



## Happy Easter

HAM IS A TRADITION

AS AN EASTER SUNDAY MEAL ..... 4

**WEEKEND WEATHER**  
**CLOUDY** Cloudy thru Saturday  
Sunny on Sunday  
HIGHS: 64-70  
0 10 20 30 40 50 60 70 80 90 100 110  
LOWS: 50-52

**FRIDAY**

**SATURDAY**

**SUNDAY**

# San Leandro Times

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

VOL. 35 • NO. 16

THURSDAY, APRIL 17, 2025

SAN LEANDRO • CALIFORNIA



PHOTO COURTESY SAN LEANDRO BOYS & GIRLS CLUB

San Leandrans came together for the Boys & Girls Club Night of Exploration gala last month as the club raised funds and celebrated its 77th year.

## Boys & Girls Club Celebrates At Night of Exploration Gala

The San Leandro community came together for Boys & Girls Clubs of San Leandro's third annual Night of Exploration gala, presented by the San Leandro Boys & Girls Club Foundation.

The evening was a celebration of Boys & Girls Clubs of San Leandro's 77-

year of service and the club's growth, as well as a club fundraiser.

City and county dignitaries joined the club's board of directors and supporters, including San Leandro Mayor Juan Gonzalez, Councilmember Victor Aguilar. Representatives from Alameda

County, the San Leandro and San Lorenzo school districts, public safety departments, and local agencies were on hand, too.

Guests enjoyed an inspiring keynote address from club alumnus and

see GALA, page 11

## City Council Could Move to District Elections

Public hearings scheduled before issue is put to the voters

By Mike McGuire  
San Leandro Times

The San Leandro City Council took its first steps toward eventually putting elections by district on the ballot at its meeting April 7, spurred by a lawsuit charging racial discrimination in its current voting system.

Several public meetings are planned, with the first set for Monday, April 21, at 7 p.m. at City Hall, 835 East 14th Street. And then the issue will be put to the voters in a special election in 2026, a few months before the general election in

November 2026.

The move to district elections was spurred by a lawsuit by Robert Bulatao, who ran for City Council in District 6 last year and was defeated by Dylan Boldt.

Bulatao is a community activist whose lawsuit under the California Voting Rights Act (CVRA) sparked the district election push.

Bulatao claims that San Leandro is in violation of the CRA, which mandates equal

see ELECTIONS, page 10

## The Great Gildersleeve To Screen at SL Museum

Step back in time and enjoy a special screening of The Great Gildersleeve, the beloved local radio sitcom character brought to life on the big screen, on Saturday, May 3, from noon to 2 p.m. at the San Leandro History Museum, 320 W. Estudillo Ave.

After the film, immerse yourself in the fascinating world of early animation by creating your own zoetrope,

an incredible device that brings the magic of motion to life.

This hands-on program offers a fun, interactive way to explore the charming humor of The Great Gildersleeve while discovering the origins of animation technology.

For ages 10 and over. For more information email historymuseum@sanleandro.org.

## Disaster Awaits, as History Tells Us

San Leandro History Museum program looks at the past disasters and the one that may be in our future

By Mike McGuire  
San Leandro Times

In the Bay Area, built on multiple earthquake faults and surrounded by wildfire habitat, we think we know all about natural disasters, but we often haven't taken even minimal precautions to protect ourselves against them.

That was the message from

San Leandro History Museum Curator Dylainie Nathlich at a program earlier this month. Disasters will hit here, just as they have in the past, and we should be ready to survive them and reduce their harm, she said.

But there is much we can do for this, Nathlich added.

Getting an emergency kit

“Disasters will hit, but we should prepare.

— Dylainie Nathlich

assembled in case one has to leave home or hunker down during a disaster is one of them, she said. So is volunteering for groups that work on emergency preparedness and would provide help to people when one hit.

Nathlich showed a series of documentary films, several

see DISASTER, page 11

### INSIDE YOUR TIMES

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Dahlia sale Saturday at the Mulford Club House. **Page 3**

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Cartoonist explains where storm drains go. **Page 3**

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Homes can be exempt from probate. **Page 5**

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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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California  
Newspaper  
Publishers  
Association  
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# San Leandro High Students Take First Place in Bay Area AI Innovation Competition

News from San Leandro High School

SLHS students outperformed college and international teams to win first place with their original AI-powered chatbot.

A team of San Leandro High School students earned first place at the SMASH.ai Innovation Challenge, hosted by the Kapor Center in Oakland.

Competing against college and international teams, juniors Jason Fang, Brandon Zhu, Brighton Minh, and sophomore Angella Huang impressed judges with their advanced AI chatbot.

All but one of the students are part of Mr. Sandeep Kundra's AP Computer Science Principles class, where they

learned the foundational programming and problem-solving skills they credit for their success.

"We are incredibly proud of our students' dedication and achievement," said AP Computer Science teacher Mr. Sandeep Kundra. "This event gave them a valuable platform to apply their learning in a practical and engaging setting."

The team competed against more than 15 groups, including college students from Chabot College and international exchange students from India. Their chatbot stood out for its creativity, accuracy, and ease of use.

Each student contributed

to a different part of the project, from coding and training the AI to designing the user interface. As first-place winners, the students were each awarded an Apple Watch.

"We were inspired by our interest in AI and the potential to solve real-world problems," said junior Jason Fang. "We wanted to challenge ourselves and apply our computer science skills in a competitive environment."

Superintendent Dr. Mike McLaughlin added, "We are thrilled to see our students leading in innovation. Their success is a powerful reflection of the excellent learning happening every day at San Leandro High."



## SL Dahlia Society to Hold Annual Sale

The San Leandro Dahlia Society will hold its annual tuber and small plant sale on Saturday, April 19, from 10 a.m. to 2 p.m. at the Mulford Garden Improvement Association Clubhouse, 13055 Aurora Drive in San Leandro, across the street from Garfield Elementary School.

Tubers will start at \$8 and cuttings or small plants will start at \$12, including tax. Dahlia aficionados will be on hand to advise on planting and caring for the dahlias.

With so many varieties, there is something for everyone. The Dahlia Society's website is: [slds.club](http://slds.club)

## St. Leander School 2025 Classic Car Show Invites Car Owners to Enter

Calling all lowriders, hot rodders, muscle cars and classic car owners. The St. Leander School 2025 Classic Car Show will be held on Saturday, May 10, from 9 a.m. to 1 p.m. at St. Leander School, 550 W. Estudillo Ave. in San Leandro.

Join St. Leander's inaugural classic car show fundrais-

ing event. Registration is \$30.

To register your classic car for this event, visit [stleanderschool.org/car-show](http://stleanderschool.org/car-show) by Sunday, May 5.

Participant space is limited. Admission to the show is free to the public. All proceeds support student grants and scholarships.

## Performances at the Library For Dia de los Libros

Children and their families can celebrate Día de los Niños (Children's Day) / Día de los Libros (Book Day), with two performances, a craft activity, a book giveaway, and refreshments on Saturday, April 26, from 1 p.m. to 4 p.m. at the Main Library at 300 Estudillo Ave. At 1 p.m., Mariela's Music Time presents an energetic and bilingual (English and Spanish) musical performance. From 2 p.m. to

3 p.m., children can create their own Mini Piñata to take home and enjoy refreshments. At 3 p.m., The Slim Chance Circus Show will entertain with a humorous presentation with magical tricks. Seating for the performances will be first come, first served. Doors will close if room capacity is reached. For more information, contact Adrian Barrientos at [abarrientos@sanleandro.org](mailto:abarrientos@sanleandro.org) or 510-577-3996.



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**Happy Passover!**





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## Community Calendar

### Invitation to Holy Week and Easter Events

First United Methodist Church, 1600 Bancroft Ave. in San Leandro, invites the community to worship on Good Friday, April 18, at 7 p.m. The service will focus on Peter's perspective of Jesus on the Cross. Then join us on Sunday, April 20, at 9:30 a.m. for our Easter worship, bring flowers to decorate the church's living cross, followed by an Egg Hunt and other fun activities for kids from 11:30 a.m. to 12:30 p.m.

