



## Hot Soup

WARM UP WITH WINTER SOUP,  
AND SOME BISCUITS TO GO WITH IT ..... 4

**WEEKEND WEATHER**  
**CLOUDY**  
HIGHS: 61-66  
0 10 20 30 40 50 60 70 80 90 100 110  
LOWS: 45-50

**FRIDAY**

**SATURDAY**

**SUNDAY**

# San Leandro Times

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

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SAN LEANDRO • CALIFORNIA

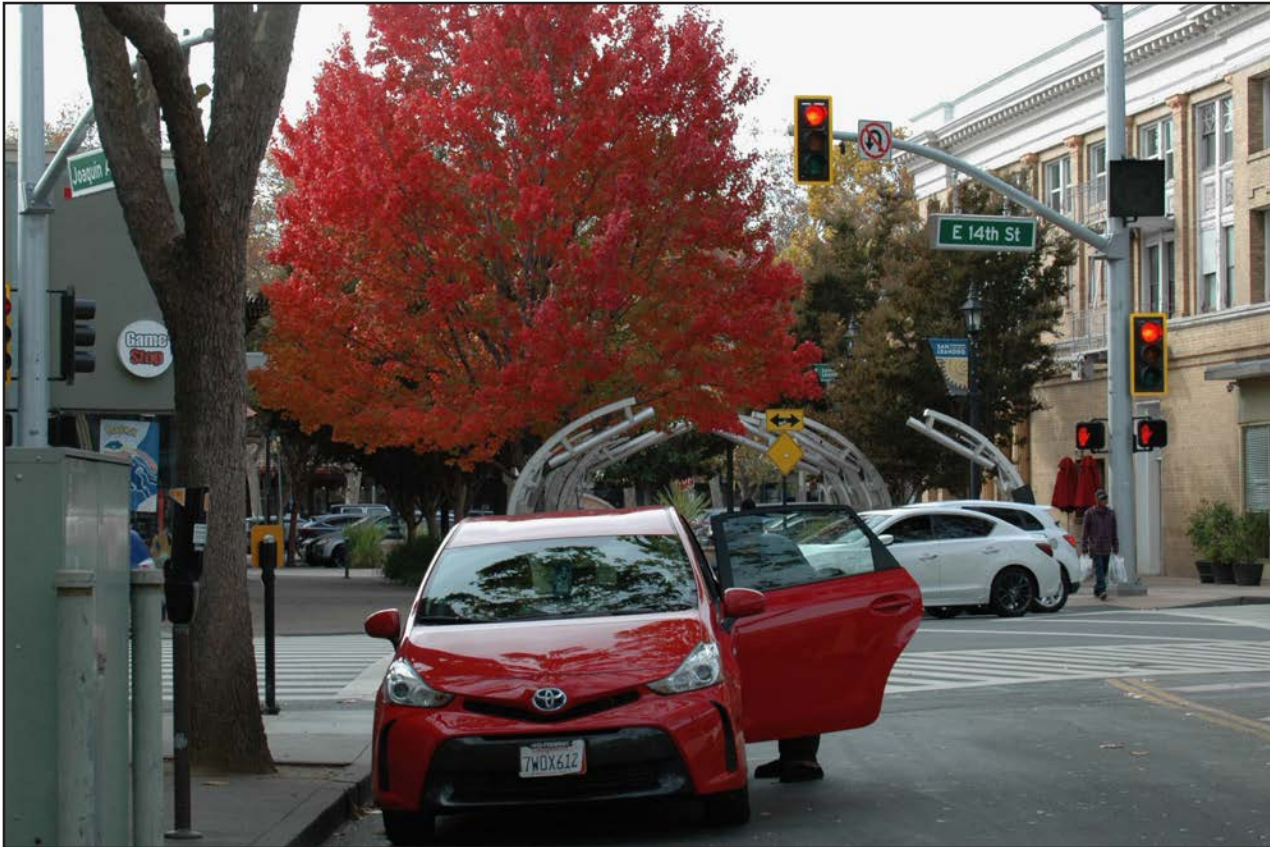


PHOTO BY JIM KNOWLES

## All in Red

Last month, even the trees cooperated in bringing downtown San Leandro a holiday look.

## County Looking At Flood Control Tax Increase

Flood channels need work, as well as other flood infrastructure

By Michael Singer  
San Leandro Times

According to the Alameda County Flood Control and Water Conservation District, the risk of flooding in San Leandro is high and expected to increase over the next few decades.

So flood control officials hope a proposed increase in property taxes will help upgrade their infrastructure in San Leandro, which has been in service for over 60 years, including two main channels and several pump stations.

At its December 9 meet-

ing, the City Council heard County Flood Control Deputy Director Moses Tang and contracted analyst Sybil Hatch present a plan for the flood control channels in San Leandro and surrounding areas. The area covers 61,380 parcels in 45,832 acres of San Leandro, San Lorenzo, portions of Hayward, and unincorporated areas.

“FEMA (Federal Emergency Management Agency) has mapped floodplains

see TAX, page 11

## Thrift Shop Celebrates 20th Anniversary

By Mike McGuire  
San Leandro Times

Treasures Hospice Thrift Shop operated out of drive-ways and a big garage its first year, but it went on to become a downtown fixture with a shop on Washington Avenue.

The thrift shop recently celebrated its 20th year selling goods so the proceeds could benefit George Mark Children's Home.

Behind much of the success of the store, located at 1539 Washington Ave. across Pelton Center, are the efforts of founder Dee Gonzalez. While founders of charities sometimes serve for 20 years or even more, few of them do it starting at age 70.

Dee did, and just turned 90 while very much still leading the shop. After a career in nonprofits and retail, working in several shoe stores, raising a family and lots of volunteer



PHOTO BY MIKE MCGUIRE

Shoppers find items at bargain prices at Treasure's Hospice Thrift Shop in downtown San Leandro.

work, she and some friends formed George Mark in 2004. That organization, located behind Fairmont Hospital off Foothill Boulevard, provides care to seriously ill children. see ANNIVERSARY, page 11

## Break-ins at GameStop And Elio's on Dec. 24

By Jim Knowles  
San Leandro Times

Burglars smashed a car through the front of the GameStop store at the Fashion Faire shopping center on Hesperian Boulevard on the morning of Dec. 24.

Police responded at 6 a.m. to find two vehicles fleeing from the scene, according to Lt. Abe Teng of the San

Leandro Police Department.

One of the vehicles became disabled when it crashed into another car near the intersection of 150th Avenue and Hesperian.

Two suspects in the vehicle fled on foot and one was caught by police. The other suspect, and the suspect in the other vehicle,

see BREAK-INS, page 12

## INSIDE YOUR TIMES

### COMMUNITY

Three local young men become Eagle Scouts. **Page 2**

### NEWS

Two new trustees join the school board. **Page 10**

### HOLIDAYS

Davis Street passes out holiday baskets. **Page 12**

**38,500 EVERY THURSDAY**  
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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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# Scout Troop 708 Names Three New Eagle Scouts

By Jennifer J. Petrick  
Special to the Times

Three of the latest Eagle Scouts from Scout Troop 708 were awarded at a ceremony at the Veterans Memorial Building on Bancroft Avenue in San Leandro on Dec. 21.

Over 115 people attended the event, including family, friends, scouts and leaders from Troop 503 in San Leandro and Troop 701 in Castro Valley, representatives from the scout council (ggacbsa.org), and the newly merged

Alameda Area District (the combined scouting districts of: Tres Ranchos, Peralta, and Alameda).

Also in attendance were representatives from Troop 708's Charter Organization, the Rotary Club of Castro Valley. American Legion Post 117 of San Leandro "Legion Riders" sanctioned use of the space and assisted with the flag ceremony.

