potentially for commercial customers.

"The primary purpose of the planned tower is to improve communications capabilities for local police, fire, and emergency medical services (EMS)," the proposal states.

TEP wrote that the tower

“Will be designed as a monopine to comply with city's stealthing requirements.

is designed not to be an eyesore, so it's going to be a faux pine tree.

"The wireless facility will be designed as a monopine tree (tree pole) to comply with the City of San Leandro stealthing requirements per code," said TEP's proposal.

The faux pine branches will screen the antennas and associated equipment from view, according to the proposal. see TOWER, page 12

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## MEETING SCHEDULES

### CITY COUNCIL

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

### SAN LEANDRO SCHOOL BOARD

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



## San Leandro Times

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

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PHOTO COURTESY ALAMEDA COUNTY FIRE DEPARTMENT

## Fire at Homeless Camp on Factor

The Alameda County Fire Department put out a fire at a large homeless encampment in the 2900 block of Miller Street at Factor Avenue in San Leandro on Oct. 23. Firefighters extinguished the fire before it got inside the nearby buildings, according to the Alameda County Fire Department. There were no injuries. The cause of the fire is still under investigation.



PHOTO COURTESY ALAMEDA COUNTY FIRE DEPARTMENT

Firefighters contained a fire to the backyard before it could spread to the house on Melcher Street and rescued the residents inside.

## Fire Department Contains Blaze on Melcher Street

Four San Leandro residents and their two dogs are safe after a two-alarm fire in

the early hours of Saturday, Oct. 26, at their house on Melcher Street in the Davis West neighborhood.

Some two dozen firefighters responded to the fire in the 800 block of Melcher just after 2 a.m., according to the Alameda County Fire Department. Members of Engine 10 rescued one person and the two dogs inside the house.

There were no major in-

juries, and the displaced residents are being helped by the Red Cross, according to Alameda County Fire Department spokeswoman Cheryl Hurd.

Hurd said in an email that the fire was held to the backyard but threatened three buildings. The main house suffered smoke and fire damage.

The cause of the fire is under investigation, Hurd said.

— By Mike McGuire

## Corrections

### Mural at Art Fest

In the front page photo of the mural painted at the art festival ("Many Hands Paint Mural," Oct. 3, 2024), the caption read that the festival was funded by the San Leandro Arts, Culture and Library Commission. But that commission just funded the mural painting, not the whole art festival.

### Senior Apartment Complaints

In the story "Senior Apartment Residents File Complaint with HUD" (Oct. 31, 2024), the site manager's first name was incorrect. I should have said Patrice Brown is the site manager.

## Bay-O-Vista

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**SUNDAY 11:11 A.M.**

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**Unity Church of San Leandro**  
20121 Santa Maria Ave, Castro Valley, CA 94546



# Community Calendar

## SLZ Adult School Job Fair

San Lorenzo Adult School, 820 Bockman Road, will host a free Resource-Job Fair on Thursday, Nov. 7, from 10:30 a.m. to 12:30 p.m. More than 20 organizations are expected, including Alameda County Social Services, San Lorenzo Public Library, and Chabot College.

## Free Monarch Migration Talk

Learn about monarch butterfly migration on Thursday, Nov. 7, at 6 p.m. at the San Leandro Main Library, 300 Estudillo Ave., sponsored by the Friends of San Leandro Creek. The speaker will be Adrienne De Ponte, the naturalist who's been leading tours of the monarch butterfly overwintering site in town for more than 20 years.

## Garden Club Plant Sale

The San Leandro Garden Club will sell plants and previously loved jewelry at the Alta Mira Bazaar at the Alta Mira Club, 561 Lafayette Ave. in San Leandro, on Friday, Nov. 8, from 10 a.m. to 4 p.m., and Sunday, Nov. 9, from 10 a.m. to 3 p.m.

## SL Players Present *The Madwoman of Chaillot*

The San Leandro Players are performing *The Madwoman of Chaillot* at the San Leandro Museum/Auditorium, 320 West Estudillo Ave. in San Leandro. The comic fantasy centers around a plot to dig up the streets of Paris and pump oil. Performance Times: Saturdays at 8 p.m. and Sundays at 2 p.m. through Nov. 24, plus two Friday shows at 8 p.m. on Nov. 15 and Nov. 22. Tickets: \$25 general, \$20 seniors and under 12. For information and tickets, go to [www.slplayers.org](http://www.slplayers.org) or call 510-895-2573.

## Alta Mira Club Community Boutique

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host its annual Community Boutique on Friday, Nov. 8, from 10 a.m. to 4 p.m.; and Saturday, Nov. 9, from 10 a.m. to 3 p.m. Lunch available from 11 a.m. to 2 p.m. White Elephant stage tables, opportunity drawing/gift table, unique handmade items, presented by many popular vendors and Alta Mira Club members. All proceeds will be used to support the club's purposes.

## Friends of the Library DVD Sale

The Friends of the San Leandro Library will host a DVD Sale on Saturday, Nov. 9, from 10 a.m. to 3 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Check out the large selection of DVDs at low, low prices. All DVDs are \$1 each or buy 3 discs get 1 disc free. All proceeds benefit the San Leandro Library's programs and services. Credit cards now accepted.

## Community Chat with City Councilman Fred Simon

San Leandro City Councilman Fred Simon will hold his monthly community chat on Saturday, Nov. 9, from 8:30 to 9:30 a.m. at the Greenhouse Market Place, in front of Great Clips, 699 Washington Ave. Listen and share ideas on improving our environment and city, and learn how to become a community ambassador.

## Downtown San Leandro MexiPino Fiesta

The Downtown San Leandro Community Benefit District and West Coast Makers will host the MexiPino Fiesta on Saturday, Nov. 16, from noon to 6 p.m. at 222 Davis Street in San Leandro. Enjoy a fusion of Mexican and Filipino cultures and cuisines, music, art, vendors, a beer garden, family activities, and more.

## Books Inc. Warehouse Sale

Books Inc., 2483 Washington Ave. in San Leandro, will hold a Warehouse Sale on Saturday, Nov. 16, from 10 a.m. to 5 p.m. Holiday-ready deals on books from \$5 to \$10, plus big discounts on gifts and games.

## Mission Chronos SL Twilight Concert

Music at the Mission Chronos San Leandro Twilight Concert will be held on Wednesday, Nov. 20, at 7 p.m. at All Saints Episcopal Church, 911 Dowling Blvd. in San Leandro. Tickets online at [tinyurl.com/ChronosSL](http://tinyurl.com/ChronosSL)



PHOTO BY JIM KNOWLES

**The Girl Scouts assisted American Legion Post 117 at last year's Veterans Day Ceremony.**

## American Legion Post 117 To Hold Veterans Day Ceremony

The American Legion Post 117 San Leandro will host a Veterans Day ceremony on Monday, Nov. 11, at 11 a.m. at the San Leandro Senior Center, 13909 East 14th St. Post 117 ask the public to join them in honoring our veterans.

## SLAA Free Art Demonstration

The San Leandro Art Association will host a free art demonstration on Tuesday, Nov. 12, at the Main Library, 300 Estudillo Ave.

Socializing and refreshments at 5:30 p.m., general meeting at 6 p.m. and the art demonstration starts at 6:30 p.m. with artist and ceramist Azar Vaghefi on making personal stamps and the negative painting technique. 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](mailto:sanleandroart.contact@gmail.com) for more information.

