The Almanac
AlmanacNews.com
September 18, 2019

Get a head start to finding your home. Access thousands of new listings before anyone else, only at compass.com.

1 Patricia Drive, Atherton
$9,200,000
4 Bed | 4.5 Bath
Gloria & Caitlin Darke
650.543.1182 | DRE 00570470, 01332161
thedarketeam@compass.com

1206 N Lemon Avenue, Menlo Park
$1,495,000
4 Bed | 3.5 Bath
Joe Parsons
650.279.8892 | DRE# 01449421
joe.parsons@compass.com

145 Bear Gulch Road, San Gregorio
$4,995,000
1 Bed | 1 Bath
S.Hayes & K. Bird
650.851.8100 | DRE 01401243, 00929166
Karin@birdhayes.com

173 Hermosa Way, Menlo Park
$3,998,000
3 Bed | 2.5 Bath
Liz Daschbach
650.207.0781 | DRE 00969220
liz.daschbach@compass.com

2241 Wellesley Street, Palo Alto
$3,695,000
4 Bed | 3 Bath
R. Flores & M. Lockwood
650.434.4318 | DRE 02027985, 00717519
MargotandRicky@compass.com

1478 Alameda De Las Pulgas, Redwood City
$1,498,000
3 Bed | 2 Bath
Gary Bulanti
650.433.5532 | DRE 0233945
gary.bulanti@compass.com

1101 Shoreline Drive, San Mateo
$1,998,000
1 Bed | 1.5 Bath
M. Andrighetto & B. Bianchini
650.796.4902 | DRE 01993000, 00878979
mario.andrighetto@compass.com

4405 Norwalk Drive #2, San Jose
$1,498,000
3 Bed | 2.5 Bath
R. Flores & M. Lockwood
650.434.4318 | DRE 02027985, 00717519
MargotandRicky@compass.com

Compass is the brand name used for services provided by one or more of the Compass group of subsidiary companies. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. Listings furnished by COMPASS. All listings presented herein is intended for informational purposes only, and is a compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. Home that qualify under Compass Concierge guidelines, subject to additional terms and conditions.
PREMIER PROPERTIES represented by SCOTT DANCER