The title of Eagle Scout is the pinnacle of achievement in the Scouts BSA program and



PHOTO BY JENNIFER J. PETRICK

Troop 708 Eagle Scouts Dillon McVeigh of San Leandro, Diego Izaguirre of San Lorenzo, and Luke Gorski of Castro Valley at their Court of Honor Award Ceremony.

represents exceptional leadership, character, and service.

Only a small percentage of scouts reach this prestigious rank.

Since 1912, well over two million scouts have earned the esteemed Eagle Scout rank. In the words of the Eagle Scout Promise, Eagles do their best each day to make their training an example. Their rank and their influence count strongly for better scouting and for better citizenship in their troop and in their communities.

Troop 708 was established in 1955, and since then 133 of its scouts have become Eagle Scouts.

For more information on the scouting program for all youth, ages 11 to 17, learn more by going online to: <https://beascout.scouting.org>. Troop 708 meets Tuesdays at 7 p.m. at First Presbyterian Church, 2490 Grove Way in Castro Valley, near the Trader Joe's parking lot.

## Bay-O-Vista

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Offer exp 1/31/2025

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1881 Astor Drive-Directions: Lake Chabot Rd. is Open. Use View Drive or Fairmont to Lake Chabot Rd. to Club @ Astor Dr. during construction.

**510-357-8366 • email: swim@bovswim.com**

## Learn about Services For the Deaf And Hard of Hearing

Learn what our local Deaf Counseling Advocacy and Referral Agency (DCARA) provides to individuals who are Deaf, DeafBlind, DeafDisabled, Hard of Hearing, and Late Deafened.

Amy Gomme, the Executive Director of DCARA will present what services are offered on Saturday, Jan. 11. Socialize with refreshments at 9:30 a.m., the presentation will be at 10 a.m., and free pizza at 11:30 a.m. at Kaiser

Permanete Fabiola Building, 3801 Howe Street, Basement G-28, in Oakland. There is free parking across the street in the parking structure.

Come to the in-person meeting to meet the speaker, meet others who have hearing loss and enjoy complementary refreshments.

The meeting is available both In-Person and virtual (Zoom).

Please register at: [www.HearingLossEB.org](http://www.HearingLossEB.org)

## Germar the Magician – A Family Magic Show

Experience a magical afternoon with Germar the Magician at the Manor Branch Library, 1241 Manor Blvd., on Wednesday, Jan. 15, at 4:30 p.m.

Germar will amaze au-

diences of all ages with his captivating tricks, illusions, and interactive fun.

It's a family-friendly event that promises to spark wonder and excitement. Don't miss out on the magic.



# Community Calendar

## Homework Center At the Manor Branch Library

Need help with your homework? Come to the Manor Branch Library, 1241 Manor Blvd., for after-school homework help on Tuesdays and Thursdays from 3:30 to 5 p.m. This is for students in grades 1 through 5. Registration needed at [bit.ly/4fD096R](https://bit.ly/4fD096R) or call 510-577-7971.

## 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?

## Meditation Mondays

Relax at a free drop-in relaxation practice on the first Monday of the month, starting on Monday, Jan. 6, from 6 to 7 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Calm your stress with meditation, gentle stretching, breath work, and poetry. For age 18 and older. Call 510-577-3971 to reserve a spot of just drop in. (Future Meditation Mondays will be on Feb. 3 and March 3.)

## Senior Health Assessments

Institute on Aging in conjunction with Samuel Merritt University will provide free blood pressure checks, leg strength and endurance tests, balance assessments and fall prevention information at the San Leandro Senior Community Center, 13909 East 14th St., on Tuesday, Jan. 7, from 10 a.m. to noon. This is a drop-in program; no registration required.

## January Silver Screen

Seniors are invited to enjoy Jumanji (1995, PG) on Thursday, Jan. 9, at 1:30 p.m. in the Thunderbolt Room at the Marina Community Center, 15301 Wicks Blvd., San Leandro. Hosted by the City of San Leandro Human Services Department's Senior Services. Tickets are \$2, and no registration is needed. Popcorn is included.

## Oakland Aviation Museum

Oakland Aviation Museum, 8252, Earhardt Road in Oakland, is open Wednesday through Sunday from 10 a.m. to 4 p.m. View many famous aircraft, including the A-3 Skywarrior, A-4 Skyhawk, A-6 Intruder, MiG-15, Harrier Jump Jet, Cessna O-2, and the P-51 Mustang. Admission prices are: adults \$18, seniors \$15, teens/military \$13, kids 5 to 12 \$10, no charge for kids under 4.

## Become a Bicycle and Pedestrian Commissioner

Help make San Leandro a community where walking and biking are safe, equitable, and enjoyable for all ages and abilities. Become a member of the Bicycle and Pedestrian Advisory Commission. As a commissioner, you'll advise on biking and walking conditions and help create a more accessible San Leandro. Apply now: [SanLeandro.org/Boards](https://SanLeandro.org/Boards)

## Applications for the 2025 Cherry Festival & Parade

Last year, over 20,000 people enjoyed the parade and festival. The festival is seeking vendors with high-quality products, unique experiences, professional attitudes, community non-profits, and performers to help make this the best Cherry Festival yet. If you're interested in applying, visit [sanleandrocherryfest.com](https://sanleandrocherryfest.com) for more information. The 2025 Cherry Festival and Parade will be on Saturday, June 7.

## Join the "Book It 2025 Reading Challenge"

Push the boundaries of your reading by joining the San Leandro Library's "Book It 2025 Reading Challenge," open to teens and adults, starting Jan. 10. Stop by any branch library to pick up a gameboard, or join online at [sanleandrolibrary.beanstack.org](https://sanleandrolibrary.beanstack.org)

# Become a Project Literacy Tutor

Project Literacy, the library's free adult literacy and ESL program, is training new volunteer tutors. You can help adult students improve their basic reading, writing, and English language skills so they can meet their goals and live more fulfilling lives.

The four-part training consists of an online orientation and three workshops held on Saturdays from 1 to 2:30 p.m. on January 25, February 1, and February 8.

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

## Financial Wellness Workshops

Take steps toward your financial wellness and join us for a free 6-part series on Thursdays from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave., beginning with "Building Savings & Wealth" on Jan. 16, "Increasing Cash Flow & Managing Debt" on Jan. 23.

Learn planning and savings tools from Youngky Hermanto, CLTC, a registered financial advisor.

Register for any or all sessions by calling 510-577-3971 or visiting the library's website at [www.sanleandrolibrary.org](https://www.sanleandrolibrary.org)

# Play Winter Reading BINGO with the SL Library

The San Leandro Public Library invites all ages to play Winter Reading BINGO.

Pick up a game card at any San Leandro Library branch or participate online with Beanstack, the Library's online reading program application. Complete a row of squares in any direction to earn a drawing ticket for grand prizes.

For Kids and Youth Ages 0-17: Complete the whole game card (or badges on Beanstack) by January 7 to earn a free scoop of ice cream, generously provided by our friends at Loard's.