## SLAA Free Colored Pencil Class

The San Leandro Art Association will host a free colored pencil class on Saturday, Nov. 9, from noon to 3 p.m. at the Marina Community Center, 15301 Wicks Blvd. Local artist Denise Howard will introduce the students to simple colored pencil techniques. All supplies will be provided for the class and snacks will be served. The free art classes are funded by the San Leandro Arts, Culture and Library Commission. Limited to 20 participants, 18 or older. To RSVP, email [sanleandroart.contact@gmail.com](mailto:sanleandroart.contact@gmail.com)

## Holiday Boutique for Scholarships

Nine Philanthropic Educational Organization (P.E.O.) chapters from the East Bay will host a huge Holiday Boutique on Sat., Nov. 16, from 9:30 a.m. to 3 p.m. at the New Bridges Presbyterian Church, 26236 Adrian Ave. in Hayward, near Chabot College.

Proceeds go to educational grants, scholarships, awards and loans for women. Free parking, and items for sale include jewelry, cards, baked goods, jams, nuts, holiday decor, handcrafted items and more.

The P.E.O. has been helping women reach their potential for over 155 years, distributing over \$432 million as of April 2024, helping over 125,000 women pursue their educational goals. Last year in California alone, 274 recipients received over \$1.24 million in scholarships and loans.

What started in 1869 with a group of seven women friends in Iowa has grown into 5,500 North American chapters. To learn more about P.E.O. and its philanthropies, visit [peointernational.org](http://peointernational.org), or stop by the Boutique on Nov. 16.

## Police Chief Angela Averiett to Speak At Rotary Club Meeting Next Wednesday

San Leandro Police Chief Angela Averiett will speak at the next meeting of the Rotary Club of San Leandro on Wednesday, Nov. 13, at 6 p.m. at the Boys and Girls Club of San Leandro, 2200 San Leandro Blvd.

# More Events

## Holiday Hafla Belly Dance Extravaganza

Come to the 2024 Holiday Hafla, a winter holiday belly dance extravaganza, on Saturday, Nov. 9, from 6:30 to 8:30 p.m. at the San Leandro Veterans Memorial Building, 1105 Bancroft Ave. in San Leandro. Watch talented dancers weave holiday-themed magic on stage, showcasing a dazzling array of belly dance styles. Tickets are free but you need one to enter. Tickets are available on [Eventbrite.com](http://Eventbrite.com). Special thanks to the City of San Leandro's Arts, Culture, and Library Commission for their support of this event.

## Hearing Loss Association Presentation

The Hearing Loss Association will host a presentation on the latest advancements in hearing aid technology and discover how assistive devices are transforming lives on Saturday, Nov. 9, at the Kaiser Fabiola Building, 3801 Howe St Room G26 basement level, in Oakland. Coffee and bagel social at 9:30 a.m., presentation at 10 a.m., and a pizza social at 11:30 a.m. The meeting is hybrid, both in-person and on Zoom. RSVP by close of business on Nov. 7 to reserve a spot for in person or Zoom at [www.hearinglosseb.org](http://www.hearinglosseb.org) and click on "Meeting RSVP"

## San Leandro High Drama Students Perform *Clue*

San Leandro High's production of *Clue*, the murder mystery play based on the 1985 movie and the Hasbro Brothers board game, continues this weekend at the San Leandro High School Performing Arts Center, 2250 Bancroft Ave. Performances will be at 7 p.m. on Friday and Saturday, (Nov. 8 and 9) and a matinee at 1 p.m. on Sunday (Nov. 10). Tickets are \$5 for students, \$10 for adults, and \$8 for seniors. Tickets are available at [www.sanleandropac.com](http://www.sanleandropac.com).

## Medicare and the Annual Enrollment Information Session

Legal Assistance for Seniors Health Insurance Counseling and Advocacy volunteers will present information on changes to the Medicare Prescription Drug (Part D) Plans and Medicare Advantage (Part C) Plans in the coming year on Wednesday, Nov. 13, from 10 to 11:30 a.m. via Zoom. Hear an overview of eligibility, costs, benefits, and changes in Medicare Parts A and B. Registration and a valid email address required. Register online at [sanleandrorec.org](http://sanleandrorec.org) or by calling 510-577-3462.

## Silver Screen

Seniors are invited to enjoy an entertaining movie at the Marina Community Center's Thunderbolt Room, 15301 Wicks Blvd., on Thursday, Nov. 14, at 1:30 p.m., hosted by the City of San Leandro Human Services Department's Senior Services. This month's movie is *My Big Fat Greek wedding* (2002, PG-13). No registration needed. Tickets \$2. Popcorn included.

## Free Wheelchair Marking and Tether Strap Support for Seniors

AC Transit will provide a free service for marking and installing tether straps on mobility device on Tuesday, Nov. 19, from 2 to 4 p.m. at the Marina Community Center, 15301 Wicks Blvd. To have your mobility aid marked or tethered, call 510-891-7113.

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after the big meal, there's always room for that piece of pie.

**PILLSBURY'S EASY MINCEMEAT PIE**

1 (20.5 oz.) jar ready-to-use mincemeat (2 cups)  
1-1/2 cups chopped pecans  
1 Gala apple, peeled, chopped (1-1/2 cups)  
1/3 cup packed brown sugar  
1/2 cup chopped dried Calimyrna figs  
1/3 cup brandy

2 teaspoons grated lemon peel  
1 box Pillsbury refrigerated pie crusts, softened as directed on box

In medium bowl, stir together mincemeat, pecans, apple, figs, brown sugar, brandy and lemon peel. Cover; refrigerate at least 8 hours.

Let pie filling stand at room temperature 30 minutes. Meanwhile, heat oven to 425°F. Make pie crusts as directed on box for two-crust pie using 9-inch pie plate. Stir filling well; pour into crust-lined plate. Top with second crust and flute; cut slits in several places.

Bake on lowest oven rack 40 to 45 minutes or until pastry is golden brown. Cool completely on cooling rack, about 5 hours.

HOLIDAY PECAN PIE

- 1 cup Karo corn syrup, light or dark
- 3 eggs
- 1 cup sugar
- 2 tablespoons butter, melted
- 1 teaspoon vanilla extract
- 1-1/2 cups (6 ounces) pecans
- 1 (9-inch) unbaked deep-dish pie crust

Preheat oven to 350°F. Mix corn syrup, eggs, sugar, butter and vanilla using a spoon. Stir in pecans. Pour filling into pie crust.

Bake on center rack of oven for 60 to 70 minutes. Cool for 2 hours on wire rack before serving.

Pie is done when center reaches 200°F. Tap center surface of pie lightly – it should spring back when done. For easy clean up, spray pie pan with cooking spray before placing pie crust in pan. If pie crust is overbrowning, cover edges with foil.

LIBBY'S FAMOUS PUMPKIN PIE

- 3/4 cup granulated sugar
- 1/2 teaspoon salt
- 1 teaspoon cinnamon
- 1/2 teaspoon ground ginger
- 1/4 teaspoon ground cloves
- 2 large eggs
- 1 (15-ounce) can Libby's Pumpkin
- 1 (12-fluid ounce) can evaporated milk
- 1 unbaked 9-inch deep-dish pie shell
- Whipped cream (optional)

Preheat oven to 425°F. Mix sugar, salt, cinnamon, ginger and cloves in small bowl. Beat eggs in large bowl. Stir in pumpkin and sugar-spice mixture. Gradually stir in evaporated milk.

Pour into pie shell and bake for 15 minutes. Reduce temperature to 350°F.; bake for 40 to 50 minutes or until knife inserted near center comes out clean. Cool on wire rack for 2 hours. Serve immediately or refrigerate.