Woodside
FOR SALE
32 ACRES | OFFERED AT $24,500,000

Woodside
FOR SALE
3.64 ACRES | OFFERED AT $9,850,000

Woodside
FOR SALE
10 ACRES | OFFERED AT $1,495,000

Woodside
FOR SALE
2.88 ACRES | OFFERED AT $4,950,000

Woodside
FOR SALE
0.5 ACRE | OFFERED AT $2,995,000

Woodside
FOR SALE
4.7 ACRES | OFFERED AT $4,795,000

Woodside
FOR SALE
4.5 ACRES | OFFERED AT $22,000,000

Woodside
FOR SALE
12 ACRES | OFFERED AT $12,900,000

Woodside
FOR SALE
3.25 ACRES | OFFERED AT $6,995,000

Woodside
FOR SALE
14.93 ACRES | OFFERED AT $2,749,000

Woodside
FOR SALE
2.5 ACRES | OFFERED AT $10,900,000

Skyline Blvd
FOR SALE
10 ACRES | OFFERED AT $1,495,000

Woodside
FOR SALE
3 ACRES | OFFERED AT $14,900,000

Woodside
FOR SALE
3.25 ACRES | OFFERED AT $6,995,000

Portola Valley
FOR SALE
2.5 ACRES | OFFERED AT $10,900,000

Woodside
FOR SALE
4.7 ACRES | OFFERED AT $4,795,000

Woodside
FOR SALE
4.5 ACRES | OFFERED AT $22,000,000

Woodside
FOR SALE
0.5 ACRE | OFFERED AT $2,995,000

Woodside
FOR SALE
3.64 ACRES | OFFERED AT $9,850,000

Woodside
FOR SALE
10 ACRES | OFFERED AT $1,495,000

Woodside
FOR SALE
3 ACRES | OFFERED AT $14,900,000

Woodside
FOR SALE
3.25 ACRES | OFFERED AT $6,995,000

Woodside
FOR SALE
14.93 ACRES | OFFERED AT $2,749,000

Woodside
FOR SALE
2.5 ACRES | OFFERED AT $10,900,000

Woodside
FOR SALE
3.64 ACRES | OFFERED AT $9,850,000

Woodside
FOR SALE
10 ACRES | OFFERED AT $1,495,000

Woodside
FOR SALE
3 ACRES | OFFERED AT $14,900,000

Woodside
FOR SALE
3.25 ACRES | OFFERED AT $6,995,000

Woodside
FOR SALE
14.93 ACRES | OFFERED AT $2,749,000

Woodside
FOR SALE
2.5 ACRES | OFFERED AT $10,900,000

CÔMPASS

Compass is the brand name used for services provided by one or more of the Compass group of subsidiary companies. Compass is a real estate broker licensed by the State of California and abide by Fair Housing Opportunity laws. License Number 01079009. All material presented herein is intended for informational purposes only and compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

SCOTT DANCER
650.888.8199
scott@scottdancer.com
www.scottdancer.com
2930 Woodside Road, Woodside, CA 94062
License # 01079009

September 18, 2019 • AlmanacNews.com • The Almanac
Training the next generation of research scientists. To take on the world’s challenges.

For 128 years, Stanford has pursued world-class medical, environmental, and social sciences research that benefits the world and our local community. We’re building and updating facilities at the heart of our research enterprise. Buildings like the Lorry I. Lokey Stem Cell Research Building, a facility that enables Stanford to keep pace with the accelerating demands of medical innovation. Stanford will work closely with Santa Clara County to plan for a future that allows the university to stay on the cutting edge of research through thoughtful, responsible, and gradual development.

LEARN MORE AT GUP.STANFORD.EDU
Uneven Ground III: Chasing equity in a changing climate

By Kate Bradshaw
Almanac Staff Writer

East Palo Alto is a cut-through haven, observes Susan Barnes, who has spent the last year puzzling exclusively over how to solve the city’s traffic woes. For the former city of Palo Alto economic development and redevelopment manager, it’s a huge challenge, but one that excites her.

As an executive fellow with Fuse Corps, a nonprofit that positions professionals to tackle year-long projects in local governments, she’s been tasked with helping East Palo Alto, slammed by the rampant commercial growth of its neighbors including the one she used to work for — make its roads work for its residents.

She’s leading a mobility study to try to figure out how to help residents get around a city where a staggering 84% of trips don’t start or end in city limits, and where residents themselves drive far less than people who live elsewhere in San Mateo County. According to county health data, East Palo Alto residents travel by car only three miles per day, substantially less than the city’s neighbors in more affluent areas: Menlo Park residents average nine miles per day; Portola Valley, 11 miles; Woodside, 13 miles; and Atherton, 19 miles.

“We have plenty of housing, but we don’t have jobs that are available to employable residents. People have to traverse out of East Palo Alto to go to their workplace,” Barnes said.

As one of the three primary routes to get to Bayfront Expressway and the Dumbarton Bridge, University Avenue is a critical artery for commuters from the East Bay. Those commuters have access to a few transbay buses but overall limited public transit options. At the peak evening traffic hour, drivers crossing the Dumbarton Bridge average speeds as low as 4 to 7 mph.

The congestion results in pollutants emitted into the air, which is likely part of the reason that East Palo Alto residents suffer three times the county asthma rate, and kids, in particular, are being impacted.

Sandra Nova, a pediatric nurse at the Ravenswood Family Health Clinic, told the Palo Alto Weekly earlier this year that asthma is the most common physical health problem among children in East Palo Alto.

The distances between where the Bay Area’s job centers are and where the housing units are have led to a regional problem many decades in the making, and East Palo Alto and Belle Haven are stuck in the middle. That locals are being impacted so severely, Barnes said, is part of the reason that she’s exploring some bold ideas in the city’s mobility study, like congestion pricing — tolls for drivers who use the road at peak traffic times — on University Avenue.