Grand prizes include Dual Membership for Oakland Museum of California (OCMA), four tickets to the MADE Video Game Museum, 4 tickets to a 2025 San Jose Earthquakes regular

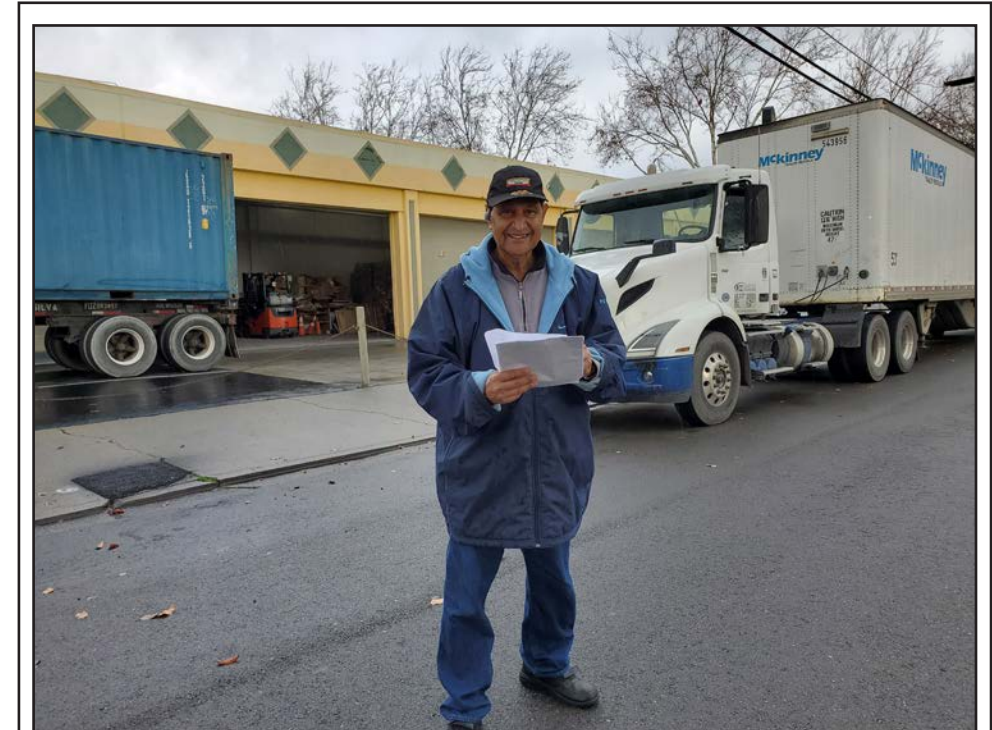


PHOTO BY JIM KNOWLES

# Mangals Selling Pacific Island Food for 40th Year

Robert Mangal, above, unloaded two truckloads of food one afternoon last week at his store, Mangal's Market on East 14th Street. Mangal has been running his store for 40 years, which specializes in Pacific Islands foods.

## Baby Story Time at the Manor Branch Library

Baby storytime is a great way for parents/caregivers to interact and develop a bond with their baby – held every Thursday at 9:30 a.m. at Manor Branch Library, 1241 Manor Blvd. in San Leandro.

Babies will be in a social setting with other babies where they will sing and develop pre-language skills as well as play with toys in an

environment with others their age. Adults can use this time to meet with other parents in a supportive setting. This storytime is for pre-walking

babies only. Experience lots of songs and movement. For parents who have a baby and a toddler, please attend the toddler storytime.

# Preserve Your Photos, Contribute to SL Museum

Preserve your memories with the Fast Foto and Photo Call program at the San Leandro History Museum, 320 W. Estudillo Ave., between 11 a.m. and 3 p.m. on Saturday, Jan. 4.

Bring in your photographs to be digitized using the state-of-the-art Fast Foto scanner provided by the Memory Lab. Museum staff will assist with the process, and no prior orientation is required. There are 9 half hour slots available from 11 a.m. to 3 p.m.

The museum is especially interested in photos from 1970 to the early 2000s to add to its historic collection. If you're interested in donating any

photographs to the museum, you can do so during your time slot. Or you can just digitize your print photos. Bring a USB device to store photos for yourself.

How to Participate:

1.) Reserve your spot by visiting the Library Calendar or [sanleandro.libcal.com](https://sanleandro.libcal.com) to schedule a session or email [dnathlich@sanleandro.org](mailto:dnathlich@sanleandro.org)

2.) Bring your photos to the museum at your scheduled time.

3.) Consider donating any photos that align with the museum's historical needs, helping to preserve the history of San Leandro for future generations.

## Spiritual, but not religious?

Watch 11:11am Live-stream at [unitysanleandro.org](https://unitysanleandro.org) or on Facebook Live

- We emphasize spirituality more than religion.
- We believe there are many paths to God.
- We show you how to transform your life through practical spiritual principles.
- Everyone is welcome.

SUNDAY 11:11 A.M.

We are now livestreaming and meeting in person

at **Unity Church of San Leandro**

20121 Santa Maria Ave, Castro Valley, CA 94546





Warming Winter Soups

If ever there was a type of food that truly fits the term “comfort food,” it would have to be soup. Unglamorous though it may be, a steaming bowl of homemade soup takes the chill out of our chilly, frosty

evenings unlike anything else. And the best part is that most soups are easy to make, calling for readily available ingredients and requiring only rudimentary culinary skills.

For flavor interest, experiment with liquids and other additions – wine, sherry, beer, tomato juice, Worcestershire

sauce, nutmeg, peanut butter. Add a little at a time, and keep tasting. In the same vein, try less-common starch additions, such as barley and orzo.

BEEF & BARLEY SOUP

- 1 tablespoon vegetable oil
- 1-1/2 cups chopped onion
- 1 cup chopped celery
- 1 cup chopped carrots
- 2 cloves garlic, minced
- 10 cups beef stock
- 3/4 cup barley
- 3 sprig fresh thyme, chopped
- 1/2 cup red wine
- 2 cups cubed potatoes
- 2 cups diced cooked beef
- 1-1/2 cups chopped cabbage
- Salt and pepper to taste

In a large pot over medium heat, combine the oil, onions, celery and carrots. Sauté for 5 minutes, or until tender. Add the beef stock, barley, bay leaf and thyme and simmer until barley is softened but not mushy. Add the wine, potatoes and beef. Simmer another 15 minutes and add the cabbage. Allow to simmer another 15 minutes, or until

all vegetables are tender. Salt and pepper to taste. Makes 12 servings.

BLACK BEAN SOUP

- 10 slices bacon, finely chopped
- 2 medium onions, chopped
- 6 garlic cloves, pressed
- 1 (14-1/2 ounce) can chicken broth
- 1-1/2 cups canned chopped tomatoes
- 2 tablespoons ketchup
- 2 teaspoons Worcestershire sauce
- 1 tablespoon chili powder
- 4 (15-1/2 ounce) cans black beans, drained but not rinsed
- Salt and ground black pepper to taste
- 1 bunch cilantro Juice of 1/2 lime
- Garnish: thinly sliced scallions, sour cream, grated cheddar

Put the bacon into a large heavy pot and place it over medium heat. Cook until it starts to give up its fat, about 4 minutes.

Stir in the onions and cook, stirring, until they start to turn translucent, about 4 minutes. Stir in the garlic and cook until you can smell it, about 1 minute. Add the broth, tomatoes, ketchup, Worcestershire, and chili powder. Stir in the beans, turn the heat to high and bring to a boil. Adjust the heat so the soup is bubbling gently and cook 10 minutes. Season with salt and pepper.

Meanwhile, pick off all the thick stems from the cilantro. Wash it and shake dry. Chop the cilantro coarsely and stir it into the soup when it has been simmering 10 minutes. Cook until the soup is thickened, about 5 minutes. Stir in the lime juice. Serve with the garnishes. Yields 8 to 10 servings.

HAM & POTATO CHOWDER

- 1 can cream of celery soup
- 1 cup fat-free milk
- 1 teaspoon dried onion flakes
- 1 teaspoon dried parsley flakes
- 1-1/2 cups diced ham
- 1-1/2 cups diced cooked potatoes
- 1 cup frozen whole-kernel corn, thawed
- 1 cup frozen broccoli, thawed

In a large saucepan, combine celery soup, milk, onion flakes and parsley flakes. Add ham, potatoes and corn. Mix well to combine. Stir in

broccoli. Bring mixture to a boil, stirring often. Lower heat, cover and simmer for 10 minutes, stirring occasionally. Serves 2.