Top with whipped cream before serving.

Note: 1-3/4 teaspoons pumpkin pie spice may be substituted for the cinnamon, ginger and cloves; however, the taste will be slightly different.

NUT TREE CHESS PIE

- 1 cup sugar
- 1/3 cup brown sugar, firmly packed
- 4 teaspoons flour
- 1/2 teaspoon salt
- 1 cup chopped walnuts
- 1/2 cup raisins, plumped in boiling water and drained
- 3 eggs
- 2/3 cup milk
- 4 teaspoons melted butter
- 1 unbaked pie shell

Combine dry ingredients, nuts and raisins in mixing bowl. In a small bowl, beat eggs with fork; add milk and melted butter. Stir into dry ingredients, mixing well. Pour into unbaked pie shell. Bake in a slow oven (315°F) for an hour and 15 minutes. During the long, slow baking, the nuts rise and turn golden brown on top of the rich, firmly jelled filling. Serve cold. (Cuts best after chilled overnight.)

SPICED WHIPPED CREAM

- 1 cup cold whipping cream
- 2 tablespoons brown sugar
- 1/2 teaspoon vanilla extract
- 1/4 teaspoon cinnamon
- Dash ground nutmeg

Pour chilled cream into medium-sized bowl. Beat cream 3 to 4 minutes until soft peaks begin to form. Gradually add brown sugar, being careful not to overbeat. Fold in vanilla, cinnamon and nutmeg.

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**HOROSCOPE by Salomé**

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**ARIES (March 21 to April 19):** A rejection of your attempt to be friendly leaves you with two choices: Try again or give up. If you want to make another effort, go slowly. Let things develop without pressure.

**TAURUS (April 20 - May 20):** It could be a problem dealing with unfamiliar people who do things differently from what you're used to. But rely on your strong sense of purpose to get you through this difficult period.

**GEMINI (May 21 to June 20):** To avoid neglecting a personal matter because of a demanding new workplace schedule, start prioritizing immediately. Knowing how to apportion your time takes a little while to set up.

**CANCER (June 21 - July 22):** It won't be easy to avoid some of the pressures that come with change. Best advice: Take things a step at a time, and you'll be less likely to trip up when things are in a chaotic state.

**LEO (July 23 - August 22):** A much-talked-about workplace change could be coming up soon. Be sure to get all the details involved in the process, and once you have them, you can decide how you want to deal with it.

**VIRGO (August 23 - Sept. 22):** You might still believe that your trust was betrayed, although the facts would appear to prove the opposite. But by the week's end, you should learn something that will help set the record straight.

**LIBRA (Sept. 23 - October 22):** Holiday plans could be a challenge because of shifting circumstances. But a more settled period starts by midweek, allowing you to firm up your plan-making once and for all.

**SCORPIO (October 23 - November 21):** The facts continue to be on your side. So, make use of them when dealing with any challenge to your stated position. Also, open your mind to an offer of help from an unlikely source.

**SAGITTARIUS (Nov. 22 - Dec. 21):** There still could be a communication problem holding up the resolution of a troublesome situation. Stay with it, and eventually, your message will get through and be understood.

**CAPRICORN (Dec. 22 - Jan. 19):** A possible change in your workplace schedule might create a chaotic situation for a while. But once things begin to settle down, you might find that this could work to your advantage.

**AQUARIUS (Jan. 20 - Feb. 18):** A recent job-linked decision might need to be reassessed because of the possibility of finding benefits that you might have overlooked. Check out all related data to help in the search.

**PISCES (Feb. 19 - March 20):** A personal situation you agreed to might not be as acceptable to the other person who is involved in the matter. Avoid pressuring and bullying. Instead, seek common ground by talking things through.

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**CROSSWORD PUZZLE ANSWERS**

A	R	C	S	W	E	B	I	W	O	N		
S	E	A	L	O	N	O	N	O	G	O		
H	T	L	O	O	O	O	T	O	R	O		
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## CV Author to Speak on What Your History Teacher Never Told You

Hear the facts you wish you learned in school as Castro Valley author Gerald Henig discusses his latest book, *America's Presidents: What Your History Teacher Never Told You*, on Thursday, Nov. 7, at 7 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley.

Outrageous behavior, lesser-known assassination attempts, crazy decisions and sex scandals abound. Henig collected the anecdotes over his 40-year career as an American history professor at CSU East Bay.

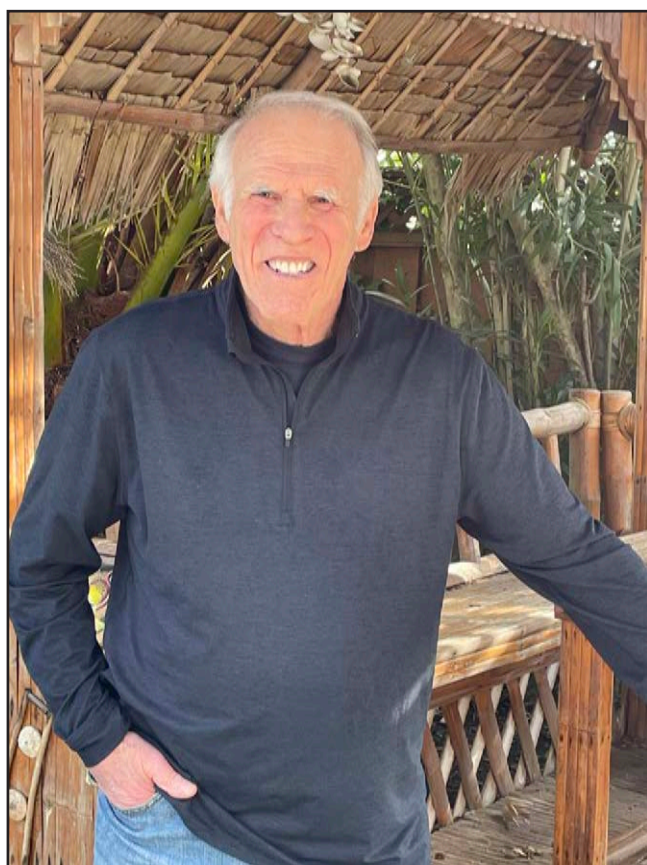
Henig, from Brooklyn, motored west upon completion of his Ph.D. from The City University of New York, filling a one-year assignment to teach Civil War and Reconstruction at Cal State.

Though he held on to his New York accent, he found his home in Castro Valley. His three children, Jennifer, Rebecca, and Adam attended Independent, Canyon, and Castro Valley High School. His son Adam is also a published author.

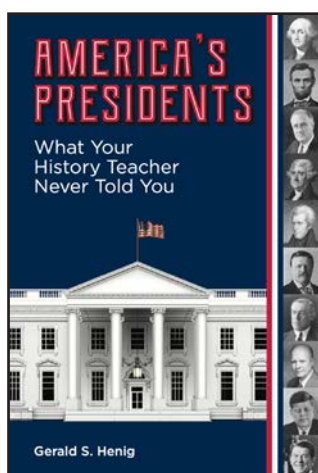
During his teaching career, Henig published four books written for the academic market.

He retired from CSU in 2010 and then spent seven years writing *America's Presidents*, his first book written for the mass market.

Henig just heard that the prestigious Kirkus Reviews



Auhor Gerald Henig will speak tonight at the Castro Valley Center for the Arts



magazine has named his book "one of the best Indie Books (small press) of 2024."

The evening with Gerald Henig is the first in a new Lecture Series sponsored by the Castro Valley Arts Foundation. Tickets are \$10.