### I.D.E.S. St. John Bingo & Lunch

I.D.E.S. St. John, 1670 Orchard Ave. in San Leandro, will host a Luncheon Bingo on Saturday, April 26, at noon. Tickets are \$15 and includes four Bingo cards. Extra Bingo cards for 25 cents each. Linguica sandwich, French fries and hot dogs. For tickets, call Jenet Re at 510-483-1132, or Willie Calvo at 510-207-6326.

### Eden Garden Club Plant Sale

The Eden Garden Club will hold a plant sale on Saturday, April 26, from 9 a.m. to 2 p.m. at 19910 Forest Ave. in Castro Valley. All proceeds benefit school garden grants for CVUSD and HUSD schools. For more information, call or text Gwen Dossey at 510-828-8787.

### Senior Lunch Program at First Presbyterian Church

First Presbyterian Church of San Leandro, 180 Estudillo Ave., will offer a senior "Young at Heart" lunch program the third Thursday of each month at 11:30 a.m. Each lunch will be followed by a program ranging from musical groups to information about local charities.

### Alta Mira Club Spring Intergenerational Tea

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a Spring Intergenerational Tea on Saturday, May 3, at noon. Tea party attire and hats are optional. \$40 per person, \$10 for children under 12. For reservations, email Nancy Fong at nancyfong@aol.com or call 510-483-1018.

### 24th Annual Arroyo Athletic Boosters Car Show

The Arroyo Athletic Boosters will hold its 24th Annual Car Show, a day of amazing cars and bikes, on Saturday, May 10, from 9 a.m. to 3 p.m. at Arroyo High School, 15701 Lorenzo Ave. in San Lorenzo. Free admission. To register a vehicle in the show, visit <https://ahs-car-show-2025.cheddarup.com> Pre-registration: \$15 cars, \$15 bikes. Day of show: \$30 cars, \$20 bikes. Email Arroyo.Athletic.Boosters@gmail.com for more information.

### Resolve to Lose Weight by Joining TOPS

Resolve to lose weight in 2025. Join TOPS (Take Off Pounds Sensibly) for the support you need to start your weight loss journey. TOPS is a non-profit weight loss support group that meets on Fridays at 9:30 a.m. at the United Methodist Church, 19806 Wisteria Street in Castro Valley. For more information, call Sandy Montero at 510-299-7312. Join for fellowship and support. What do you have to lose?

### First United Methodist Senior Exercise

First United Methodist Church, 1600 Bancroft Ave. in San Leandro, invites senior citizens to a free program of seated exercise and meditation, followed by conversation and table activities with tea and healthy snacks. Meet on Tuesday mornings from 10 to 11:30 a.m. from March 11 to May 13 in Hale Hall which is entered from Bancroft Ave. Nurture your body, mind, and spirit while building community. All are welcome, non-denominational, no charge. For more information, call the church office at 510-483-0606.

### San Leandro Toastmasters Meet Every Thursday

San Leandro Toastmasters meets every Thursday from 6:45 to 7:45 p.m. online through Zoom. Email sanleandrotm@gmail.com for more information. Also, the Toastmasters meet in person at the San Leandro Main Library, 300 Estudillo Ave., on the last Thursday of every month from 6:45 to 7:45 p.m.

## Where Do Storm Drains Go?

Local cartoonist's art shows how streets connect through the storm drains to creeks and the bay

The Alameda Countywide Clean Water Program is partnering with Bay Area artist Joanna Sokua on a public outreach campaign to raise the visibility of the county's storm drains and send a simple message: Storm drains connect streets directly to creeks and the Bay.

"Many people don't know that whatever gets washed down the storm drain—or gutter as many would say—can end up in our waterways," explains spokesperson Cynthia Butler.

"The drains flow directly to local waterways without going to a treatment plant first," Butler said. "That's why it's important to keep pollution off our streets, driveways, yards, gardens and sidewalks by reducing pesticide use, and picking up pet waste."

Through mid-April, Sokua's art will be seen on buses and transit shelters throughout the county, including San Leandro, and on limited-edition promotional giveaways.



PHOTO BY STEFANIE PRUEGEL

Storm drains are the focus of awareness campaign by the Alameda Countywide Clean Water Program, seen here at a bus shelter on Davis Street in San Leandro. Through April, residents can get limited-edition giveaways with the campaign art.

Online, the campaign will be promoted via digital ads, on Facebook and Instagram, and includes an online pledge

to take action to prevent pollution.

The first 200 people who pledge online will receive a limited-edition notebook with the original campaign art.

Stickers are also available while supplies last. To learn more and take the pledge visit [www.cleanwaterprogram.org/](http://www.cleanwaterprogram.org/)

residents.

The Clean Water Program does outreach about storm-water pollution prevention on behalf of the jurisdictions in the county, including the City of San Leandro.

— Submitted by the Alameda County-wide Clean Water Program

## Events at the Library

### Free Community Art Event: Make a Dreamcatcher With the Bay Area American Indian Council

Immerse yourself in indigenous values during a fun "crafternoon" - make a dreamcatcher with the teachers and mentors of the Bay Area American Indian Council on Thursday, April 17, from 4 to 6 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Celebrate at this finale event for the 2025 Community Read - Moon of the Crusted Snow. Enjoy pizza and an ice cream station after the crafting while supplies last.

### Students - Apply for a Summer Job at the SL Library

Apply for a summer job at the San Leandro Public Library. Develop job skills, give back to the community, and have fun. Teen volunteers must be entering grades 9 to 12 and able to commit to 4 weeks of volunteering. More information can be found at [sanleandro.org/library](http://sanleandro.org/library). Applications are due May 9.

### Family Fun Night: Magic with Dante

Enjoy an interactive magic show, Magic with Dante, on Wednesday, April 23, at 6:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. The show is designed to entertain both children and adults. All ages welcome. Doors will close if room capacity is reached.

### Umpires Needed for HARD Recreation Softball

Hayward Softball Umpires Assoc. is recruiting year round, to work paid HARD Recreation Softball games - men's and women's and co-ed slow pitch. We train all age groups in fast and slow pitch. Call Educational Director at 510-586-8592 between 9 a.m. and 9 p.m. or email [umpire500.61@gmail.com](mailto:umpire500.61@gmail.com) for more information.

### Friends of the Library Gift Bazaar

The Friends of the San Leandro Library will host a Gift Bazaar on Saturday, April 26, from 10 a.m. to 2 p.m. in the gift shop at the San Leandro Main Library, 300 Estudillo Ave. in San Leandro. Lots of jewelry, scarves, puzzles, soaps, cozy socks, Hallmark-style books, and more. All proceeds benefit the San Leandro Library's programs and services. Credit cards accepted.

## Spiritual, but not religious?

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## Ham: An Easter Tradition

In the United States, baked ham is the traditional Easter Sunday meal. Before the days of refrigeration, meat

spoiled quickly unless it was preserved in some manner. Pork was preserved over the winter by curing it with salt and smoke, a process that

took six or seven months. It was ready just in time for Easter.

Despite today's improved technology, ham has re-

mained the traditional entrée for this spring holiday, largely because of that delicious salty-smoky flavor.

Since most hams we buy today are fully cooked, creating a meal around one doesn't require all the preparation that the annual Thanksgiving turkey does. To be served warm, a fully cooked ham need only be reheated in a 325°F oven to an internal temperature of 140°F.

But there are many ways to "customize" the reheating process with glazes and sauces.

Leftover ham should be tightly wrapped and refrigerated within a couple of hours after cooking.

### EASTER BAKED HAM

- 1 (7-pound) boneless ham
  - 2 cups brown sugar
  - 3 tablespoons prepared yellow mustard
  - 1 (8-ounce) can pineapple rings in juice, drained and juice reserved
  - 1 cup honey
- Preheat oven to 350°F. Score ham by making

1/2-inch-deep diagonal cuts, creating a diamond pattern; transfer ham to a roasting pan.

Mix brown sugar with enough yellow mustard to make a smooth, pourable sauce.

Pour reserved pineapple juice over ham, followed by the honey.