“This community has got a little bit of fatigue about people asking them questions and never getting solutions,” she said. “So let’s get some solutions.”

While East Palo Alto isn’t as threatened by toxic industrial chemical spills as it was during the days when Romic Environmental Technologies was operating there, it and the communities of Belle Haven and North Fair Oaks, which are made up of predominantly minority residents, are now being subjected to a different, chronic and devastating form of industrial pollution: a jobs-housing balance so skewed that it squeezes even middle-class renters out of their homes, makes children wheeze from the tailpipe exhaust of vehicles driven by people who can’t afford to live near their jobs, and leaves huge swatches of Bay Area residents — especially people of color — only two choices: a grueling commute or substandard housing.

A short history
So how did the jobs-housing balance get so bad in San Mateo County?

Alex Schafran, who wrote “The Road to Resegregation: Northern California and the Failure of Politics” and recently spoke at the Menlo Park Library, argues that it has to do with the fragmentation of the Bay Area’s political powers.

While Bay Area politicians lean blue and united on social issues, when it comes to questions around housing policy and infrastructure, there hasn’t been a regional, committed consensus that has aligned over the fundamental need for sufficient housing and functional transportation for decades, he asserts.

He chronicles how the initial post-war housing and transportation boom dramatically changed the Bay Area, coroding communities of color into undesirable areas and

Survey: Woodside, PV in the same fire-risk league as Paradise

By Rick Radin
Almanac Staff Writer

Imagine a day with temperatures in the 90s and gale-force winds blowing in the San Mateo County hills.

Then imagine that someone or something ignited a fire, perhaps sparking power line or an unattended campfire.

According to a survey of small towns in 11 Western states, such a scenario could trigger a disaster similar to the Camp Fire in Northern California last November that killed 85 people, burned 19,000 structures and destroyed the town of Paradise in Butte County.

The survey, undertaken by USA Today and the Arizona Republic before the Camp Fire and published in July, gave Woodside a rating on a one-to-five scale of 3.39 and Portola Valley a 3.63 rating for fire vulnerability — the potential for death and destruction from a wildfire — compared with 3.89 for the town of Paradise. (Towns closest to five on the scale are considered to have the highest vulnerability.)

The median wildfire risk in the study was 2.08 for more than 5,000 communities that were surveyed.

Portola Valley was also rated on a one-to-five scale at 3.09 and Woodside at 1.24 in a category called evacuation constraint, meaning the degree of difficulty in escaping a fire, compared with a median of 1.10 nationwide.

Residents of towns with
City Council approves $15 minimum wage ordinance

By Kate Bradshaw
Almanac Staff Writer

Starting on Jan. 1, workers in Menlo Park must be paid a minimum of $15 an hour, following a 4-0-1 vote on Sept. 10 by the Menlo Park City Council to enact a citywide minimum wage ordinance.

City Councilwoman Catherine Carlton abstained from the vote, saying that although she supports raising the minimum wage, she wants the city to “be more gentle” in giving businesses more time to adapt to a higher minimum.

She also wants the ordinance to apply only to people who work 10, or even five hours a week, because she wants there to be exemptions in the law for informal workers, like young dog walkers or date-night babysitters.

The new ordinance sets the minimum number of hours an employee has to work to be eligible for the minimum wage at two hours a week, in keeping with other local jurisdictions, rather than the 10 hours a week staff recommended after receiving input from the city’s business community.

Several community members raised concerns that a 10-hour-weekly cutoff could give employers incentives to cap some workers’ hours below 10 to avoid the higher-wage requirement.

After 2020, the wage would rise in accordance with the consumer price index, but capped at 3% a year.

The ordinance also permits a “learner’s wage” of no less than 85% of the minimum wage for up to the first 160 hours of work for an employee at a new job. It would be enforced by a third-party contractor, likely the city of San Jose, at an estimated cost of $54,000 a year, according to staff.