CHEDDAR BEER SOUP

- 10 ounce package frozen mixed vegetables
- 4 tablespoons margarine
- 1/4 cup flour
- 1 teaspoon salt
- 1 teaspoon dry mustard
- 2 cups milk
- 1 teaspoon Worcestershire sauce
- 2 cups shredded medium-sharp Cheddar cheese
- 1 cup beer or ale

Cook vegetables and drain. Melt margarine, stir in flour, salt, and mustard. cook over low heat until smooth. Remove from heat. Add milk and Worcestershire. Heat mixture until it coats the spoon. Add cheese.

Cook over medium heat until cheese melts. Stir in beer and vegetables bring to a simmer. Cook about 15 minutes. Serve with preferred garnishes (croutons, paprika, etc.).

BAKING POWDER BISCUITS

This recipe makes a light, moist, golden biscuit, because of a higher proportion of liquid to flour. The dough is stickier and messier, but just flour your hands often while kneading—they're worth the mess!

- 2 cups flour
- 1 tablespoon baking powder
- 1 teaspoon salt
- 1/3 cup vegetable shortening
- 1 cup milk

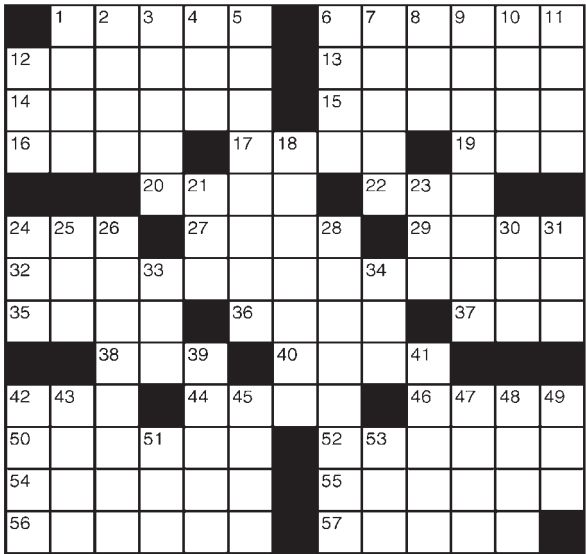
Measure flour, baking powder and salt into large mixing bowl. Using fork, stir until well mixed. Flour hands and break chick of shortening into 5 or 6 pieces. Rub flour and shortening together lightly, reach down to bottom of bowl and including all loose flour.

When no big pieces of shortening are left, add milk all at once. Stir milk and flour mixture with fork or hands. It will be stick. Scoop out of bowl and put on floured board.

Clean hands and flour them. Knead dough about 10 times. Pat into circle and 9 inches round or 3/4-inch thick. Cut out biscuit with a 2-inch cutter and place in greased pan.

Bake at 425°F until golden on top, 12 to 15 minutes. Serve hot.

THE TIMES CROSSWORD



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ANSWERS ON PAGE 6

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HOROSCOPE by Salomé

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ARIES (March 21 to April 19): The New Year brings challenges that can change many things in your life. You need to be prepared not only to confront them but also to deal with what happens afterward.



TAURUS (April 20 - May 20): You have what it takes to set your goals quite a bit higher this year. Learn what you need to know and put what you learn into your efforts. A partner offers loving support.



GEMINI (May 21 to June 20): In true Gemini Twin fashion, you're conflicted about a decision you know you'll have to make in this New Year. Best advice: Get the facts before you make any commitment.



CANCER (June 21 - July 22): A friend offers you an exciting opportunity for this New Year. Although your positive aspects are strong in most respects, caution is advised. Investigate before you invest.



LEO (July 23 - August 22): You can make this New Year a roaring success! Start by readjusting your goals to reflect the changes in the economy. Your denmate offers both wise and loving support.



VIRGO (August 23 - Sept. 22): The New Year brings new opportunities for change. But you need to be ready to move away from the comfortable status quo to the challenging unknown. It's up to you!



LIBRA (Sept. 23 - October 22): Your most important New Year's resolution should be to work out problems with a family member in order to avoid continuing misunderstandings. Do it soon for both of your sakes.



SCORPIO (October 23 - November 21): The New Year has much to offer the intensely determined Scorpion, who isn't afraid to take on challenges and stay with them until they surrender their rewards..



SAGITTARIUS (Nov. 22 - Dec. 21): You'll have many fine opportunities in this New Year. But be warned: Reject offers of "help." You work best when you're free to be your own creative self.



CAPRICORN (Dec. 22 - Jan. 19): The New Year offers changes that you might feel you're not quite ready for. Best advice: Deal with them one step at a time until you've built up your self-confidence.



AQUARIUS (Jan. 20 - Feb. 18): Travel is a dominant aspect of the New Year. This could mean relocating to another city (or even another country) in connection with your education or career.



PISCES (Feb. 19 - March 20): This New Year brings news about a change you've been anticipating. You might have a problem persuading a loved one about your new plans, but they will soon go along with your ideas.





PHOTOS BY MIKE MCGUIRE

## Three Acres Along SLZ Creek Returned to Sogorea Te Land Trust

Officials from Sogorea Te Land Trust, the Lisjan Tribe, Eden Housing, Caltrans and the Grove Way Neighborhood Association gathered on Tuesday, December 3 to celebrate the return of three acres of San Lorenzo Creek near Ruby Street and Crescent Avenue in Castro Valley to the land trust. Eden Housing donated the land, which it had bought along with nearby land to build affordable apartments.

At right, Corrina Gould, co-founder of the Sogorea Te Land Trust and also chairwoman of the Confederated Villages of Lisjan tribe, speaks on December 3 at the return of three acres of San Lorenzo Creek.



## SENIORS

# How To Assist Physically Impaired Persons Sign Legal Documents

*Q. My wife suffered a stroke and is essentially paralyzed. However, her mind is sharp. I need her to sign a Power Of Attorney so that I can take care of our financial affairs. Is there any way to do this?*

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

A. Yes. Where a person has sufficient mental capacity to understand the nature of the document he or she proposes to sign, and where the only limitation is a physical inability to perform the act of signing, the law provides alternative methods to obtain a legally valid signature:

**Signature by Mark:** If your wife is unable to sign his or her full name, she might make a mark, such as an "X", on the desired document. The signing must be witnessed by two disinterested witnesses, each of whom must also sign the document reciting that they watched your wife place her mark on the document, and one of the witnesses must actually sign her name adjacent to her mark. If she does not have use of her arms, a pen might be placed between her teeth to enable her to mark the legal document. However, care must be taken so that the actual mark or "dot" on the paper is the act of your wife.

**Signature by Amanuensis:** Where a person is totally paralyzed and would not even be able to clench a pen in his or her teeth, but is able to speak and give instruction, there is another procedure called signing by "amanuensis". In legal parlance, an "amanuensis" is an assistant who copies or writes from the dictation of another. Thus, if your wife is totally immobile, but if her mind is clear and she can speak or otherwise give direction, she could direct someone to sign her own name on a legal document. The actual signer should be a disinterested person, other than yourself, and the signing should occur in your wife's presence. It would be best if a notary were also present to notarize the document. Note: most notaries will be unfamiliar with this procedure, and so you should engage a knowledgeable attorney who can explain the process to the

notary and supervise the signing.