Pour brown sugar mixture over honey and arrange pineapple rings decoratively atop ham. Secure pineapple rings with toothpicks.

Bake in the preheated oven until diamond pattern on ham splits open, 1 to 1-1/2 hours. Baste ham every 15 minutes with pan drippings. Yields 18 servings.

### MAPLE-GLAZED HAM

- 1/4 cup maple syrup
  - 1 (5-pound) fully-cooked, bone-in ham
  - 1 tablespoon red wine vinegar
  - 2 tablespoons Dijon mustard
  - 1 tablespoon dry mustard
- Preheat oven to 325°F. Trim excess fat from ham and score in a diamond pattern with a sharp knife, making shallow cuts about 1

inch apart. Place in a roasting pan.

Roast for 30 minutes in the preheated oven. In a small bowl, mix together the syrup, vinegar, Dijon mustard and mustard powder.

When the 30 minutes are up, brush 1/3 of the glaze over the ham. Bake 20 minutes, and repeat twice with remaining glaze. Let the ham stand for 10 to 15 minutes before carving. Serves 8.

### STRAWBERRY-SPINACH SALAD

- 2 tablespoons sesame seeds
- 1 tablespoon poppy seeds
- 1/2 cup sugar
- 1/2 cup olive oil
- 1/4 cup distilled white vinegar
- 1/4 teaspoon paprika
- 1/4 teaspoon Worcestershire sauce
- 1 tablespoon minced onion
- 10 ounces fresh spinach, rinsed, dried and torn into bite-size pieces
- 1 quart strawberries, cleaned, hulled and sliced
- 1/4 cup almonds, blanched and slivered

In a medium bowl, whisk together the sesame seeds, poppy seeds, sugar, olive oil, vinegar, paprika, Worcestershire sauce and onion. Cover and chill for one hour. In a large bowl, combine the spinach, strawberries and almonds. Pour dressing over salad, and toss. Refrigerate 10 to 15 minutes before serving. Serves 4.

### LEFTOVER HAM & SWISS CASSEROLE

- 2 cups egg noodles
- 2 tablespoons vegetable oil
- 1 cup chopped onions
- 1 (6-ounce) can mushrooms, drained
- 1 cup diced cooked ham
- 1 cup diced Swiss cheese
- 1 teaspoon salt
- 1-1/2 teaspoons black pepper
- 2 eggs
- 1/4 cup milk
- 1/4 cup grated Parmesan cheese

Bring a large pot of lightly salted water to a boil. Add egg noodles and cook for 8 to 10 minutes or until al dente; drain.

Preheat oven to 400°F.

Toss drained noodles with 2 teaspoons of the oil. Heat remaining oil in a skillet and saute onion over medium heat until soft.

Combine noodles, onion, mushrooms, ham, Swiss cheese, salt and pepper. Transfer to a greased 3-quart casserole dish. In a bowl, mix together egg and milk; pour over noodle mixture. Sprinkle with Parmesan cheese.

Bake in a preheated oven for 30 minutes. Makes 4 servings.

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### HOROSCOPE by Salomé

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**ARIES (March 21 to April 19):** Someone will try to pull the wool over your eyes. Trust your inborn sense of what's right and what's wrong to help you avoid getting fleeced.



**TAURUS (April 20 - May 20):** Love dominates the Taurean landscape this week, but someone from the past doesn't feel so kindly to the divine Bovine. Resist an attempt to goad you into a fight.



**GEMINI (May 21 to June 20):** A perplexing on-the-job situation that you thought was resolved reopens with a new twist. But this time, you'll have more people willing to help you deal with it.



**CANCER (June 21 - July 22):** A major move could be good for your career, but you worry that it might cause problems for your loved ones. Before making a decision, talk things over with them.



**LEO (July 23 - August 22):** The Big Kitty's glitter dazzles the right people who react to your charm. But they'll want more proof that you can do the job they're offering.



**VIRGO (August 23 - Sept. 22):** Continue to assess both sides of a workplace situation before deciding which to support. An old friend brings potentially life-changing news. Listen well.



**LIBRA (Sept. 23 - October 22):** Your natural inclination for fairness might conflict with the special needs of a friend. Weigh both issues carefully and make your decision in your usual honest way.



**SCORPIO (October 23 - November 21):** A misunderstanding causes a rift in a once-closed relationship. Make a move toward sealing the breach before it grows too wide to ever be repaired.



**SAGITTARIUS (Nov. 22 - Dec. 21):** You can keep secrets like no one else can, but an unexpected development may force you to consider revealing one of them.



**CAPRICORN (Dec. 22 - Jan. 19):** Someone tries once again to goad the Goat into a confrontation, but resist. Remember that you've nothing to gain by being the butt of someone else's ambitions.



**AQUARIUS (Jan. 20 - Feb. 18):** An opportunity that recently opened up needs to be fully explored to make sure that no unsettling surprises will emerge later on. Ask questions and demand answers.



**PISCES (Feb. 19 - March 20):** An old friend reveals a secret from the past that can lead to changes in relationships with family and friends. Expect a shocking reaction from a surprising source.



## Hernandez Named Chair of Eden Health District Board of Directors

Ed Hernandez has been unanimously appointed Chair of the Board of the Eden Health District, following three years of service on the board.

Under Hernandez's leadership, the Eden Health District has transformed its impact in the region, dramatically increasing grants and sponsorships from \$500,000 in 2023 to \$1.3 million in 2024, the health district announced last week.

Hernandez, together with former Chair Pam Russo and a coalition of stakeholders, helped stabilize St. Rose Hospital in Hayward, which faced dire financial challenges.

The Eden Health District created and funded a collaborative effort in partnership with Alameda County Health, Alameda Health System, Washington Hospital, the City of Hayward, and Kaiser Permanente to sustain St. Rose.

The hospital transitioned to operations by Alameda Health System (AHS), en-



Ed Hernandez

suring continued safety-net services for the community. This effort included a critical \$1 million grant approved by Eden Health District in late 2024.

The Eden Health District's funding also include the San Leandro Boys and Girls Club, Tiburcio Vasquez Health Center/Castro Valley High School health clinic, La Familia, La Clínica de La Raza, Davis

Street Community Center, the George Mark Children's House, and the Crisis Support Center of Alameda County.

Hernandez has served as a City Councilmember for the City of San Leandro and holds appointments on the Alameda County Democratic Central Committee, Ava Community Energy Advisory Committee, and Alameda County Agricultural Fair Association.

Hernandez resides in San Leandro with his wife, Katherine Greenberg, and their two young daughters, Rachel and Sarah.

"I am excited to take on this role and continue the district's critical work to address top priority health issues like mental health, homelessness, and access to quality care for the most vulnerable residents. This year, we plan to allocate \$1 million towards supporting community health nonprofits," Hernandez said. Grant applications will open in July.

— Submitted by the Eden Health District.

## Bowen Appointed to National League of Cities Leadership Council

San Leandro City Councilwoman Xouhoa Bowen was recently appointed to the National League of Cities (NLC) 2025 Race Equity And Leadership (REAL) Council.

Bowen was named to the one-year term to develop and guide programs among local elected officials from similar communities, the City of San Leandro announced last week. The appointment was announced by NLC President Steve Patterson, mayor of Athens, Ohio.

Bowen will play a key role among a diverse group of local leaders to encourage collaboration, networking and the development of resources and programs beneficial to communities that share demographics, size or location that can be replicated across the country.

"San Leandro is a city rich in diversity, and advancing racial equity is essential to ensuring every resident has access to opportunity and success," said Bowen. "I am honored to serve on NLC's REAL Council, where we can collaborate with leaders from across the country to develop meaningful policies and programs that create more inclusive and equitable



Xouhoa Bowen

communities. By working together, we can bring valuable insights back to San Leandro and continue fostering a city where everyone thrives."

"It is crucial that we bring together local leaders that are representative of all communities to share solutions,

and challenges from their hometowns, which are used to develop NLC policies and programs," said National League of Cities President Steve Patterson, Mayor of Athens, Ohio. "Bringing the experience and leadership of Vice Mayor Bowen to serve as a member on NLC's REAL Council this year goes a long way to ensuring every city, town and village has the resources they need to lift up their communities and improve the lives of their residents."