For tickets: [cvartsfoundation.org](http://cvartsfoundation.org) or call 510-889-8961. Free parking.

Handicap accommodations. Castro Valley Center for the Arts, 19501 Redwood Road.

## SENIORS

### Do I Still Need a Will If I Already Have a Trust?

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

**Q:** I have a Living Trust, prepared some time ago. I recently heard that it was a good idea to also have a Will. However, I thought the Trust took the place of a Will. Can you clarify this?

**A:** Sure. Attorneys who prepare trusts generally also prepare a backup Will to coordinate with the Trust. The companion Will is designed to "catch" assets that were inadvertently left out of the Trust. The Will then typically directs that these omitted assets be "poured back" into the Trust and be distributed according to the terms of the Trust. Attorneys often refer to these wills as "Pour Over" Wills, which accurately describes their purpose.

Ideally, you would never need to use the "Pour Over" Will, because all assets would be part of your trust. However, in the real world, we find that clients often neglect to take proper steps to retitle assets into their Trust. Remember, in order to transfer assets into your Trust, you generally have to sign a formal document, such as a deed in the case of real property, which formally re-titles assets into the name of the trustee of the Trust. By the way, in most cases the trustee is the same person who created the trust (the trustor), but the trustor must still observe the formality of re-taking title in his own name "as

trustee".

The assets omitted from the trust and "captured" by the Pour-Over Will may still have to go through probate. However, the advantage of having a Pour-Over Will is that the omitted assets will ultimately go to your designated Trust beneficiaries as part of a coordinated plan. Without the Pour-Over Will, the omitted assets would be distributed to your heirs-at-law as identified by statute, which could be different persons from those beneficiaries named in your Trust.

A related topic arises where a trustor has clearly listed assets on a schedule attached to his Trust, but neglects to formally retitle the assets into his name "as trustee". This happens fairly frequently. In this situation, the trustor clearly intended to put the described assets into the Trust, but for whatever reason failed to take formal steps to do so. Here, the law provides a quicker remedy, which attorneys often refer to as a "Heggstad Petition", so named because of the 1993 court decision which



approved this remedy. Thus, where the trustor's intent to include an asset in his Trust is clear, it is then possible to petition the court for an order immediately transferring the assets into the Trust, so that they are not subject to a full probate and the possibility that they may go to unintended individuals.

For the above reasons, we always recommend that a trust contain a detailed Schedule of Assets, that upon creation of the trust the client take immediate steps to retitle those assets into the trust, and that the trust be accompanied by a companion "Pour-Over Will". Caution: some assets, such as retirement accounts, should never be re-titled into the name of the trust, as that could trigger an adverse tax result.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 25 years with Trusts, Powers of Attorney, Wills, Probate, Medi-Cal & Long Term Care Planning, and related matters. Contact him by email at [Gene@Lawyer-ForSeniors.com](mailto:Gene@Lawyer-ForSeniors.com). Or call (510) 247-2555.

## Eden Health Care OKs \$270,000 in Grants to Local Health Agencies

The board of directors of the Eden Health District recently approved grants to 14 community health agencies for a total of \$270,000.

The board voted unanimously to okay the grants at its meeting on Oct. 16

Fourteen agencies received grants ranging from \$15,000 to \$25,000: Glad Tidings Community Development Corp., Eden United Church of Christ, Spectrum Community Services, San Leandro Boys and Girls Club, SOS Meals on Wheels, CALICO, Teen Advocacy Going Strong (TAGS), Crisis Support of Alameda County, East Bay Agency for Children, Love Never Fails, San Lorenzo Family Help Center, La Clinica de La

Raza, Eden Youth and Family, Building Futures with Women and Children

"Our board is proud to make grants to 14 wonderful agencies to address critical health needs in our community," said board chair Pam Russo.

Eden Health District is a public health agency established in 1948 that serves the residents of Hayward, San Leandro, Castro Valley, Ashland, Cherryland, San Lorenzo, and Fairview. The District receives no tax revenue and sustains its community programs by the rents obtained from two medical office buildings in Castro Valley and Dublin that the District built and operates.

"We are excited by the wonderful programs touching every corner of the district that we are funding to provide mental health services, housing and homeless services, and food and nutrition," said board Vice-Chair Ed Hernandez. "These community non-profit agencies are on the ground every day providing critical services to those most in need throughout our District."

The Eden Health District emails the free Stay Well Health Bulletin every Wednesday that compiles breaking news on Covid, Housing and Homelessness, the Opioid Crisis, Mental Health, Wellness, and other important health information. To subscribe go to <https://ethd.org/stay-well/>

### Eden Garden Club Holiday Bazaar

Eden Garden Club is having a Holiday Bazaar on Saturday, Nov. 16, from 9 a.m. to 1 p.m. at Faith Lutheran Church, 20080 Redwood Road in Castro Valley, featuring succulents, trees, pottery, holiday gift baskets, handicrafts, homemade treats, collectibles, gift certificates, books, jewelry, and housewares. All proceeds benefit CVUSD and HUDS schools that are awarded school garden grants. Quality donations are accepted on Nov 9, from 9 am to noon. Please, no furniture, clothing or car seats accepted. For more information, call Pat Payne at 510-427-5261.



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# REAL ESTATE GALLERY



## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



# Be Safe After You Move In

By Carl Medford, CRS  
Special to the Times

It's a story retold many times a day: escrow has closed and the new owner(s) finally have the keys. Emotions are high and thoughts focused on moving in and locating furnishings, utilities and other important things. One item, however, often gets overlooked.

Home Security. Here are 6 keys to ensure safety after moving in:

Change the locks. This could be as simple as having a locksmith visit to re-key the doors. If the home has a home warranty, it is possible that initial rekeying is includ-

ed in the package.

Secure garage doors. Garage doors are usually opened four ways: hand-held, in-car or wall-mounted remotes or keyed systems. To begin, rekey any locks. Second, address the remotes. Although the seller may have given you any remotes, there is no guarantee there is not another one out there. If they used car-mounted remote buttons, they may have forgotten to reset them. They will also have the code for any wall-mounted remote. Most garage door openers have a reset button: follow the directions to reset and then reprogram any remotes. You can set up any remote

buttons in your car the same way. You might want to consider remote garage doors systems such as myQ which allow online control from anywhere and provide Amazon Key In-Garage Delivery access so your packages cannot be stolen.

Check all the windows. Depending on the style of window, there are simple solutions that prevent windows from being jimmied open.

Install new locks. In many cases, the old latches are getting a bit tired or may not have effective deadbolts. Upgrading to new locks can improve both aesthetics and safety and if you are all thumbs, a locksmith, contractor or handyman can install them for you. You can also install internal safety locks to safeguard you while you are at home.

Install a security system. There are many levels to home security systems. Some may simply have door and motion sensors, others can have cameras, online monitoring, remote locks and more. It is also possible the home already has a system in place which you can reactivate.

Secure your Wi-Fi network. Set up your Wi-Fi with secure codes so no one can easily hack into your home's smart features. Use complicated passwords that cannot be easily guessed.

Secure your home BEFORE you move in to ensure you and your belongings are

OPEN SUNDAY 2:00pm - 4:00pm

Making its debut on the market after more than 45 years, this beautiful family home offers approximately 1,967 square feet of thoughtfully designed living space in the highly sought-after Bay-O-Vista neighborhood. Filled with abundant natural light from its many windows, this split-level home features three bedrooms and four bathrooms, creating a perfect blend of space and style.