**Laser Pointer To Give Direction:** In some situations, the paralyzed individual may have also lost the power of speech. Yet, if he or she retains some method of communication, such as by eye movements in response to questions or via a laser pointer she can control with some part of her own body to point to letters or words on a communication board, the process of signing by amanuensis could be modified to accommodate that limitation. It would also be helpful if a doctor wrote a letter affirming her ability to understand and communicate by the eye movements or laser pointer. I would again recommend that an attorney be present to supervise the process, and the signing process be recorded on video. For laser pointers and other solutions to communication, check out this website: [store.lowtechsolutions.org](http://store.lowtechsolutions.org). You might also wish to engage the services of an assistive technology specialist for other ideas to facilitate communication,



and for that see the following website: [resna.org](http://resna.org)

**Blind Signer:** If the principal is blind, but otherwise has the use of her limbs, I would recommend that the entire document be read to her, word for word, and her understanding confirmed. A ruler or "cut out" template might be used to guide the placement of her hand so that she signs at the appropriate place on the document. Again, I recommend that the entire process be videoed. A witness might also certify the principal's understanding and a notary should be present to notarize the document.

In your case, with patience and some thought, your wife's signature on the Power of Attorney can be legally secured.

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@Lawyer-ForSeniors.com](mailto:Gene@Lawyer-ForSeniors.com) or call (510) 247-2555.

### HOCUS-FOCUS

BY HENRY BOLTINOFF



Find at least six differences in details between panels.



Differences: 1. Pillow is larger. 2. Picture on wall is moved. 3. Mouth is different. 4. Necktie is added. 5. Apron is different. 6. Whistle is added.

## Bringing Nature Home, Reimagining Where We Live

Watch Doug Tallamy's talk, "Nature's Best Hope," followed by a discussion about what we would like to do to make the places we live and work welcome for birds, butterflies and bees, and how we can move forward to carry out our ideas on Tuesday, Jan. 28, from 5:30 to 8 p.m. at the Castro Valley Library's Chabot Canyon Room, 3600 Norbridge Ave. in Castro Valley.

Native wildflower seeds will be available, plus a native plant cutting and seed swap. Light snacks and drinks will be provided.

This free talk will be moderated by Kathy Kramer, founder of the Bringing Back the Natives Garden Tour.



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# REAL ESTATE GALLERY



## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



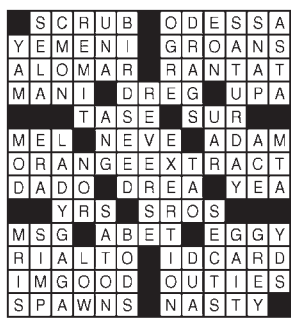
# Top 6 Real Estate Predictions for 2025

By Carl Medford, CRS  
Special to the Times

With 2024 in the rearview mirror, many are breathing a sigh of relief. It was a tough year as home prices continued to rise and interest rates remained high. This translated to a slower-than-normal real estate market, with some pundits labeling it the worst since 1995. We can only hope things will improve in 2025.

Here are our top New Year's predictions:

## CROSSWORD PUZZLE ANSWERS



1. Affordability will continue as 2025's primary issue as home prices are projected to continue upwards. The Case-Shiller National Home Price Index records a dramatic increase in home prices of 47% between 2020-2024, dramatically outpacing economic growth. While we do not anticipate similar growth in 2025, the damage has been done: historic price increases coupled with higher interest rates have knocked many buyers out of the market. Since we do not anticipate any easing in the near future, buyers looking to purchase in 2025 should plan on doing it sooner than later.

2. Prices will inch upwards. With current inventory lower than market demand, prices have nowhere to go but up. While we do not expect to see the meteoric gains of the past few years, prices are projected to steadily move upwards over the coming year.

3. Interest rates may ease a bit but will not decrease significantly. As a result, those buyers who have been waiting to buy hoping to score

much lower rates will be left out in the cold. Additionally, this will continue to be a barrier for some sellers who, with 4% or lower current mortgage rates, have no real incentive to sell their current home and buy a replacement property with a much higher interest rate.

4. Inventory is projected to increase, but still will not meet demand. This will mean that more buyers will have an opportunity to purchase in 2025, but the increases will not be enough to offset the affordability crisis.

5. Artificial intelligence will improve the home-buying experience. It is anticipated that as effectiveness grows, automated valuation programs will get better at market analysis, thus providing more accurate home pricing valuations.

6. Buyers will learn to deal with the new agent compensation realities. With the new rules decoupling listing and



## Burning Christmas trees

Real pine, spruce, or fir Christmas trees are NOT appropriate fuel for an indoor fireplace. They have a high amount of sap in their trunks and branches, which can create intense, unpredictable blazes that are difficult to control. Their needles burn quickly and produce lots of sparks, which are dangerous, and these trees also produce creosote when burning, which is a respiratory hazard. It's better to compost a real tree in the garden. - Brenda Weaver

Source: [www.advancechimney.com](http://www.advancechimney.com)

buyer agent's commissions effective as of 8/17/2024, the landscape has changed dramatically.

Overall, we believe 2025 spells optimism compared to 2024 and the Realtors of the Central County want to wish you a prosperous and Happy New Year!

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.

## Mortgage Rates Continue to Rise

Mortgage rates increased for the second straight week, rebounding after a decline from earlier this month. While a slight improvement in new and existing home sales is encouraging, the market remains plagued by an overwhelming undersupply of homes. A strong economy can help build momentum heading into the new year and potentially boost purchase activity.

## RECENT HOME SALES

### Castro Valley

21403 Gary Drive #10 94546: \$465,000 [2 BD - 936 SF - 1961  
21612 Baywood Avenue 94546: \$825,000 [2 BD - 834 SF - 1942  
4651 Proctor Road 94546: \$1,075,000 [3 BD - 1,563 SF - 1946  
4014 Greenacre Road 94546: \$1,110,000 [3 BD - 1,143 SF - 1952  
20112 Laurelwood Drive 94552: \$1,115,000 [4 BD - 1,875 SF - 1990  
4167 Veronica Avenue 94546: \$1,150,000 [3 BD - 1,441 SF - 1957  
5259 Proctor Road 94546: \$1,150,000 [3 BD - 1,591 SF - 1955  
18775 Edwin Markham Drive 94552: \$1,450,000 [3 BD - 1,852 SF - 1985  
18950 Edwin Markham Drive 94552: \$1,738,000 [4 BD - 2,947 SF - 1986

**TOTAL SALES:** 9  
**LOWEST AMOUNT:** \$465,000 **MEDIAN AMOUNT:** \$1,115,000  
**HIGHEST AMOUNT:** \$1,738,000 **AVERAGE AMOUNT:** \$1,119,777

### SAN LEANDRO

1400 Carpentier Street #332 94577: \$440,000 [2 BD - 1,170 SF - 1983  
901 Figueroa Drive 94578: \$802,000 [3 BD - 1,135 SF - 1955  
1005 Halcyon Drive 94578: \$820,000 [3 BD - 2,049 SF - 1947  
15285 Upton Avenue 94578: \$850,000 [4 BD - 1,760 SF - 1952  
2501 Bodega Way 94577: \$870,000 [3 BD - 1,128 SF - 1961  
1056 Grace Street 94578: \$900,000 [3 BD - 1,418 SF - 1947  
15042 Edgemoor Street 94579: \$970,000 [5 BD - 1,449 SF - 1962  
450 Cape Cod Drive 94578: \$1,022,000 [3 BD - 1,614 SF - 1980  
777 Juana Avenue 94577: \$1,150,000 [3 BD - 1,830 SF - 1941  
1859 Starview Drive 94577: \$1,270,000 [3 BD - 2,337 SF - 1968  
1223 Alder Creek Circle 94577: \$1,275,000 [4 BD - 2,197 SF - 2002  
1567 Daniels Drive 94577: \$1,500,000 [3 BD - 3,022 SF - 1952

**TOTAL SALES:** 12  
**LOWEST AMOUNT:** \$440,000 **MEDIAN AMOUNT:** \$935,000  
**HIGHEST AMOUNT:** \$1,500,000 **AVERAGE AMOUNT:** \$989,083