This year's council leadership will consist of Chair Andrea Barefield, Councilmember, Waco, Texas; Vice Chair Diana Perez, Councilmember, Vancouver, Washington; and Vice Chair Timothy Lonergan, Vice Mayor, Oakland Park, Florida.

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## SENIORS

### New Probate Exemption For Passing Down Homes

By Gene L. Osofsky  
Special to the Times

Q. I hear that there is a new California law that exempts some homes from the burden of probate. Do you know anything about this?

A. Yes, and you heard correctly. Effective April 1 of this year, the new law, known as AB 2016, permits the passing of a decedent's home valued up to \$750,000 without a full probate, thereby permitting the successors to avoid the time, burden and expense of a full probate administration.

There are some requirements: The new law is only effective for decedent's dying after April 1, 2025, it requires that the home be the decedent's "primary residence," and the filing of simple petition in the probate court with notice to all heirs and other persons named in the decedent's Will or Trust.

While a probate court order is still required, the procedure is much simplified over a full probate and would typically be handled in one court hearing, rather than in multiple hearings over the course of a year or more for a full probate. Further, the value of the primary residence will be indexed to inflation and adjusted every three years, with the first adjustment to be April 1, 2028.

So, for homeowner's who die without having placed their



Gene Osofsky

home in a Living Trust, and whose affairs would otherwise require resort to the probate process, this new "primary residence exemption" can now avoid lengthy probate proceedings for family homes that qualify.

It does not apply to other real properties, such as rental property or vacation homes. Still, it is definitely a welcome new rule for most families.

More good news: If the decedent owned personal property which did not have beneficiary designations, such as bank accounts in his or her name only, collectibles, furniture, and the contents of his home, that personal property could now be passed on via a simple affidavit, provided that the total value of this personal property does not exceed \$200,000.

Further, when valuing financial accounts and other

personal property, assets that bypass probate (such as assets held in a Living Trust or financial accounts with Pay On Death Beneficiary designations) are excluded from the total value, making it easier in many cases to stay within that \$200,000 threshold. This cap, as well, will be adjusted every three years based upon

“It is definitely a welcome new rule for families.

inflation.

In short, many more families should now be able to avoid the expensive and time-consuming probate process in order to pass on their loved one's principal residence and other assets to their surviving next of kin.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 25 years with Trusts, Wills, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. To contact his office, send an email to [Gene@LawyerForSeniors.com](mailto:Gene@LawyerForSeniors.com) or call 510-247-2555.

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REAL ESTATE GALLERY

REAL ESTATE REALITY  
By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



Effective Estate Planning Eliminates Surprises

By Carl Medford, CRS  
Special to the Forum

A long-term single homeowner recently passed and, after selling the home, the heirs were hit with an unexpected bill. The home was purchased years ago and, thanks to California's Prop 13, county property taxes were extremely low. Thinking they had covered everything by having the property in a trust, they were startled to discover the death constituted a "change in ownership," mandating a reassessment to its' current value, resulting in a substantial increase in property taxes.

Historically, under Prop 13, children or grandchildren could inherit property without a tax reassessment. However, Prop 19, approved in 2020, limits property tax reassessment exemptions for inherited properties. If a property will not be used as a beneficiary's primary residence, reassessment will likely occur.\*

In this case, since the home had dramatically increased in value, the new assessment was large and caught the heirs unaware.

When someone passes, the

executor must notify the county of the death. If the deceased was the sole owner of the property, this notification triggers a reassessment as of the time of death, resulting (typically) in an increase in the property taxes which the heirs are required to pay.

There is a wrinkle here, however. If the home is sold shortly after the owner's passing, the county typically does not have time to issue an updated tax bill. Therefore, many trustees, upon selling the home, are unaware that there has been a reassessment resulting in an increased tax liability. Imagine their surprise when, months after the estate has been settled, they receive a supplemental tax bill with the updated amount due and payable immediately. In many cases, this bill can be substantial and, if the proceeds have already been distributed,

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the heirs end up with a significant problem.

Fortunately, if the heirs are aware of this issue, they can plan effectively and have the appropriate funds held back after the close of escrow so the supplemental assessment can be paid when it arrives. There are exceptions: if a family member of the deceased moves into the property, they can retain the old tax basis, but they must meet the criteria specified in the rules.\*

We recommend that homeowners hire an estate planner to ensure that, upon death, all the details of the estate can be handled effectively and with no surprises. While no one likes to think of death, the simple truth is it eventually happens to us all.

\*Consultation with an estate attorney is recommended.

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



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4217 David Street 94546: \$1,230,000 [3 BD - 1,565 SF - 1952  
4837 Lodi Way 94546: \$1,325,000 [3 BD - 1,761 SF - 1955  
7520 Greenville Place 94552: \$1,862,000 [4 BD - 2,985 SF - 1999

TOTAL SALES: 3  
LOWEST AMOUNT: \$1,230,000 MEDIAN AMOUNT: \$1,325,000  
HIGHEST AMOUNT: \$1,862,000 AVERAGE AMOUNT: \$1,472,333

SAN LEANDRO

1450 Thrush Avenue #18 94578: \$360,000 [2 BD - 749 SF - 1994  
14412 Wake Avenue 94578: \$660,000 [3 BD - 1,348 SF - 1947  
245 West Broadmoor Boulevard 94577: \$725,000 [2 BD - 1,507 SF - 1938  
465 Nabor Street 94578: \$750,000 [2 BD - 1,326 SF - 1947  
14175 Seagate Drive 94577: \$768,000 [3 BD - 1,660 SF - 1987  
1202 Sandelin Avenue 94577: \$900,000 [2 BD - 1,500 SF - 1939

TOTAL SALES: 6  
LOWEST AMOUNT: \$360,000 MEDIAN AMOUNT: \$737,500  
HIGHEST AMOUNT: \$900,000 AVERAGE AMOUNT: \$693,833

SAN LORENZO

15746 Paseo Largavista 94580: \$590,000 [3 BD - 1,000 SF - 1944  
550 Heritage Circle 94580: \$850,000 [5 BD - 1,973 SF - 2003  
17060 Ganley Street 94580: \$855,000 [3 BD - 1,050 SF - 1952  
15725 Via Esmond 94580: \$1,100,000 [3 BD - 1,400 SF - 1955

TOTAL SALES: 4  
LOWEST AMOUNT: \$590,000 MEDIAN AMOUNT: \$852,500  
HIGHEST AMOUNT: \$1,100,000 AVERAGE AMOUNT: \$848,750  
HAYWARD

260 Industrial Parkway #13 94544: \$308,000 [1 BD - 686 SF - 1973  
21575 Meekland Avenue 94541: \$550,000 [2 BD - 827 SF - 1922  
21575 Meekland Avenue 94541: \$650,000 [4 BD - 1,560 SF - 1963  
27665 Eucalyptus Court 94544: \$769,000 [3 BD - 1,457 SF - 1979  
177 Poplar Avenue 94541: \$815,000 [4 BD - 2,000 SF - 1927  
28133 Riggs Court 94542: \$967,000 [2 BD - 1,612 SF - 1981

TOTAL SALES: 6  
LOWEST AMOUNT: \$308,000 MEDIAN AMOUNT: \$709,500  
HIGHEST AMOUNT: \$967,000 AVERAGE AMOUNT: \$676,500

Please Recycle



# How to Keep Peonies Leaves from Turning Brown

By Buzz Bertolero  
The Dirt Gardener

**Q** I am trying to grow bush Peonies in large containers. They can reach about four or five feet in height, and the leaves start to brown at the edges. What can I do to prevent that this year?

**A** This is a classic case of 'water stress.' The soil dries out, causing the plants to wilt. They are then watered and rehydrated.

But the cells at the outer margin of the leaf suffer too much damage to recover and turn brown. This damage occurs first at the farthest point the water must travel, at the top and sides of the plant.