The council also discussed the possibility of allowing an interim step for small businesses, but ultimately abandoned the idea.

Councilman Drew Combs explained that while he hasn’t run a small business before, he was comfortable with setting $15 an hour as the “minimum value of labor that should be offered in our community that a business would pay.”

Anna Chow, co-owner of Cheeky Monkey Toys, said that the change would create challenges for her business by creating up to a 35% increase in pay for employees currently earning under $15 an hour, with only about three months to plan. The current hourly minimum wage for small businesses is $11 and $12 for larger businesses under state law.

Currently, Chow added, the only employees at Cheeky Monkey earning under $15 an hour are students working part time. Other expenses, such as workers’ compensation and tariffs, also add to the pressures the business is experiencing, she added.

In response, Combs said: “I hear you and I hear your concerns. They’re valid. We are playing catch up here.”

A number of Bay Area cities now have local minimum wage ordinances. Emeryville currently has the highest minimum wage in the region, at $16.30 an hour. Others are Mountain View and Sunnyvale at $15.65 an hour, San Francisco at $15.59 an hour, and Palo Alto, San Mateo and Los Altos at $15 an hour. Redwood City’s and Belmont’s minimum wage is currently set at $13.50, with plans to increase it to $15 an hour on Jan. 1, according to KQED News.

Climate impact of megacities is subject of Sept. 18 talk in Ladera

When it comes to the climate crisis, are massive “megacities” part of the problem, or part of the solution? According to Stanford University medical professor Dr. Michelle Barry, the answer is both.

Barry, who also directs the Center for Innovation and Global Health at Stanford, will speak to the many opportunities and challenges that large urban centers present at an event Wednesday, Sept. 18, at Ladera Community Church.

The event will begin with an informal gathering with Barry at 5 p.m. at the church, located at 3300 Alpine Road in Portola Valley, followed by the talk and a question-and-answer session from 5:30 to 6:30 p.m.

Attendees are asked to RSVP at ladera.org/event/ddbarry. For more information, visit the website or call the church at 650-854-5481.
San Mateo County offers residents customized option for disaster alerts

By Rick Radin
Almanac Staff Writer

Fire departments emphasize the importance of early-alert systems to keep residents informed about wildfires and other emergencies, but what methods is San Mateo County using to broadcast emergency warnings to the public?

Central to the effort is the San Mateo County Alert system, which sends emergency messages to registered cellphones, tablets, email accounts and landline phones.

“Users can customize their alerts to their neighborhoods depending on the message so we don’t disrupt the city for something that only affects two streets,” Norris said. “But if a gasoline tank truck accident shuts down (Highway) 101 the entire length of the county, we would send (the alert) to everybody.”

Subscribers are receiving an average of one routine message a day, but a major incident can trigger six or seven messages, he said.

“I receive all of the messages myself but if I was just getting the ones directed to the community where I live, I would not have received one for a couple of months,” Norris said.

The service is free to anyone who works or lives in the county. People can sign up at smcalert.info.

Slightly more than 11% of the county’s 760,000 residents have signed up for the service, including about 50% of Portola Valley and Woodside residents, Norris said.

“Residents with a high wildland interface are especially concerned about early warning,” he said. “They also know who their neighbors are, which can also help spread the word.”

The county is also connected to the National Weather Service’s radio, which can transmit messages about non-weather-related local emergencies to people who own weather radios.

A weather radio receives weather forecasts from National Oceanic and Atmospheric Administration radio stations that can also carry alerts about natural disasters, terrorist attacks and other emergencies. You can get a weather radio for as low as $20, with $60 being the high end, Norris said.

A third system available is known as Reverse 911, which comes with every landline phone account.

The system automatically calls all landline numbers near a location where an emergency is occurring, Norris said.

“It’s very rare that you get such a call,” Norris said. “We’ve had maybe five or six so far this year.”

The slowest method of alerting people is through social media sites, which rely on people intentionally going to them and reading the messages, Norris said.