### SAN LORENZO

16029 Via Arroyo 94580: \$775,000 [3 BD - 1,062 SF - 1946  
**TOTAL SALES:** 1  
**LOWEST AMOUNT:** \$775,000 **MEDIAN AMOUNT:** \$775,000  
**HIGHEST AMOUNT:** \$775,000 **AVERAGE AMOUNT:** \$775,000

### HAYWARD

1234 Stanhope Lane #167 94545: \$410,000 [2 BD - 1,007 SF - 1989  
2451 Creekside Court 94542: \$510,500 [2 BD - 936 SF - 1991  
22764 6th Street 94541: \$551,000 [1 BD - 494 SF - 1940  
22139 Castille Lane #58 94541: \$568,000 [2 BD - 1,202 SF - 1982  
1085 Folsom Avenue 94544: \$700,000 [4 BD - 1,192 SF - 1944  
27460 Lyford Street 94544: \$752,000 [3 BD - 1,119 SF - 1956  
28480 Aragon Avenue 94544: \$830,000 [3 BD - 1,524 SF - 1959  
462 Elmhurst Street 94544: \$830,000 [3 BD - 1,173 SF - 1958  
356 Saint George Street 94541: \$863,000 [3 BD - 1,329 SF - 1950  
110 Notion Way 94544: \$865,500  
1937 Southgate Street 94545: \$875,000 [3 BD - 1,128 SF - 1956  
695 Kendall Way 94541: \$890,000 [3 BD - 1,570 SF - 1951  
1158 Citron Way 94545: \$920,000 [3 BD - 1,544 SF - 1959



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# Help Your Naked Ladies Bloom

By Buzz Bertolero  
The Dirt Gardener

**Q** The foliage appears on my naked ladies in late October, but there are no flowers. Why don't they bloom as I see them blooming elsewhere? I have them in several areas, so it isn't the type of sun they are getting. Please help my very naked ladies. Sorry, I can't remember their proper name.

**A** The botanical name for the naked ladies is Amaryllis Belladonna. Native to South Africa, Amaryllis Belladonna are dormant in the spring and early summer. You should see flower spikes in August,

with the foliage forming after the flowers have faded. They bloom the best in those areas where they get full sun and are neglected; that means little to no water and fertilizer are just fine with them during the spring and summer. I think your problem is they're staying too wet. Unfortunately, you may not be able to fix this if the other plants near them require frequent watering. Also, transplanting isn't option as they'll stop blooming if the bulbs are disturbed. So, without more information I would better answer.

**Q** Two years ago, we planted asparagus roots. This coming spring, we anticipate

harvesting a crop of spears. Each year, the asparagus has grown into wonderful fern-like plants. I understood that the fern growth was supposed to turn brown and die off; however, ours stayed green in winter and early spring. Should we clip this growth back even if it's still green? How would we go about harvesting the asparagus?

**A** Fresh asparagus has become one of the more popular vegetables. They are expensive to buy but very easy to grow. Asparagus will be productive for the next ten years plus, unlike other vegetables that must be replanted frequently. Because of this you should

place them at the back of your vegetable garden. After the third growing season, you should harvest asparagus for a good month. Early in the season, the shoots may require cutting every third day, but as the temperatures warm up, it may be necessary to harvest twice a day. By mid-November, I would cut the previous year's growth off at the ground whether it is turned brown or not. Fertilizing with organic vegetable food at one to three pounds per 50 linear feet in January and again after the harvesting season will encourage heavy growth and thick spears. Asparagus is harvested by cutting or snapping off the spears as close to the soil as possible when the



By Namazu-tron - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=4617746>

spears are six to eight inches long. Snapping or bending

the spear over until it breaks avoids injury to the shoot below the ground. You can also use an asparagus knife. For blanched asparagus, you will need to mound up the area. You cut the asparagus when the spear's tip is visible in the soil. The loose mounded soil will make it easy to cut nice long spears. I would use potting soil, home compost, and/or other organic matter to raise the height by 6-8 inches. Note: two-year-old asparagus roots are now available at your favorite garden center in January.

Buzz Bertolero is an Advanced California Certified Nursery Professional. The Dirt Gardener's website is [www.dirtgardener.com](http://www.dirtgardener.com), and questions can be sent by email to [buzz@dirtgardener.com](mailto:buzz@dirtgardener.com).

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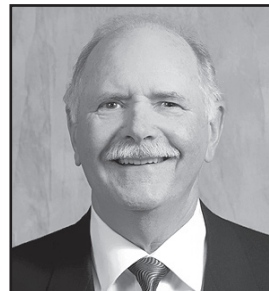
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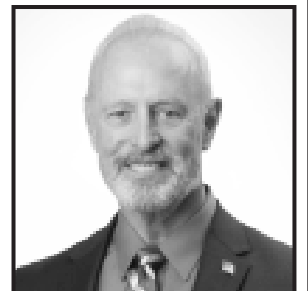
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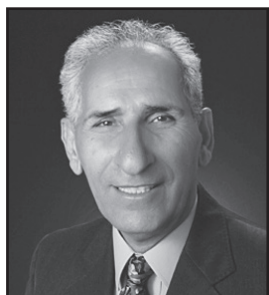
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FILED  
MELISSA WILK  
November 18, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 610676  
**FICTITIOUS BUSINESS NAME STATEMENT**  
Pursuant to Business and Professions Code Sections 17900-17930  
The name of the business(es):  
1 TJ Taylor, 2 Late Bloomers located at 749 Cary Dr., San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Jane Taylor, located at 749 Cary Dr., San Leandro, CA 94577. This business is conducted by An Individual. This business commenced N/A  
/s/Jane Angelina Taylor  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires November 17, 2029  
DEC 12, 19, 26, JAN 2, 2025  
1900 - SLT

LEGAL NOTICES

FILED  
MELISSA WILK  
October 30, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 610357  
**FICTITIOUS BUSINESS NAME STATEMENT**  
Pursuant to Business and Professions Code Sections 17900-17930  
The name of the business(es):  
Juls Schoolhouse, located at 2894 D Street Hayward, CA 94541 Alameda County, is hereby registered by the following owner(s): Julie Kikon 22894 D Street Hayward, CA 94541. This business is conducted by An Individual. This business commenced 10/30/2024  
/s/Julie Kikon  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires October 29, 2029  
DEC 12, 19, 26, JAN 2, 2025  
1892 - SLT

LEGAL NOTICES

FILED  
MELISSA WILK  
November 13, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 610610  
**FICTITIOUS BUSINESS NAME STATEMENT**  
Pursuant to Business and Professions Code Sections 17900-17930  
The name of the business(es):  
Jack London Debris Removal located at 2399 E. 14th Street, 106, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Evan Smith, located at 2399 E. 14th Street, 106, San Leandro, CA 94577. This business is conducted by An Individual. This business commenced N/A  
/s/Evan Smith  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires November 12, 2029  
DEC 12, 19, 26, JAN 2, 2025

LEGAL NOTICES

FILED  
MELISSA WILK  
November 26, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 610868  
**FICTITIOUS BUSINESS NAME STATEMENT**  
Pursuant to Business and Professions Code Sections 17900-17930  
The name of the business(es):  
Goldline Tattoo & Body Piercing located at 17255 Hesperian Blvd., San Lorenzo, CA 94580 Alameda County, is hereby registered by the following owner(s): Goldline Tattoo & Body Piercing LLC located at 17255 Hesperian Blvd., San Lorenzo, CA 94580. This business is conducted by a Limited Liability Company. This business commenced 10/15/2024  
/s/Gloria Perez  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires November 25, 2029  
DEC 26, JAN 2, 09, 16, 2025  
1920 - SLT

LEGAL NOTICE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF**  
**Dennis Paul Autin, Jr.**  
**Case Number: 24PR100687**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Dennis Paul Autin, Jr.**

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

THE PETITION requests the decedent's WILL and codicils, any, be admitted 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 Independent 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 January 8, 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 representative 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 interested 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.