Wind and sun can quickly dry out these plants. You'll also find that fungal diseases such as Botrytis blight can cause leaves and stems to turn brown, while mildew creates a white film on the leaves. Additionally, plants that stay in the same container for 18 to 24 months will endure more stress than newly planted specimens due to having less soil and more roots.

For your plants, I recommend removing them from their containers, pruning the root ball, adding fresh soil, and replanting them in the same containers. I suggest watering them daily when daytime temperatures exceed 80 degrees. Otherwise, watering every other day should be sufficient.

To manage fungal diseases, thinning the plant increases air circulation. Ensure your peonies are well-spaced to promote unrestricted airflow, which helps to dry out the moisture that fungi thrive on.

Also, gardeners worry when they see ants crawling over their peony buds, but the ants do not harm the plants. They are attracted to the sweet nectar of the flowers.

Diatomaceous earth is a fine powder made from fossilized algae for natural ant control. When ants come into contact with diatomaceous earth, they absorb the oils and fats from their



By Alpsdake - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=19570807>

exoskeletons, ultimately causing them to dry out and die. If you cut the flowers for use indoors, gently wash the flowers to remove any ants before placing them in a vase.

**Q** My Hibiscus was damaged during the frost this winter. I covered it most of the time. There is some green under the bark but no signs of

new growth. What should I do?

**A** I'm not surprised that you haven't seen any new growth yet. It's early. The flush of new growth on evergreen ornamentals is beginning.

Deciduous plants have leaf-out, and roses are in bud and bloom. But with

Hibiscus, the nighttime temperatures need to be warmer.

We still see temperatures around forty degrees at night, while fifty degrees is more to Hibiscus's liking. This would be true with all tropical evergreens. The green bark is a good sign. So, I would do nothing and reevaluate the situation in six weeks. By then,

you will see signs of new growth. At that time, I would prune off all winter damage and start your feeding schedule to encourage more growth.

Buzz Bertolero is a California Certified Nursery Professional. The Dirt Gardener's website can be found at [www.dirtgardener.com](http://www.dirtgardener.com), and any questions can be directed to [buzz@dirtgardener.com](mailto:buzz@dirtgardener.com).

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### LEGAL NOTICES

FILED March 27, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 613497

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

The name of the business(es):  
Crispy Dents, located at 16012 Via Cor-  
doba San Lorenzo, CA 94580 Alameda  
County, is hereby registered by the  
following owner(s): Christian Marquez,  
located at 16012 Via Cordoba San Lo-  
renzo, CA 94580. This business is con-  
ducted by An Individual. This business  
commenced N/A

/s/Christian Marquez  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires March 10, 2030

FILED April 16, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 613920

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

The name of the business(es):  
Hokkaido Sashimi Marketplace, located  
at 3335 Castro Valley Blvd. Castro Valley,  
CA 94546 Alameda County, is hereby  
registered by the following owner(s):  
CV Hokkaido Sashimi Inc., located at  
3335 Castro Valley Blvd. Castro Valley,  
CA 94546. This business is conducted  
by a Corporation. This business com-  
menced N/A

/s/Charlie Chang  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires April 7, 2030

### LEGAL NOTICES

FILED March 24, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 613393

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

The name of the business(es):  
CH Moter, located at 2492 Nevada  
Street Union City, CA 94581 Alameda  
County, is hereby registered by the  
following owner(s): Madan Lal, locat-  
ed at 2492 Nevada Street Union City,  
CA 94581. This business is conducted  
by An Individual. This business com-  
menced 03/24/2025

/s/Madan Lal  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires April 23, 2030

FILED April 8, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 613735

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

The name of the business(es):  
A to Z Auto Care, located at 20535 Mis-  
sion Blvd Hayward, CA 94541 Alameda  
County, is hereby registered by the  
following owner(s): Abdelzahir Lhad-  
jarene, located at 4410 Black Walnut  
CT, Concord CA 94521. This business is  
conducted by An Individual. This busi-  
ness commenced 07/19/2017

/s/Abdelzahir lhadjarene  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires April 7, 2030

### LEGAL NOTICES

FILED April 4, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 613677

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

The name of the business(es):  
Wheel Master Driving School, locat-  
ed at 22762 Main Street #F Hayward,  
CA 94541/29061 Sunrise CT Alameda  
County, is hereby registered by the  
following owner(s): Abhijeet Singh, lo-  
cated at 22762 Main Street #F Hayward,  
CA 94541. This business is conducted  
by An Individual. This business com-  
menced N/A

/s/Abhijeet Singh  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires April 3, 2030

FILED April 1, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 613580

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

The name of the business(es):  
Little Friends, located at 22555 Arlette  
Ave Hayward, CA 94541 Alameda  
County, is hereby registered by the fol-  
lowing owner(s): Maria Carman Osuna,  
located at 22555 Arlette Ave Hayward,  
CA 94541. This business is conducted  
by An Individual. This business com-  
menced N/A

/s/Maria Carman Osuna  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires March 31, 2030

APR 17, 24, MAY 01, 08. 2025  
2026 - SLT

### LEGAL NOTICES

FILED March 20, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO.

613302 FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
Pinkalicious, located at 22855 Watkins  
St. Hayward, CA 94541 Alameda Coun-  
ty, is hereby registered by the following  
owner(s): P&P Services Inc., located at  
22855 Watkins St. Hayward, CA 94541.  
This business is conducted by An Cor-  
poration. This business commenced  
N/A

/s/Patricia Perez  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires March 19, 2030

FILED April 10, 2025  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO.

613302 FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
Pinkalicious, located at 22855 Watkins  
St. Hayward, CA 94541 Alameda Coun-  
ty, is hereby registered by the following  
owner(s): P&P Services Inc., located at  
22855 Watkins St. Hayward, CA 94541.  
This business is conducted by An Cor-  
poration. This business commenced  
N/A

/s/Patricia Perez  
This statement was filed with the Coun-  
ty Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires March 19, 2030

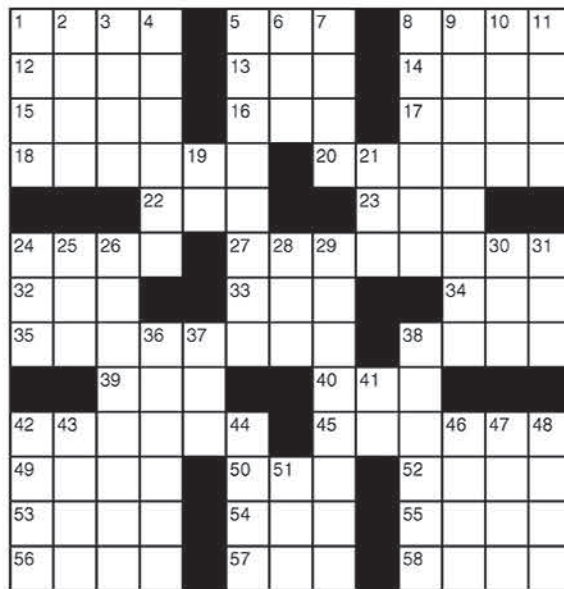
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### ACROSS

- 1 Barn birds
- 5 Snooze
- 8 Humdrum
- 12 Nerd's kin
- 13 Somewhat (Suff.)
- 14 Green land
- 15 Hindu royal
- 16 "My word!"
- 17 Taxi alternative
- 18 Allow
- 20 Peace Nobelst Lech
- 22 Poetic contraction
- 23 Armed conflict
- 24 Melville captain
- 27 Shortly
- 32 - canto
- 33 Nonpro sports org.
- 34 DDE's opponent
- 35 Parts
- 38 L-Q bridge
- 39 Moray, for one
- 40 Attempt
- 42 "Rats!"
- 45 Actress Phyllicia
- 49 China setting
- 50 "The Greatest"
- 52 Empty truck's weight
- 53 Male deer
- 54 Meadow
- 55 Inventor's inspiration
- 56 Sharpen
- 57 Family
- 58 "Brian's Song" star