The updated eat-in kitchen combines modern functionality with classic charm, while recent enhancements—including refinished hardwood floors in the formal rooms, new carpet, and fresh interior and exterior paint—give the home an inviting, contemporary feel. The family room opens to the backyard, offering an ideal setting for seamless indoor-outdoor entertaining. A convenient attached two-car garage provides direct interior access, enhancing the home's everyday practicality.



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## RECENT HOME SALES

### Castro Valley

20111 West Ridge Court #15 94546: \$705,000 [2 BD - 1,440 SF - 1977  
20920 Baker Road 94546: \$770,000 [2 BD - 836 SF - 1956  
2720 Norbridge Avenue 94546: \$828,000 [3 BD - 1,348 SF - 1928  
4284 David Street 94546: \$950,000 [3 BD - 1,348 SF - 1952  
3136 Huntington Court 94546: \$1,030,000 [3 BD - 1,426 SF - 1959  
18836 Lenross Court 94546: \$1,055,000 [3 BD - 1,274 SF - 1953  
19986 Zeno Street 94546: \$1,100,000 [3 BD - 1,572 SF - 1953  
4004 Meadowview Drive 94546: \$1,100,000 [3 BD - 1,094 SF - 1952  
21279 Highland Drive 94552: \$1,155,000 [3 BD - 1,952 SF - 2006  
6869 Sunnyslope Avenue 94552: \$1,575,000 [3 BD - 1,816 SF - 1984  
35555 Palomares Road 94552: \$1,750,000 [3 BD - 2,494 SF - ]

TOTAL SALES: 11  
LOWEST AMOUNT: \$705,000 MEDIAN AMOUNT: \$960,000  
HIGHEST AMOUNT: \$1,750,000 AVERAGE AMOUNT: \$1,088,142

### SAN LEANDRO

195 Lexington Avenue 94577: \$600,000 [3 BD - 1,297 SF - 1940  
2215 West Avenue 134th 94577: \$610,000 [3 BD - 1,184 SF - 1951  
16564 Ehle Street 94578: \$650,000 [2 BD - 915 SF - 1948  
643 Woodland Avenue 94577: \$650,000 [2 BD - 1,222 SF - 1924  
2046 Altamont Road 94578: \$690,000 [1,224 SF - 1941  
624 Elsie Avenue 94577: \$740,000 [2 BD - 939 SF - 1940  
14833 Lark Street 94578: \$832,000 [2 BD - 992 SF - 1945  
14828 Martell Avenue 94578: \$850,000 [3 BD - 1,008 SF - 1952  
220 Sunnyside Drive 94577: \$860,000 [2 BD - 1,294 SF - 1927  
665 Haas Avenue 94577: \$1,220,000 [3 BD - 1,692 SF - 1935

TOTAL SALES: 12  
LOWEST AMOUNT: \$600,000 MEDIAN AMOUNT: \$715,000  
HIGHEST AMOUNT: \$1,220,000 AVERAGE AMOUNT: \$770,200

### SAN LORENZO

15722 Via Colusa 94580: \$828,000 [3 BD - 1,000 SF - 1944  
1667 Via Chorro 94580: \$875,000 [3 BD - 1,471 SF - 1955

TOTAL SALES: 2  
LOWEST AMOUNT: \$828,000 MEDIAN AMOUNT: \$851,500  
HIGHEST AMOUNT: \$875,000 AVERAGE AMOUNT: \$851,500

### HAYWARD

18013 Sahara Road 94541: \$649,000 [2 BD - 1,270 SF - 1973  
27847 Hummingbird Court 94545: \$700,000 [3 BD - 1,254 SF - 1971  
21979 Victory Drive 94541: \$750,000 [2 BD - 1,020 SF - 1943  
348 El Dorado Avenue 94541: \$763,000 [3 BD - 954 SF - 1910  
886 Harmony Drive 94541: \$785,000 [2 BD - 1,254 SF - 1942  
253 Rome Place 94544: \$801,000 [3 BD - 927 SF - 1951  
27645 Decatur Way 94545: \$808,000 [4 BD - 1,875 SF - 1955  
21070 Mission Boulevard 94541: \$810,000 [2 BD - 1,104 SF - 1923  
537 Beechmont Lane 94544: \$820,000 [3 BD - 1,853 SF - 1955  
353 Hampton Road 94541: \$855,000 [4 BD - 2,195 SF - 1935  
24694 Santa Clara Street 94544: \$870,000 [3 BD - 1,173 SF - 1958  
3366 Shawn Way 94541: \$900,000 [2 BD - 1,395 SF - 1990



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C		1-4	20340 Forest Ave #8	\$749,950	3/2.5	Coldwell Banker	Trish Radovich	510-367-7999
H		1-4	2521 Oliver Drive	\$650,000	3/2	Re/Max Accord	The Lovewell Team	510-351-5555
C		1-4	4625 Lockridge Way	\$1,298,000	4/2.5	Re/Max Accord	The Lovewell Team	510-351-5555
A		2-4	1350 Benedict Drive	\$899,000	3/4	Vanguard Properties	Michelle Miller	510-701-3442

### CITY GUIDE

A = SAN LEANDRO • B = BRENTWOOD • C = CASTRO VALLEY • D = DUBLIN • F = FREMONT • H = HAYWARD  
K = KENSINGTON • L = LIVERMORE • M = MODESTO • SLZ = SAN LORENZO • W = WALNUT CREEK • Z = ALAMEDA



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# Out of Control Wisteria

By Buzz Bertolero  
Special to the Times

**Q** I have a wisteria climbing up the front of my porch. By the fall, it's always out of control. Can I trim it back now without jeopardizing next spring's blooms? Also, how

might I help increase the flowers, as it doesn't tend to put out an abundance of blossoms?

**A** There is a reluctance of gardeners to prune plants, especially vines, fruit trees, and roses, once the primary pruning season is completed.

When quizzed why not, the most common answers are "It may die" or it will stop blooming.

The reality is plants never die from such pruning practices; however, flowering issues may develop related to off-season pruning. These issues are easily overcome with some basic plant knowledge

about the plants in question.

Wisteria vines are traditionally pruned the heaviest in the spring after flowering. This is the time to establish or re-establish the basic shape of the plant.

During the growing season, it's okay to prune off any of the

shoots that are growing in the wrong direction. Wisteria blooms on the second year and older growth.

You improve flowering by lowering the soil pH. The pH scale is from 1 to 14, with seven being neutral. Any soil reading above 8.0 is said to be alkaline, while soils below 7.0 are said to be acidic. Wisterias like a soil pH around 6.0 to 6.5. You determine your soil pH with a simple pH kit available at your favorite garden

center.

The soil pH is modified or lowered by applying an acidifier such as Soil Sulphur, Aluminum Sulfate, or GreenAll pH Adjuster. The pH test determines the amount. With the beginning of the rainy season, now is an excellent time to apply these products to your soil. Besides wisterias, an acidifier is particularly beneficial to blueberries, azaleas, camellias, rhododendrons, gardenias, and other shade-loving plants.



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## AGENTS IN ACTION



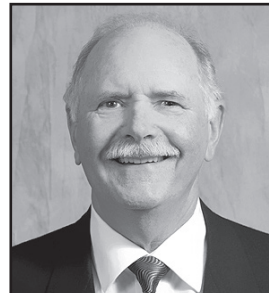
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## Mortgage Rates Increase for the Fifth Consecutive Week

Increasing for the fifth consecutive week, mortgage rates reached their highest level since the beginning of August. With several potential inflection points happening over the next week, including the jobs report, the 2024 election, and the Federal Reserve interest rate decision, we can expect mortgage rates to remain volatile. Although uncertainty will remain, it does appear mortgage rates are cresting, and are not expected to reach the highs seen earlier this year.