Petitioner: Alaina Maria Gatchell also known as Alaina M Gatchell  
3243 James Anthony Drive, Tracy, California 95377 +1 209 814 2402

**LEGAL 1900 - 24PR100687 12/19/24, 121/26/24, 01/02/25**

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# Two New Trustees Join San Leandro School Board

School board members sworn in at December meeting

Two newly elected trustees recently joined the San Leandro Unified School District (SLUSD) Board of Education, and two other school board members start their next four-year term.

Zachary Borja (Area 1) and Cindy Rocha (Area 3) join the board as newly seated members. They will bring fresh perspectives and a commitment to SLUSD's vision of equity and excellence for all students, the school district said in a press release.

Returning trustees Peter Oshinski (At Large) and Diana Prola (Area 5) continue their dedicated service, bringing extensive experience to ensure stability as the district advances its strategic goals.

As SLUSD welcomes these leaders, the district expressed gratitude to outgoing trustees Evelyn González (Area 3) and Melissa Fegurgur (Area 1).

The Board has also completed its annual reorganization, appointing Leo Sheridan



Zachary Borja



Cindy Rocha



Peter Oshinski



Diana Prola

as board president, Jackie Perl as vice president, and Peter Oshinski as board clerk.

"We are excited to welcome Cindy and Zachary

to the board of education," said Superintendent Dr. Michael McLaughlin. "We also extend our heartfelt appreciation to Evelyn and

Melissa for their dedication and service to SLUSD. I am grateful to work alongside this dedicated group of leaders as we continue to build

on the district's successes and drive forward the important work that supports our students, families, and community."

## Break-ins: Smash & grab at GameStop, Elio's

*continued from front page*  
were not found.

No one was injured in the vehicle crash.

Police found a third suspect vehicle left behind at GameStop, Teng said. Police believe this was the vehicle used to ram into the store where they stole video games.

The same group are believed to have broken into Elio's Family Restaurant at 260 Floresta Blvd. earlier in the morning, Teng said.

The loss to Elio's consisted of liquor, food and cash. Police found part of the loss in the disabled vehicle after the crash.

The total loss has not yet been tallied, Teng said.

Teng added that the investigation is still active and ongoing.



PHOTO BY JIM KNOWLES

Burglars used a car to smash through the front of the GameStop store.

## On this Day: January 2

**1905:** Elara, a satellite of Jupiter, discovered by Charles Dillon Perrine in San Jose, California.

**1905:** Japanese troops capture Port Arthur from Russia, a blow to national morale and causing further discontent within Russia.

**1912:** Brooklyn Superbas Baseball Club President Charles Ebbets announces purchase of 4.5 acres of land to build a new concrete-and-steel stadium to seat 23,000; Ebbets Field opens in 1913.

**1921:** 1st religious service radio broadcast in the United States, KDKA in Pittsburgh.

**1929:** US and Canada agree to preserve Niagara Falls.

**1933:** US troops leave Nicaragua.

**1934:** 1st state liquor

stores open, in Pennsylvania.

**1941:** World War II: The U.S. government announces its Liberty ship program to build freighters in support of the war effort.

**1942:** Japanese troops occupy Manila, Philippines.

**1942:** World War II: The 28 nations at war with the Axis powers pledge to make no separate peace deals.

**1943:** University of Kentucky Wildcats men's basketball team begins 129 home game winning streak that only ends in 1955; incorporates NCAA titles in 1948, 1949 and 1951.

**1955:** 1st "The Bob Cummings Show" premieres on NBC (later moves to CBS).

**1961:** Hawaii's then all time low temperature of 14°F recorded atop Haleakale.

## 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.

#### Casa Peralta History

Editor,

It is wonderful to see coverage of the Casa Peralta in the San Leandro Times. Thank you so much for giving this exposure to an architectural and historic treasure in San Leandro.

For the record, I'd like to clarify a few points of history.

Ygnacio Peralta had two rancho adobe homes, the first built in 1835, along lower San Leandro Creek. Both are long gone. What the article refers to as the "Peralta Adobe" is actually a brick home

Ygnacio built later. As noted in the article, it was built in 1860 and is now the Alta Mira Club.

Herminia Peralta Dargie did not remarry after the death of her husband. She had a close friendship with the Spanish civil engineer, Antonio Martin, who remodeled the home for her. Herminia provided an apartment for Antonio in the tower on the property. As far as is known, there was no Peralta ancestral estate in Spain, but as noted in the article, Antonio added arches, tiles, a walled garden and many other elements that transformed the American Colonial Revival style home into a grand Spanish villa.

Herminia's will left the Casa to Antonio, so after she passed away in 1929, Antonio moved into the main house. As noted in the article,

he moved out in 1938 after a long court battle broke the estate and awarded the property to Herminia's sister.

We are still gathering estimates for restoration costs, including foundation work, so we don't have any firm figures for the total restoration at this point.

A donation link to the Casa Peralta Restoration Campaign is on our website, [www.sanleandrohistory.org](http://www.sanleandrohistory.org), then click on "Casa Peralta Restoration Campaign".

Thank you for letting the community know about this beautiful historic home in downtown San Leandro.

Cindy Simons  
Castro Valley

Cindy Simons is on the board of the San Leandro Historical Society

#### Warning Siren Mystery

Editor,  
Our household was grateful to receive the recent tsunami warning by smart phone alert and even happier that we didn't have a disaster this time. The next day we read about the non-functioning tsunami warning sirens in San Francisco, which led us to talk about our monthly siren testing system in Alameda County. We realized that we don't know what to do if our regional siren alert blares at any other time than at noon on the first Wednesday of each month. Nor would we know if such an alert is telling us about incoming drones or Godzilla's arrival. We must have missed this memo. Can anyone enlighten us, please?

Maureen Forney  
San Leandro



# Anniversary: How the thrift shop became a downtown destination

*continued from front page*

Dee and her friends wanted to help somehow.

Finally, Dee said, someone remarked, "Well, we all know retail," and the idea for a thrift shop to help finance George Mark was born.

While they had enough people to staff a store, they lacked a location, she said.

"It seemed every spot already had a well-established business in it that planned to stick around for a while," Dee said.

"We had a neighbor with a big garage, and so we started out storing items in his garage and selling out of several of our driveways for our first year."

Even getting the items to the garage and driveways was a problem. Fortunately, Dee said, her friend Gina Companera had a big El Camino utility vehicle for pickups, and they drove around town together looking for discarded usable items put out to the curb.

Dee and her friends were always on the lookout, not

only for merchandise, but also for both a permanent location and the equipment they'd need to run a store with a cash register.

## How the Thrift Shop Found Its Downtown Home

One day, though, she was at a bridal shop that also sold dresses for quinceañeras. The owner complained business was slow, despite there being many people getting married and many daughters turning 15. While there were numerous Spanish-speakers in town, there weren't yet that many in nearby neighborhoods, she worried.

The landlord dropped by during Dee's visit, and within a short time the owner had suggested a new and better location, and Treasure Hospice Thrift Shop had a potential home downtown.

"Unfortunately, they needed all their fixtures, shelving and all, for their new location, and we moved into a totally empty storefront," Dee remembers. So she and



PHOTOS BY MIKE McGUIRE

The Treasures Hospice Thrift Shop volunteers and staff held a holiday luncheon in December at Elio's Family Restaurant on Floresta Drive.

her friends kept looking and talking to merchants, until one day she saw a "going out of business" sign in downtown Hayward just as that city reconfigured its downtown streets and some businesses were displaced.