### DOWN

- 1 Shrek, for one
- 2 Gradually withdraw
- 3 Sultry Horne
- 4 Winter vehicle
- 5 Resident of Lagos
- 6 Enzyme suffix
- 7 "That was close!"
- 8 Biondi in "It's a Wonderful Life"
- 9 Resident of Monrovia
- 10 War god
- 11 Wife of Zeus
- 19 French article
- 21 "Adorbs!"
- 24 Sit-up targets
- 25 Haw preceder
- 26 Resident of Oran
- 28 D.C. baseballer
- 29 Resident of Vienna
- 30 Summer sign
- 31 Mentalist's gift
- 36 Household
- 37 Yale grad
- 38 Spiritualist
- 41 Egyptian sun god
- 42 Sprint
- 43 Regarding
- 44 Chat
- 46 "Mary -- Little Lamb"
- 47 Balliwick
- 48 Campus bigwig
- 51 Island garland

ANSWERS ON PAGE 4

### LEGAL NOTICE

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF

Harry Thompson  
Case Number:  
25PR112945

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may  
otherwise be interested in the will or estate, or both, of: **Harry Thompson**,

A Petition for Probate has been filed by **Judy Lee** in the Superior Court of  
California, County of Alameda. The Petition for Probate requests that **Judy  
Lee** be appointed as personal representative to administer the estate of the  
decedent.

THE PETITION requests the decedent's WILL and codicils, any, be admit-  
ted to probate. The will and any codicils are available for examination in the file  
kept by the court.

The PETITION requests authority to administer the estate under the Inde-  
pendent Administration of Estates Act. (This authority will allow the personal  
representative to take many actions without obtaining court approval. Before  
taking certain very important actions, however, the personal representative  
will be required to give notice to interested persons unless they have waived  
notice or consented to the proposed action.) The independent administration  
authority will be granted unless an interested person files an objection to the  
petition and shows good cause why the court should not grant the authority.

**A HEARING on the petition will be held on April 28, 2025, 9:45 a.m.,  
Dept. 201, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.**

**IF YOU OBJECT** to the granting of the petition you should appear at the  
hearing and state your objections or file written objections with the court  
before the hearing. Your appearance may be in person or by your attorney.

**IF YOU ARE A CREDITOR or a contingent creditor of the decedent**, you  
must file your claim with the court and mail a copy to the personal represen-  
tative appointed by the court within the **later** of either (1) **four months** from  
the date of first issuance of letters to a general personal representative, as  
defined in section 58(b) of the California Probate Code or (2) **60 days** from  
the date of mailing or personal delivery to you of a notice under section 9052  
of the California Probate Code. **Other California statutes and legal authority  
may affect your rights as a creditor. You may want to consult with an  
attorney knowledgeable in California law.**

**YOU MAY EXAMINE the file kept by the court.** If you are a person inter-  
ested in the estate, you may file with the court a Request for Special Notice  
(form DE-154) of the filing of an inventory and appraisal of estate assets or of  
any petition or account as provided in Probate Code section 1250. A Request  
for Special Notice form is available from the court clerk.

Attorney for Petitioner: **S. Samantha Sepehr 257364**  
**SCHOFIELD LAW GROUP 2950 Buskirk Ave, Ste 330 Walnut Creek,  
CA 94597 925-280-1700 ssepehr@schofieldlawgroup.com**

LEGAL 1998 SLT - 25PR112945 04/03/25, 04/10/25, 04/17/25

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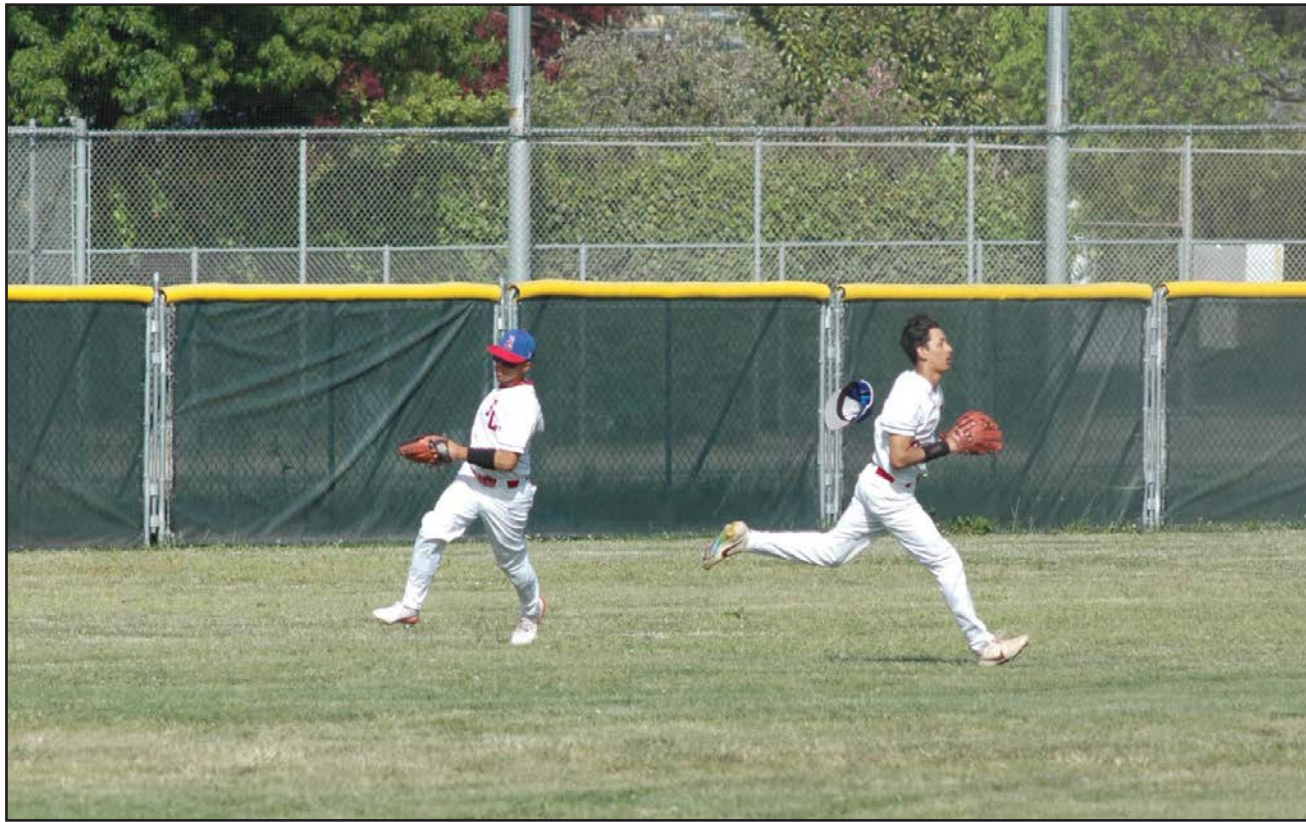


PHOTO BY JIM KNOWLES

San Leandro center-fielder Ignacio Ceja (right) loses his cap as he makes a catch to end an inning during the Pirates win over San Lorenzo on Friday.

## Pirates Shut Out San Lorenzo, 10-0

The San Leandro High baseball team shut out San Lorenzo, 10-0, last Friday on the Pirates home field.

San Leandro batter Jay Veé launched a home run over the

left field fence as the Pirates had a good day at the plate.

San Leandro pitcher Jayson Grady kept the Grizzlies hitters in check.

The game followed a 5-4

victory two days earlier on the Grizzlies home field to improve San Leandro's season record to 8-6.

San Lorenzo is 10-3 for the season.

The Pirates host Jefferson High of Daly City this Friday at 4 p.m.

San Lorenzo's next game will be on April 23 at 4 p.m. at Mt. Eden.

## League of Women Voters Socks & Underwear Drive For the Homeless

The League of Women Voters of the Eden Area (LWVEA) is sponsoring an Underwear Challenge and asks community groups to donate new adult socks and underwear to benefit South Hayward Parish and First Pres Hayward homeless shelters.

Underwear and socks are the number one request at these shelters. Please ask your members and friends to supply new men's and women's underwear and socks to donate to the shelter.