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You can place a FREE "MISC. FOR SALE" ad for items \$50 or less at: [sanleandrotimes.com](http://sanleandrotimes.com) or at: [castrovalleyforum.com](http://castrovalleyforum.com) or more info call Patrick Mon-Fri. 9am-1pm at 510-614-1560 (some restrictions may apply)

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LEGAL NOTICES

FILED September 10, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 609209

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

The name of the business(es):  
Avila's Multiservices, located at 939 Burkhart Ave San Leandro, CA 94579 Alameda County, is hereby registered by the following owner(s): Oliver Adrian Avila Solval, located at 939 Burkhart Ave San Leandro, CA 94579. This business is conducted by An Individual. This business commenced 08/15/2024 /s/Oliver Adrian Avila Solval  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires September 9, 2029  
OCT 17, 24, 31, NOV 07, 2024  
1760 - SLT

FILED September 17, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 609345

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

The name of the business(es):  
Temporum Candle Co., located at 15572 Usher St., Unit B San Lorenzo, CA 9458 Alameda County, is hereby registered by the following owner(s): ZaNiah Bradshaw, located at 15572 Usher St., Unit B San Lorenzo, CA 94580. This business is conducted by An Individual. This business commenced N/A /s/ZaNiah Bradshaw  
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OCT 17, 24, 31, NOV 07, 2024  
1761 - CVT

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MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 609823

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

The name of the business(es):  
3 Gems investments, located at 15382 Elvina Dr. San Leandro, CA 94579 Alameda County, is hereby registered by the following owner(s): Tovan Doan, located at 15382 Elvina Dr. San Leandro, CA 94579. / Andrew Le Located at 15382 Elvina Dr. San Leandro, CA 94579. This business is conducted by a Joint Venture. This business commenced 6/1/2024 /s/Tovan Doan  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires October 10, 2029  
OCT 31, NOV 07, 17, 24, 024  
1771 - SLT

FILED September 10, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 609855

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

The name of the business(es):  
SC PrimeRoute Express, located at 593 Folsom Ave, Hayward, CA 94544 Alameda County, is hereby registered by the following owner(s): Susely Castellanos, located at 593 Folsom Ave, Hayward, CA 94544. This business is conducted by An Individual. This business commenced N/A /s/Susely Castellanos  
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1766 - SLT

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FILED September 26, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 609553

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

The name of the business(es):  
Star Transit, located at 16859 Train Station CT., Lathrop CA 95330 / P.O. Box 1248 Lathrop CA 95330 Alameda County, is hereby registered by the following owner(s): Goswami Son's INC, located at 16859 Train Station CT., Lathrop CA 95330. This business is conducted by a Corporation. This business commenced 25/2/2019 /s/Pardeep Goswami  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires October 25, 2029  
OCT 31, NOV 07, 17, 24, 024  
1779 - SLT

FILED October 14, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 609908

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

The name of the business(es):  
Bob's Pro Auto Service, located at 1693 Washington Ave. San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Johanna Contreras, located at 1693 Washington Ave. / Edwin Melendez, 1693 Washington Ave. San Leandro, CA 94577. This business is conducted by Co-partners. This business commenced N/A /s/Johanna Contreras  
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1771 - SLT

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37 Gas co., for one  
38 Printer's blue  
39 Corn core  
41 Cruising  
43 Drag  
46 New York's -- Island  
50 Pundit's piece  
51 Causing annoyance  
54 Stallion's mate  
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56 Revise  
57 Org.  
58 Trench  
59 Pixels

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5 Wager  
6 Past  
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8 Santa --  
9 Not by design  
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11 Understands  
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22 Author Harte  
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25 Long lunch?  
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27 Cattle farm workers  
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38 Phoned  
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ANSWERS ON PAGE 4

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FILED October 21, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 610084

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

The name of the business(es):  
Queen's Nails Studio, located at 1605 K St., Livermore, CA 94531 / 4800 Snowmass Peak Ct., Antioch CA 94531 Alameda County, is hereby registered by the following owner(s): Hien Van Nguyen, located at 4800 Snowmass Peak Ct., Antioch CA 94531. This business is conducted by An Individual. This business commenced 10/01/2024 /s/Hien Van Nguyen  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires October 20, 2029  
OCT NOV 07, 14, 21, 28, 2024  
1782 - SLT



# Burglars Bash In Bottle Shop in Downtown San Leandro

By Jim Knowles  
San Leandro Times

The Bottle Shop liquor store on East 14th Street has been a fixture in downtown San Leandro for decades, but nothing like this has ever happened to the store.

At 2 a.m., on Saturday, Oct. 26, a gang of at least a dozen thieves used a car to simply smash through the

front of the building and proceeded to steal all the high-priced liquor and cigarettes.

"This is insane – I've never seen anything like this in my life in America," said Wisam Aldeen, who runs the family business.

The store closes at midnight. But Aldeen said he was in the back of the store doing bookwork just before the

break-in, and he had just left.

His video camera shows the cars pulling up, a dozen guys piling out of the cars. Then one car drives up on the sidewalk and plows into the store. Then the gang in hoodies disappear into the store through the opening.

"The police said, 'You're lucky you weren't here,'" Aldeen said – meaning he could have wound up being a victim.

Aldeen said the thieves took all the higher priced liquor and cigarettes. They seemed to know where the valuable goods were stored.

He added that he wants there to be more police patrols like there used to be in San Leandro.

"People used to be scared to come to San Leandro to mess around," he said. "Why are they not patrolling the streets like they used to in San Leandro?"



The store security video shows the gang as they are about to smash through the front of the store with the back end of a car.



PHOTO BY JIM KNOWLES

The damage to the front of the Bottle Shop liquor store is covered with plywood since the break-in where a car was used to smash through the front door.

## OPINION

### LETTERS to the EDITOR

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

#### Be Careful of What You Wish For

Editor,

Reopening Lake Chabot Road before it is fixed will surely cause unintended consequences that those demanding it do not anticipate. They would like it reopened to remove the increased traffic from their neighborhood roads. In this matter, I agree with them. People are driving far too fast down roads that historically had fewer cars.

I believe reopening LCR before it is fully repaired would be a gross mistake. Installing traffic signals would just compound the problem. The road blockage designation would be removed from Apple and Google maps encouraging the prior traffic to return.

People don't drive down LCR because it is faster—it isn't, no matter what anyone tells you. Were it quicker—ambulances would use it...they don't. Unless they pick up someone deep into LCR, they take the freeway. It is, however, a convenient escape from the bustle of the freeway and noise. It is a nice peaceful, pleasant drive. That is

why I use it, and why many others use it as well.

Once there is notification that LCR is open, people will flock to drive it, and rather than waiting behind a long line of cars for the newly installed red light to change, they will simply divert up Graff, where they can make a right turn on Astor...whether the light is red or green, and go on about their merry way. And the streets involved will have more traffic than ever, but you'll have your stop-lights (at a cost of \$25,000 each), one way traffic and 20 minute waits for those few who elect not to take the faster shortcut when LCR is reopened.

Let's work on calming the traffic problem now, and reopen the road when it is fully repaired. It is the sensible choice.

Gwen Olson  
San Leandro

#### Biden Alone Decided

Editor,

Steve Parker said President Biden has a "condition" and "failing ability." He criticized others for failing to publicize this

situation. I assume that because of humility Parker did not use the title "Doctor," and include his medical qualifications and diagnosis.