## The All-Important Cash Registrar And Fixtures

The owner gave her all the fixtures in the store along with that all-important cash register, and there was something to fill their empty storefront with, Dee said.

But there were still approvals to get and permits to obtain, and the shop's early staff found out the City Council of the time wasn't especially

friendly to another thrift store downtown. Dee and friends did point out that they planned to sell quality merchandise and some customers might even be not only solvent, but financially comfortable, but for a while this wasn't persuasive.

Finally, Dee credits former Mayor Shelia Young with intervening to put them firmly into business.

"I know these people, and they're good for it," Young told the council, who soon approved the business.

They've been through some ups and downs since, but have always been able to count on the community for its support, said Dee and Phyllis Rice, the shop's assistant

manager.

The store's (plastic) mascot, Bessie the Cow, was once stolen from in front of the store, but a tip got it returned. The pandemic lockdown almost shut them down for good, but well-timed loans and financial contributions, a few quite large, from community members kept the shop going.

They're back to being a bustling operation post-pandemic, with people lining up outside the store on the first and third Saturdays of every month. That's when everything inside is 50 percent off.

"People got used to it, and some now time their visits accordingly," Dee said.

At a recent holiday lun-

cheon for staff and volunteers held at Elio's Family Restaurant on Floresta Boulevard, a wide range of ages, genders, ethnicities and personalities was clearly visible. Everyone seemed excited to all get together at once, since some work different shifts at the store.

"We've got lots of different personalities, but they all work together," Dee said. "Overall we've been really blessed over our twenty years. We wanted to leave the world a better place than we found it."

The Treasure Hospice Thrift Shop is located at 1539 Washington Ave. and is open from 11 a.m. to 4 p.m. on Tuesday, Wednesday, Thursday and Saturday.



Treasures Hospice Thrift Shop manager Dee Gonzalez and assistant manager Phyllis Rice at the holiday luncheon.

# Tax: Channels and levees need work, county says

*continued from front page*

around San Leandro, such as the Estudillo Canal," Teng said. "Residents currently paying mandatory flood insurance with a mortgage are impacted. There is also a FEMA-mapped floodplain along San Lorenzo Creek."

While current estimates for a total makeover would cost \$700 million, the district wants to start the process by raising \$373 million over 20 years. The priority projects include repairs to the Estudillo Canal, such as adding higher walls to the channel, deepening channels, improving culvert crossings, and adjusting levees near San Francisco Bay.

Tang said the timing was right to seek the infrastructure funding, noting that climate change has increased the frequency and intensity

of storms. Rising sea levels threaten low-lying communities. Additionally, the cost of operating, maintaining, and improving these flood systems is not sustainable with current funding.

## Similar Measure Tried Last Year

If the notion of raising property taxes to pay for aging water infrastructure sounds familiar, it's because San Leandro tried and failed to pass a bond measure to increase property taxes by at least \$25 a year to pay for its stormwater drainage systems.

The difference is that Alameda County Flood Control is responsible for managing water runoff in all of Alameda County. San Leandro is responsible for the curbs, gutters, and local storm drainage.

"We hadn't increased our

stormwater fee since 1993, so we were in the same situation as you are," Vice Mayor Fred Simon said. "Our assessment did not pass. I hope yours does. I really do, because it is needed. Whatever you can learn from what we went through, I hope we can share because it's needed."

San Leandro's flooding was apparent a few years back

during the winter storms of 2022-2023. Flooding occurred at the Inverness Street crossing at the Estudillo Canal, causing shallow street flooding due to channel wall failure. The raging water also damaged portions of San Lorenzo Creek's bank, causing damage along A Street in Hayward and other locations.

When it comes to cost,

Hatch says single-family homes would see an average annual increase from \$18 to \$27. Commercial properties will see higher rates, due to more pavement, resulting in higher runoff.

"To address funding, we propose a benefit assessment increase totaling \$373 million over 20 years for critical projects," Hatch said, adding that

funds raised in a zone would be applied to the residents in those zones.

For example, single-family homes in the hilly, eastern part of the city could see their tax increase to as much as \$54.39 annually, up from the current rate of \$26.60. Those living in the lowlands in the southwest parts of San Leandro could

see TAX, page 12

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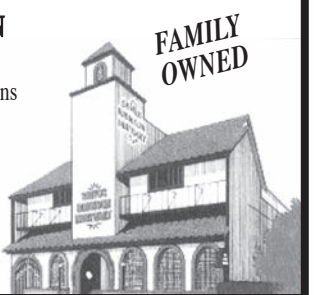
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# Davis Street Helps Makes It a Merry Christmas

Annual holiday basket program helps hundres of families

By Mike McGuire  
San Leandro Times

Some 800 families, 400 senior adults and several dozen developmentally delayed adults got to celebrate the holidays a bit more comfortably with baskets of food and gifts from the Davis Street Community Center on Monday, Dec. 23.

People drove up to the center on Teagarden Street in San Leandro all day – and drove away all set for a holiday feast and celebration.

Volunteers and organizations from throughout the city helped Davis Street staff, leaders and board members at

the event.

Davis Street has served a wide variety of community needs since it was founded in 1972 as a ministry of the San Leandro First Christian Church. Now a community-supported non-profit, it still focuses on guiding families out of poverty and into productive lives.

The programs include primary health care, child care, programs for adults living with developmental disabilities, free food and clothing, housing information, and utility assistance.



PHOTO BY MIKE MCGUIRE

Davis Street Community Center staff, volunteers and board members all helped out at the center's holiday basket giveaway on December 23 on Teagarden Street in San Leandro. CEO Daniel Johnson is at center in blue shirt. Below, Davis Street Community Center CEO Daniel Johnson, standing, chats with client at the center's holiday basket giveaway.



PHOTO BY ELIZABETH GARCIA

Volunteer Ed Hernandez lends a hand at the Davis Street Community Center holiday basket giveaway.

Davis Street CEO Daniel Johnson said holiday baskets for families contained a brand-new toy for the children, a bag of fresh produce, a turkey, and all the holiday fixings. Seniors got a chicken, produce and all the fixings for a holiday meal, and a similar basket went to adults with developmental disabilities.

Thanks to an angel contributor, participants also each got a modest cash gift to help out at the holidays.

Elected officials were among the volunteers, including Mayor Juan Gonzalez, City Councilmember Bryan Azevedo, Trustee Ed Hernandez of the Eden Healthcare District, and newly elected San Leandro school board

member Zack Borjas, said Elizabeth García, Davis Street development associate.

Garcia also thanked all the organizations and businesses that sent volunteers and made contributions, including the San Leandro Rotary Club, San Leandro firefighters and police, CME Security Service, the California Highway Patrol, Kaiser Permanente, Assemblymember Liz Ortega's office, the San Leandro Boys & Girls Club, the Oakland Harley Club and the City of San Leandro.

To volunteer, get needed services or make a contribution, you can contact Davis Street at <https://davisstreet.org> or by calling 510-347-4620.



PHOTO BY ELIZABETH GARCIA

## Tax: County flood control to talk to stakeholders; main-in ballot later this year

*continued from front page*  
see property tax increase to as high as \$88.44, up from the current assessment of \$17.80 annually.

Commercial properties could see their assessment rise

8 times to \$1,473.96, up from the current assessment rate of \$163.45

As for the next steps, Flood Control's Tsang told the Times that Flood Control officials will meet with various stake-

holders, such as businesses and municipalities, as part of its outreach.

The County Board of Supervisors is expected to hear the Engineer's Report in February.

Soon afterward, the supervisors will hold public hearings on the issue. Property owners in San Leandro will receive a mail-in ballot to vote on the tax increase later this year.

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