The Underwear Challenge

will run from April 8th to May 8th and culminate with a weigh-in on May 8th at 6 p.m. at Eden Township Health District, 20400 Chabot Road, Suite 303 in Castro Valley.

Participants are invited to join us at an ice cream social during the weigh-in.

Please contact Jo Loss if your organization will be participating by emailing us at LWVEA57@gmail.com.

If you can't make the weigh-in, you can arrange to have your items picked up by calling 510-8813109.

## Earth Day Cleanup in CV

The Alameda County Unincorporated Area Clean Water Volunteers are hosting their annual Earth Day Clean Up Event in Castro Valley and are seeking volunteers on Saturday, April 25, from 9 a.m. to noon. Meet at the Castro Valley Creek Trail, 3625 Castro Valley Blvd. in Castro Valley.

Help clean up litter and enhance the wildlife habitat. Wear work clothes, sturdy shoes and gloves. Bring a refillable water bottle and a snack. Hosted by the Alameda County Unincorporated Area Clean Water Program and the Castro Valley Sanitary District. Volunteers can sign up at [www.cvsan.org/ED](http://www.cvsan.org/ED)

## Elections: Do city-wide elections discriminate against Asians?

*continued from front page*  
opportunities in voting and representation across ethnic lines. He said a number of nearby cities that used to have citywide voting for councils have switched to district elections by a simple vote of the council without holding

“The current system discriminates against Asian-Americans

— Robert Bulatao

a special election to consider the matter.

Usually, but not always, a lawsuit under the CVRA had been filed or was feared, he said.

Mayor Juan Gonzalez said an election would be required because any change to district elections would require a change to the City Charter. Such changes need a vote by residents, he said.

Bulatao said the current system discriminates against Asian-Americans, who are San Leandro's largest ethnic

group. In all of San Leandro's history, there have only been two Asian-American councilmembers, Benny Lee a few years back and District 5 City Councilwoman Xouhoa Bowen currently, he said.

Bulatao attributes the lack of Asian representation to Asian-Americans being concentrated in a few areas of the city, while being outvoted citywide.

The cost of running city-wide for office also is a barrier to anyone with a lower income, Bulatao said. The cost would be lower for someone running only in a single district.

San Leandro currently elects council members from six districts, but are voted on citywide. Gonzalez and others call this a hybrid system. Others have called it an at-large system, but a pure at-large system would be where candidates could live anywhere and the vote was citywide.

In district elections, a candidate is elected just by the voters who live in that district. The mayor would continue to be elected at-large.

**District Elections Idea Has Been Kicked Around**



PHOTO COURTESY CITY OF SAN LEANDRO

Voters will decide whether they want to elect City Council members by each district or city-wide.

City Manager Janelle Cameron said that the idea wasn't new. The item had been proposed previously as a City Council priority for the year,

but didn't get enough votes to be included on the final list, she said.

Speakers at City Council meetings have called for the

council and mayor to skip holding an election and simply have the council vote for district elections. Gonzalez said they were acting in con-

sultation with attorneys, but wouldn't disclose details of exactly what the attorneys advised them.

see ELECTIONS, page 12



# Disaster: 1868 earthquake is the reason San Leandro's not county seat

*continued from front page*

by the US Geological Survey, reminding people of just how destructive some natural disasters had been.

One was about the 1906 San Francisco earthquake, whose last survivor with a first-hand memory died in 1916. Even without people who survived the quake personally, people still gather every year in San Francisco on the quake's anniversary to remember.

Fewer remember there had been a "Great San Francisco Earthquake" before that one. In 1868, an earthquake along the Hayward Fault ripped the ground open from San Leandro to Fremont. The 6.3 to 6.7 quake killed an estimated 30 people.

## 1868 Earthquake Destroyed Courthouse

The 1868 earthquake is the reason San Leandro is no longer the Alameda County seat. Among the buildings destroyed was the original Alameda County courthouse here in San Leandro, resulting



PHOTO BY MIKE MCGUIRE

**Museum curator Dylainie Nathlich led a discussion on Bay Area natural disasters at the San Leandro History Museum.**

in the county seat being re-located to Oakland.

San Francisco's earthquake and fire in 1906 took its place among the world's most famous natural disasters a few decades later, said Nathlich. But it took place along the San Andreas fault, and seismologists suggest the next

major quake is more likely to come along the Hayward fault, closer to us.

That fault runs through San Leandro's hills, and under Fairmont Hospital.

The 1989 Loma Prieta Quake, which collapsed a part of the Bay Bridge and killed 63 people, did come from the

San Andreas fault, though.

A December 2024 Bay Area tsunami warning along the West Coast reminded people that tsunamis can be set off by an earthquake somewhere in the Pacific. That warning was not followed by a tsunami, but a small tsunami did hit Santa Cruz in December 2022,

damaging boats in the harbor. air quality very important.

A strong earthquake hit on Good Friday, 1964. Alaska was devastated by the strongest recorded earthquake to ever hit North America, 9.2 on the Richter scale, which killed 131 people. One of the five tsunamis that followed slammed into Crescent City, destroying 29 square blocks near the harbor and killing another 12 people.

The USGS estimates that a tsunami hitting the coast can cause damage up to 10 miles inland.

## Wildfires

While concern is focused now on the aftermath of the Los Angeles wildfires, and the chances they could recur, our own Oakland hills wildfire grabbed the nation's attention in 1991. It came on an unusually warm fall day with winds coming from the hotter Sacramento Valley rather than from the cooler ocean.

Like at least one of the recent L.A. wildfires, the Oakland hills fire started where an earlier fire was thought to be extinguished. It killed 25 while destroying some 3,276 dwellings, and took a week to put out completely.

Some in the audience shared vivid personal memories of that fire 35 years ago.

One audience member pointed out that we had a wildfire reminder, before the L.A. wildfires, on the day the sky here turned orange from distant fires, on September 9, 2020. We'd always known they were becoming a frequent problem someplace else, but suddenly we were breathing the air from them, he said.

Fortunately, the San Leandro school district had just finished upgrading ventilation systems in all schools at the time, giving the community a number of places to go if the air turned unbreathable for a time, officials said then. They admitted, though, that it was lucky timing for completing a plan that had been in progress for several years: just before wildfire smoke found us in San Leandro, and just before a pandemic made indoor

## Making an Emergency Plan

Which brings us to today, Nathlich said. We may have all thought about putting together an emergency kit, but have you? Do we have plans for helping our neighbors who might need special assistance? Are there things we could be doing to make our houses, and our lives, more resilient when the next disaster strikes?

“Can we prevent natural disasters? No, but we can prepare for them.

— Dylainie Nathlich

“Can we prevent natural disasters?” Nathlich asked. Not really, if history tells us anything, but we can prepare for them a lot better than we often do, she said.

You can get information on putting together an emergency kit at <https://www.ready.gov/kit>.

The City of San Leandro offers a course on strengthening your home against earthquakes. Call the city's Building Division at 510-577-3405 for more information.

The city is also putting on a “Get Ready, San Leandro” event on June 14 on disaster preparedness with librarian Susan Hughes and Libbie Bessman, city emergency services specialist.

California Volunteers, out of the Governor's office at [www.californiavolunteers.ca.gov](http://www.californiavolunteers.ca.gov), matches volunteers with local needs after a disaster, and has some paid and volunteer positions working on preparedness before one. As long as there are disasters, the American Red Cross needs volunteers. Contact them at <https://www.redcross.org/volunteer/become-a-volunteer.html>.

# Gala: ‘Youth organizations are essential’

*continued from front page*

world-renowned percussionist Karl Perazzo. Perazzo grew up in San Francisco's Mission District and has toured with Santana and collaborated with music icons including Prince, Mariah Carey, John Lee Hooker, and Tito Puente. His journey from club kid to global performer shows what's possible through Boys & Girls Club.

Throughout the evening, everyone enjoyed interactive explorations designed by youths that show what's available to club teens. These hands-on experiences ranged from 3D printing and virtual reality to custom t-shirt and hat design, all accompanied by the sounds from the BGCSL's own teen DJ.