The county’s 760,000 residents have received one for a couple of days, but a major incident can shut down (Highway) 101 the public.

A rating closest to five have the greatest risk of being trapped.

The median age of residents, the number of residents with disabilities that would make it difficult to flee a fire, and the number of mobile homes that are starting to use computerized alert systems to keep residents informed about wildfires and other emergencies.

Denise Enea, who is one of the county’s 760,000 residents and Fire Protection District Fire Marshal says, “We’re pulling out every tool we have available,” said Jeff Norris, the county’s emergency services coordinator.

“We have access to all parts of the county, and we’re partners with all the surrounding counties,” he added. “We can directly contact our counterparts and advise them of the threat so they can get out messages as well.”

Norris, the county’s emergency services coordinator, said he thinks the report could help spread the word.

“We’re pulling out every tool we have available,” said Jeff Norris, the county’s emergency services coordinator.

“If a fire burns in normal conditions, we are resource-rich in San Mateo County to combat it,” Cox said. “If it burns in abnormal conditions, that’s where we are the most concerned.”

The county’s 760,000 residents and cities can take a number of measures in advance of need, including hiring more firefighters and closing parks and outdoor areas during critical fire weather to combat the threat, Cox said.

Local agencies are working to respond to the challenge, according to Woodside Fire Protection District Fire Marshal Denise Enea, who is one of the officials charged with leading the local push toward fire prevention and ensuring the safe evacuation of residents if necessary.

“Other parts of the state are as vulnerable. If a fire burns in normal conditions, we are resource-rich in San Mateo County to combat it,” Cox said. “If it burns in abnormal conditions, that’s where we are the most concerned.”

The county and local towns and cities can take a number of measures in advance of need, including hiring more firefighters and closing parks and outdoor areas during critical fire weather to combat the threat, Cox said.

Local agencies are working to respond to the challenge, according to Woodside Fire Protection District Fire Marshal Denise Enea, who is one of the officials charged with leading the local push toward fire prevention and ensuring the safe evacuation of residents if necessary.

“Other parts of the state are as vulnerable. If a fire burns in normal conditions, we are resource-rich in San Mateo County to combat it,” Cox said. “If it burns in abnormal conditions, that’s where we are the most concerned.”

The county and local towns and cities can take a number of measures in advance of need, including hiring more firefighters and closing parks and outdoor areas during critical fire weather to combat the threat, Cox said.

Local agencies are working to respond to the challenge, according to Woodside Fire Protection District Fire Marshal Denise Enea, who is one of the officials charged with leading the local push toward fire prevention and ensuring the safe evacuation of residents if necessary.

“Other parts of the state are as vulnerable. If a fire burns in normal conditions, we are resource-rich in San Mateo County to combat it,” Cox said. “If it burns in abnormal conditions, that’s where we are the most concerned.”

The county and local towns and cities can take a number of measures in advance of need, including hiring more firefighters and closing parks and outdoor areas during critical fire weather to combat the threat, Cox said.

Local agencies are working to respond to the challenge, according to Woodside Fire Protection District Fire Marshal Denise Enea, who is one of the officials charged with leading the local push toward fire prevention and ensuring the safe evacuation of residents if necessary.

“Other parts of the state are as vulnerable. If a fire burns in normal conditions, we are resource-rich in San Mateo County to combat it,” Cox said. “If it burns in abnormal conditions, that’s where we are the most concerned.”

The county and local towns and cities can take a number of measures in advance of need, including hiring more firefighters and closing parks and outdoor areas during critical fire weather to combat the threat, Cox said.
During the foreclosure crisis, in communities like Antioch, Schafran reports, the foreclosure rate was about 13 times that Redwood City and hundreds of times greater than many other parts of Silicon Valley.

Today, communities of color in southern San Mateo County like Belle Haven, East Palo Alto and North Fair Oaks not only bear exclusionary and environmental trauma from their past and barriers to accessing healthy lifestyles in the present, as explored in parts one and two of this series. They also face greater vulnerability to the threats created by increased climate change in the future.