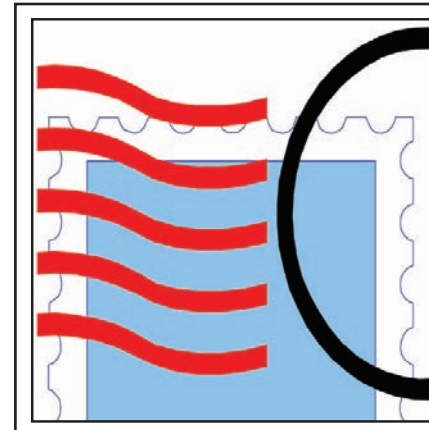
He also said "Joe Biden was visited by Nancy Pelosi and kicked to the curb." That attributes unusual powers to Pelosi, and ignores the wide variety of people who expressed opinions both publicly and privately. Finally, Parker ignored the fact that it was Biden alone who decided to withdraw from the race.

Certainly Biden performed poorly in the "debate" with Trump. He had just returned from a busy and tiring international conference. It is interesting that the American and foreign reporters covering that conference ignored the "condition" which Parker has diagnosed from a distance.

People noted that Biden seemed confused at times during the "debate." Though I lack the "condition" Parker attributes to Biden, I was also confused during the "debate." Biden has a decades-long reputation for rationality. During the "debate," Trump was irrational, avoided direct answers, exaggerated, and lied.

Biden constantly faced the decision whether or not to enter Trump's world of fantasy, or make rational responses to the serious questions which had been posed. So Biden's performance was marked by the fatigue of a grueling international conference, and the confusion occasioned by Trump's irrationality.

Parker has probably never seen a comparison between Trump's policy comments 25 years ago,



Send a letter to the editor to [Letters@ebpublishing.com](mailto:Letters@ebpublishing.com). Letters must include the writer's name, address and telephone number.

and his comments now. Having seen such comparisons I have no doubt that Trump has had significant cognitive decline. I have read comments by a large number of neurological and psychological educated people who say that comparing transcripts of past and present Trump comments provides ample demonstration of cognitive decline on Trump's part.

John Rawlinson  
San Leandro

#### Illegal Is Accurate

Editor,

I found Mr. Doug Jones' letter to the Times (Letters to the Editor, Oct. 31, 2024) hyper partisan. Yes, Mr. Jones, Donald Trump was found guilty of 34 felony counts by a jury in a district extremely hostile to him. He was denied a change of venue, the judge did not recuse himself for obviously bias and a conflict of interest. I would wager that his conviction will be overturned at the appellate level.

As for using the word "illegal" to describe so-called undocumented migrants, the word is accurate.

Undocumented means they have not been vetted and have deliberately avoided the legal formalities to enter the country. Mr. Jones stated that living in the U.S. as an undocumented immigrant (illegal) is a misdemeanor of immigration law. This is just the tip of the iceberg.

Using a bogus taxpayer ID number (Social Security #) on a W-4 is perjury. Check out the signature line on said form. Sad thing is few, if any, are ever prosecuted by the IRS or Franchise Tax Board. Conspiring to work for cash with employers – is it not a form of tax evasion? How many "illegals" of military age are registered with Selective Service? One usually signs up at 18. To the reader, are your children signed up?

It has been apparent to me for years that the elected leaders of both parties have acted as "political prostitutes" for special interests that have handsomely profited from the presence of illegals. While they profited, they have assigned the social expenses on the rest of us.

Jeanette Wilson  
Castro Valley



## Races: Borja and Rocha join school board



Dylan Boldt



Robert Bulatao



Ed Hernandez



Bryan Azevedo

*continued from front page*

"I'm happy we did things as honestly as we could. We held our heads high," Bulatao said, speaking at his watch party before election results were known. "We did no negative campaigning, and led with the issues. We supported local businesses and people as we carried out our campaign. And I hope we got across that the council needs elections by district very soon."

Hernandez, speaking just before the first returns were announced, said people were receptive to his ideas.

"People were very receptive when I spoke with them about public safety and the need to fully staff the police department," Hernandez said.

Hernandez' daughter Rachel said "He put his heart and soul into the campaign."

Just after the first returns came in, Bryan Azevedo said

that he was hopeful but it was too early to know the results.

"It's looking good now, but it's still early," Azevedo said. "I look forward to serving the community for another four years, win or lose, and if I win I'll try my best to give voters an even better City Council."

The county elections office legally has a month to finish counting ballots and certify the results, and in past elections final vote totals have taken a week or more to be announced.

In 2020, also a year where a presidential election boosted turnout, the Azevedo-Hernandez San Leandro City Council race saw some 33,968 votes cast, almost four times as many votes as have been counted so far (8,704) from Tuesday's election.

### SL School Board

All four candidates for the

San Leandro Unified School District board ran unopposed, and did not appear on the ballot, as allowed by state education law. Incumbents Peter Oshinski, at-large and Diana Prola, in Area 5, were returned. Newcomers Zachary Borja in Area 1 and Cindy Rocha in Area 3 will join the board.

Borja is a photographer and small business owner, while Rocha is a retired construction manager. Incumbents Melissa Fegurgur in Area 1 and Evelyn Gonzales, current board president from Area 3, did not run for re-election, opening up those positions.

### San Lorenzo School District Measure Q

In the San Lorenzo Unified School District, Bond Measure Q was leading, with 5,009 yes votes (66 percent) and 2,547 no votes (34 per-

cent). The measure requires 55 percent of the votes, plus one, to pass.

### SLZ School Board Race

In San Lorenzo's one contested school board race, in Area 5 incumbent Alicia Gonzalez was leading with 735 votes (64 percent) over fellow incumbent Penny Peck with 415 votes (36 percent). A switch to voting by areas rather than district-wide forced the two incumbents into running against each other.

San Lorenzo school board candidates Kyla Sinegal, an incumbent from Area 3, and Dorothy Lee, a newcomer from Area 2, ran unopposed.

Each candidate said they would normally not have opposed each other, praised their opponent, and pledged to keep working for the good of the district whether or not they won the election.

## Disciplinary Actions Brought Against Two Council Members

By Michael Singer  
San Leandro Times

San Leandro City Councilmembers Fred Simon and Victor Aguilar are facing internal disciplinary action resulting from their actions prior to the firing of former San Leandro Police Chief Abdul Pridgen, according to a report released Wednesday afternoon by the City Council.

Former City Manager Fran Robustelli filed a complaint to the City Council on May 8, 2024, days before she was to leave her position for a new job in Florida. The City Council hired an independent outside investigator, Carl A. Botterud, to look into the employment-related claims.

Robustelli claims she received "discriminatory and harassing behavior" towards her by Vice-Mayor Simon which she says created "an intolerable hostile work environment," according to an email sent to the City Council on November 4. Robustelli also alleges she experienced "threats to her employment and evaluation outcomes if decisions were made contrary to a desired decision."

Further investigation found Councilmember Aguilar also made threats to Robustelli's employment and job evaluation if she moved forward with removing Chief Pridgen from his position.

Both men were cited for violating City Charter Section 345, Interference in Administrative Service with a consideration of discipline of a censure.

Pridgen, who was hired in July 2021, was placed on administrative leave from his duties on September 11, 2023. He was eventually replaced by Chief Angela Averiett in June 2024.

Robustelli resigned as San Leandro's City Manager in April 2024 to take a city man-

ager job in St. Pete Beach, Florida.

The independent investigator filed the final report on October 30, 2024.