More than \$200,000 was raised at the gala to support the expansion of teen programming and workforce development opportunities.

Boys & Girls Clubs of San Leandro CEO Kim Pace called attention to the challenges teens face today and why investing in them is critical.

“We know from decades of experience as the largest youth-serving organization in the country that programs like ours aren't just nice to have—they're essential,” Pace said. “Adolescence is a critical period—second only to early childhood. Yet today's teens



PHOTO COURTESY SAN LEANDRO BOYS & GIRLS CLUB

**People attending the Boys & Girls Club gala listened to speakers, enjoyed music and engaged in hands-on activities.**

face remarkable challenges, and just as we've done for decades, we are meeting this moment. That's why we are committing to serving 1,000 teens in our community and expanding teen programs to create more pathways to college, careers, and leadership.”

The Boys & Girls Club recognizes these sponsors:

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# San Leandro Art Association to Hold Outdoor Spring Art Festival

The San Leandro Art Association (SLAA) will present ArtFest Spring 2025, an outdoor art show at the Main Library, 300 Estudillo Ave. on Saturday, May 3, from 10 a.m. to 4 p.m.

Explore many forms of art by members, on display and for sale: paintings, photography, sculpture and more. Find a great Mothers' Day gift and meet the artists. Buy original works of art. Watch art demonstrations.

Free art activity table where children of all ages may create a piece of art to take home.

Enter the fundraising drawings to win art, goods and services.

All money collected from the raffle goes to SLAA grant programs for school art programs and students in the San Leandro School District. For more information visit SanLeandroArt.org or email sanleandroart.contact@gmail.com

# Elections: Pluses and minuses

*continued from page 10*

Among the questions they might have asked attorneys would be whether a council vote to switch to district elections would be clearly illegal, whether the current system is clearly legal or illegal under the California Voting Rights Act, and what would happen if city voters rejected a move to district elections but Bulatao and others believed the city was still violating the CVRA.

Gonzalez said it was Bulatao who should be asked what his reaction would be if the latter were to happen.

Bulatao said, "The city would still be in violation of the CVRA then. We'd just go back to our lawsuit. Requiring an election is taking a gamble with taxpayers' money."

Bulatao cited Hayward and Union City as two neighboring charter cities that had gone to

district elections by a simple vote of their city councils.

Gonzalez said at the April 7 meeting that elected officials from elsewhere in California had told him the current system is a model for how to balance fairness to districts and the interests of the city as a whole.

Gonzalez said that electing council members citywide ensures that they work for the city as a whole.

"We as a city bring a balance that says you must reside in a district you represent but you must think about the city as a whole because everyone in the city will vote for you," Gonzalez said.

"It would be terrible if we end up with a situation where a majority of districts disadvantage certain other districts because they vote as a bloc and don't even have to

worry about voters from those districts," Gonzalez added.

### School District Elections

The San Leandro Unified School District uses a hybrid voting system similar to the city's, except that there is also one at-large member who can live anywhere in the district. The San Lorenzo school district, though, whose schools are attended by about

“It would be terrible if a majority of districts disadvantage other districts because they vote as a block.

— Mayor Juan Gonzalez

1/3 of San Leandro's children, recently switched to district elections, as did the Castro Valley Unified School System.

San Francisco is probably the best-known example of a nearby city with district elections (for their Board of Supervisors), having switched from at-large elections back in 1977. Charges that it ignores citywide issues have followed ever since, with some calling for a return to at-large elections.

Much less controversially, the Alameda County Board of Supervisors also elects its members from districts, as does the City of Oakland.

Some 80 California cities have moved to district elections since the CRVA's passage, and some that have refused have successfully been sued for damages, the San Jose Mercury reported in 2021. That story followed the city of Santa Clara giving up its expensive legal fight against the change.

The April 21 public hearing will be followed by other public hearings at City Hall on May 5, May 19 and June 2, all Mondays. There was a table set up this week at the downtown Farmers Market at the Main Library to solicit people's views on district elections. There will also be tables there on April 30, May 14 and May 28, all Wednesdays.

More information on the district election proposal is also available at [www.sanleandro.org/votebydistrict](http://www.sanleandro.org/votebydistrict).

## ONE CITY SIX DISTRICTS ONE VOTE

City of San Leandro

FIND OUT MORE →

The City of San Leandro currently utilizes an at-large election system for the Mayor and City Council members, allowing the voters from the entire City to vote for the Mayor and each City Council member. A district-based election system is one in which the city is geographically divided into separate districts, each with one Council member who resides in the district and is voted for by the voters residing in that particular district.

**Join us at the first public hearing and be part of the process!**

**April 21, 2025 7:00 pm**

The public hearing will provide an overview of the district information process and allow participants and the City Council to share their input. The public hearing will be held in person at San Leandro City Hall, 835 E 14th Street, San Leandro, or you may participate virtually on Zoom.

Questions? Join us!

FARMERS MARKET: April 16 | April 30 | May 14 | May 28  
PUBLIC HEARINGS: April 21 | May 5 | May 19 | June 2

[www.sanleandro.org/votebydistrict](http://www.sanleandro.org/votebydistrict)

## UNA CIUDAD SEIS DISTRITOS UN VOTO

City of San Leandro

DESCUBRA MÁS →

La Ciudad de San Leandro utiliza actualmente un sistema electoral general para el Alcalde y los miembros del Concejo Municipal, permitiendo a los votantes de toda la Ciudad votar por el Alcalde y cada miembro del Concejo Municipal. Un sistema electoral basado en distritos es aquel en el que la ciudad está dividida geográficamente en distritos separados, cada uno con un miembro del Concejo que reside en el distrito y es votado por los votantes que residen en ese distrito en particular.

**Asista a la primera audiencia pública y participe en el proceso.**

**21 de abril de 2025 a las 7:00 PM**

La audiencia pública proporcionará una visión general del proceso de información del distrito y permitirá a los participantes y al Concejo Municipal compartir sus opiniones. La audiencia pública se llevará a cabo en persona en el Ayuntamiento de San Leandro, 835 E 14th Street, San Leandro, o puede participar virtualmente en Zoom.

¿Tiene preguntas? Únase a nosotros

MERCADO DE AGRICULTORES: 16 de abril | 30 de abril | 14 de mayo | 28 de mayo  
AUDIENCIAS PÚBLICAS: 21 de abril | 5 de mayo | 19 de mayo | 2 de junio

[www.sanleandro.org/votebydistrict](http://www.sanleandro.org/votebydistrict)

## 一個城市 六個選區 一票

City of San Leandro

瞭解更多 →

聖利蘭卓市目前採用「全市普選制」選舉市長及市議員，讓整個城市的選民投票選出市長和每位市議會議員。分區選舉制度是指將城市按地理位置劃分為不同的選區，每個選區推派一名居住在該選區的市議會議員候選人，並由居住在該特定選區的選民投票選出代表。

**參加第一次公聽會，共同推動選制革新!**

**2025年4月21日下午7:00**

公聽會將概述選區劃分程序，並讓參與者和市議會分享他們的意見。實體會議於聖利安卓市政廳舉行（地址：835 E 14th Street, San Leandro）。您也可以透過 Zoom 以虛擬方式參加。

有問題嗎？加入我們

農夫市場：4月16日 | 4月30日 | 5月14日 | 5月28日  
公聽會：4月21日 | 5月5日 | 5月19日 | 6月2日

[www.sanleandro.org/votebydistrict](http://www.sanleandro.org/votebydistrict)

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## You're invited to Faith Lutheran Castro Valley Holy Week 2025

Palm Sunday April 13th service @ 10 am

Maundy Thursday April 17th service @ 7:30 pm

Good Friday April 18th Stations of the Cross @ noon, service @ 7:30 pm

Easter Sunday April 20th services @ 9:15 (in-person) and 11 am (in-person & livestream) with Easter Breakfast 9:30-11 am

**ALL ARE WELCOME!**

Faith Lutheran Church of Castro Valley  
20080 Redwood Road  
Castro Valley, CA 94546  
[www.flccv.org](http://www.flccv.org)