Heighened threats
Research shows that communities defined as being “socially vulnerable” stand a greater risk of being more impacted by the adverse effects of climate change.

According to a 2012 report by the Pacific Institute, some of the factors that make people more vulnerable to the impacts of climate change are being low-income, a person of color, a woman, elderly, a child, someone with disabilities, a renter, geographically or linguistically isolated, and isolated from public agencies because one fears them. People are also more vulnerable if they lack a vehicle, health insurance or a high school diploma, or if they or have been incarcerated.

The report found that about 22%, or 153,000 people in the county, faced high levels of social vulnerability to climate change.

Some of the greatest threats in the county stemming from a changing environment are air quality and flooding.

Air quality
In southern San Mateo County, the nearest Bay Area Air Quality Management District air quality monitor is located in Redwood City, which precludes more precise readings on traffic-related air quality in other areas, such as Belle Haven and East Palo Alto.

According to Kate Hoag, assistant manager at BAAQMD, the air quality being monitored at the district’s Redwood City station is clean by federal and state standards. However, she added, “We do acknowledge that other localized, elevated air pollution can remain in some communities.”

While the BAAQMD’s jurisdiction doesn’t include vehicle-related air pollution, which is overseen by the California Air Resources Board, the district still supports efforts to reduce such pollution with grantmaking and incentives, district spokesperson Ralph Borman noted.

The air quality district is also investing in strategies to take more detailed street-level air quality measurements. Its board in March approved a nearly $6 million contract with the hyperlocal air quality-monitoring company Aclima.

Under the contract terms, the company is expected to drive low-emissions vehicles repeatedly along every street in the district’s territory over the next two years. The vehicles are equipped with air-monitoring sensors that will measure baseline concentrations of various air pollutants throughout the Bay Area, and the results will be made public through a community online data portal.

On a more grassroots level, Sustainable Silicon Valley, a nonprofit that is pursuing community work in East Palo Alto to decrease the poor air quality from cut-through traffic, recently installed three air-quality monitors in East Palo Alto along University Drive.

The nonprofit is working on an initiative called “Smart TA” — that’s short for traffic analytics — to collect its own data to see how traffic is impacting air quality in East Palo Alto.

Ultimately, explained the organization’s board chair, Drew Clark, the goal is to bring together traffic and air quality data and look for correlations.

Having hyperlocal data about air quality will likely be of use to communities in the future, when air quality is expected to get even worse. According to the Pacific Institute report, an estimated 14 million residents live in census tracts that, by 2050, are projected to have levels of fine particulate matter in the air above the state standard. That’s about 39% of California’s population, compared with the 15% of residents now affected by high particulate matter levels.

So far, Sustainable Silicon Valley has installed three monitors atop of the Menlo Park Fire Protection District’s East Palo Alto station and St. Francis of Assisi Church, which are roughly across the street from each other, and at the East Palo Alto YMCA to track both particulate matter and pollutant gases like carbon monoxide, nitrogen and sulfur oxides, and ozone. The two locations across from each other are intended to help Sustainable Silicon Valley get both upwind and downwind readings, Clark explained.

The organization has found that there’s a learning curve to understanding the data to get accurate and meaningful measurements. “You really have to understand the data and the placement of the sensors,” Executive Director Jennifer Thompson said in an interview.

It’s working with the BAAQMD to learn how to use the air quality monitor readings, and is still in the process of collecting and interpreting data, Clark said.

Menlo Park’s City Council representative for Belle Haven, Mayor Pro Tem Cecilia Taylor, has expressed interest in getting air quality monitors in Belle Haven as well.

People interested in learning more about the Sustainable Silicon Valley initiative are invited to attend a community event about the program from 5 to 8 p.m. on Friday, Oct. 4, at the East Palo Alto YMCA at 550 Bell St.

Flooding
San Mateo County has been identified as the California county with the highest number of residents likely to be vulnerable to impacts during a flood.