On Monday, Nov. 4, the City Council held two closed-session meetings. Simon and Aguilar were recused

"Discriminatory and harassing behavior ... threats to employment if decisions were made contrary to a desired decision."

from both meetings. During the first meeting, the council reviewed the findings of the report along with City Attorney Pio Roda. The question was then posed to the council if the city should consider a procedural hearing.

The mayor and remaining council members voted 4-1 to move forward with the hearing with Councilmember Bryan Azevedo voting against the hearing.

A second closed session meeting after the regularly scheduled City Council meeting on Monday ended with a request by the Council to the City Clerk to determine what disciplinary action could be taken based on the city's code of conduct rules. What disciplinary action will be taken has yet to be determined.

The report is available to the public online at: <https://www.sanleandro.org/175/Public-Records-Online>

## Ortega: Grayson leads in state senate race

*continued from front page*  
was of college-age.

Before being elected to the Assembly, Ortega was the executive secretary-treasurer of the Alameda Labor Council and the statewide political director for the American Federation of State, County, and Municipal Employees (AFSCME) Local 3299, the University of California's largest employee union.

On November 1, Ortega announced her Assembly bill (AB2271) helped pave the way for Alameda Health System to acquire St. Rose Hospital in Hayward in a deal that included a five-year, \$15 million line of credit to keep the community hospital open. Shanbhogue had a professional career in software development, analysis, and project management and holds related degrees in those fields. In 2016, though, she decided to become a stay-at-home mom.

The 20th State Assembly includes Castro Valley, San Leandro, Cherryland, Ashland, San Lorenzo, and



Liz Ortega



Sangeetha Shanbhogue

Hayward Acres.

### Grayson Leads New State Senate District 9 Contest

Assemblymember Tim Grayson is slightly ahead of San Ramon City Councilmember Marisol Rubio for the State Senate District 9 seat. Both candidates are Democrats.

As of noon on Wednesday with all precincts reporting in Alameda and Contra Costa Counties, Grayson led Rubio with 123,502 votes to Rubio's 100,246.

In Alameda County, Rubio garnered 10,968 ballots or 50.31 percent of the vote

whereas Grayson received 10,835 or 49.69 percent of the vote, making it a tight race. However, in Contra Costa County, Grayson received 112,667 votes, 55.79 percent. Rubio received 89,278 votes, 44.21 percent.

Castro Valley had been part of the 7th Senate District and represented by Steve Glazer and San Leandro was part of the 9th Senate District and represented by Nancy Skinner. But following the 2020 Census, both seats got redistricted, putting both San Leandro and Castro Valley in

the 9th Senate District. Both Skinner and Glazer were prevented from running in 2024 by term limits.

The new 9th District extends east from San Leandro and San Lorenzo through Castro Valley before heading north to include most Contra Costa County communities in the east.

Grayson is a former mayor and city councilperson in Concord. He was first elected to the Assembly in 2016, representing the 15th District. He chairs the Assembly Banking and Finance Committee and worked as a general contractor before being elected to the assembly.

Rubio is a neurobiologist who was first elected to the San Ramon City Council in 2022. Before that, she was a director and vice president of the Dublin San Ramon Services District. She is also an executive board member of the statewide Sierra Club and its San Francisco Bay Chapter.

In the March 5 Primary, Grayson led with 59 percent of the vote to Rubio's 40 percent.

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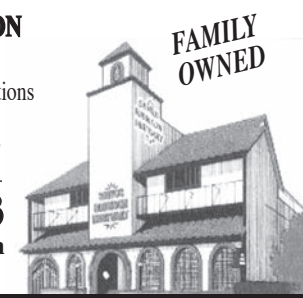
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## Tower: Structure to be 'stealthed' to look like the bark of a tree

*continued from front page*

posal. It goes on to say that "the pole of the monoplane structure will be stealthed as the bark of a tree."

That is, it will be disguised as a large pine tree, hopefully blending in with nearby real pine trees.

The tower is proposed for the northwest corner of the parking lot at San Leandro Electric, noted for its large American flag waving over San Leandro Boulevard.

The lower part of the structure will be surrounded by a fence that will hide ground-level equipment from public view.

TEP said that noise will be minimal, and the facility will not be visible or only minimally visible from the nearest residences, on Bixco Street across the railroad tracks and BART overpass in the Cherrywood neighborhood.

At least one nearby neighbor, Elizabeth Yue, objects to the proposed tower and filed a public comment with the Planning Commission ahead of the meeting.

"I am afraid the radio frequency that it generates/



PHOTO SIMULATION ON INFORMATION FROM PROJECT APPLICANT

**View of the San Leandro Electric parking lot along San Leandro Boulevard. A proposed 80-foot communications tower, with an address of 444 Peralta Avenue, would go in the back right corner.**

produces will harm human health," she wrote.

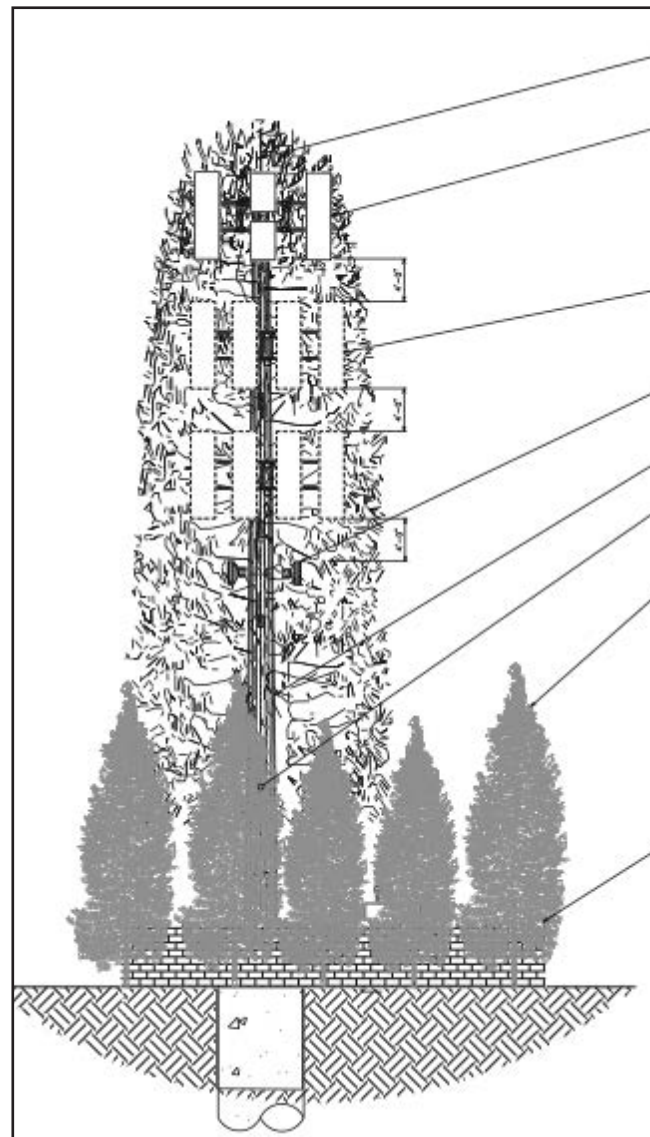
TEP wrote the Planning Commission that other possible locations had been investigated, but were ruled out

for filling a gap in communications coverage in the area. No nearby buildings were tall enough to place the tower on top, they said.

The Planning Commission

meeting is tonight at 7 p.m. at City Hall, 835 East 14th Street.

Public comments are welcome at the Public Hearing on the tower proposal.



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