During rainy seasons, communities have already been victims to dramatic flood impacts, particularly in a set of mobile home parks on Redwood City’s Bay side. As a 2017 Peninsula Press article pointed out, the area is in a FEMA-designated special flood zone, which is partly why land is more affordable. There are only two small areas along East Bayshore Road where mobile housing is permitted in the city’s zoning.

These households are particularly vulnerable because mobile homes and their residents are often not eligible for post-disaster assistance funds.

On a positive note, on Sept. 12, Gov. Gavin Newsom signed AB825, brought forward by state Assemblyman Kevin Mullin, which will permit San Mateo County to expand its flood protection district to incorporate a broader mission of sea level rise resiliency.

This is expected to help make projects more competitive for state and federal grants and change the governing and funding structure of the existing district to become a separate agency to make it easier to tackle sea level rise-related projects aimed at stemming local flooding risks.

Taking steps for a different future
As the threat of climate change impacts becomes a more imminent peril, several groups in the county are taking innovative steps to engage and develop

In interviews, student photographers from East Palo Alto said they dislike how much trash they see on the streets, but overall feel their community is getting healthier.

Photo courtesy of Yahari Mendoza
WEST ATHERTON / Masterfully restored circa 1918 estate home / ~1.7 gated acres / 3 levels and 8 bed, 9 full & 2 half baths ~12,783 sf (includes 4-car garage) / Recently remodeled kitchen / 3 family rooms, office, theatre & 2,000 bottle wine cellar and tasting room Solar electricity / Formal gardens, vast terraces, pool / Minutes to Stanford University, Silicon Valley tech and venture capital centers

#1 Market Share in Atherton
$3.2 Billion in Atherton Sales

Gullixson.com

COMPASS

Ranked #25 Team Nationally, per The Wall Street Journal, 2019 report of the Top Residential Real Estate Professionals (Published in June 2019).

MARY GULLIXSON
650.888.0860
mary@gullixson.com
DRE# 00373961

BRENT GULLIXSON
650.888.4898
brent@gullixson.com
DRE# 01329216

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate.
Town considering how to raise more civic center project funds

By Angela Swartz
Almanac Staff Writer

The Atherton City Council recently asked staff to explore how to raise additional funding for the town’s civic center project, including the possibility of accepting a loan from an Atherton resident. During a Sept. 4 council study session, staff recommended that the council consider a financing mechanism called “certificates of participation” (COPs) at about $8 million to $10 million over 10- to 20-year terms to finance part of the construction cost for the project, which is slated for completion in 2021. Without an influx of cash, the general fund balance is projected to be at negative $1.9 million by October 2020.

Borrowing over a long period of time concerned some council members. At the meeting, council members instructed staff to also explore shorter-term borrowing options. “We told the community that it’s a short-term problem (the cash flow issue) and it feels fundamentally dishonest to say, ‘It’s actually a 10-year problem,’” said council member Mike Lempres.

The town does not need to decide the term or exact amount to be borrowed before proceeding with the financing process, which will take about 15 weeks to complete, according to a presentation for the Sept. 4 meeting put together by town consultant Urban Futures.

“With respect to a loan, any funding option that is not considered a straight donation must conform to the requirements of Municipal Finance Law,” said City Manager George Rodericks in a Sept. 13 email. “The Town is limited in its options in this regard.”

Town staff will also explore shorter-term COPs, lines of credit, and tax revenue anticipation notes (a one-year lending option).

The town’s available projected funding for the project is $31.6 million, but that’s subject to modification based on future projections of expenditures and ERAF revenue, short-term educational revenue augmentation fund, which is not guaranteed revenue in any given year.

Vice Mayor Rick DeGolia suggested that a resident has expressed interest in loaning the town money for the project, which includes a new mission-style building housing police offices, town administration, building and planning offices, and a council chambers/employee operations center connected to the new library. DeGolia said the resident could have his or her name put on a building or be similarly recognized in exchange for a zero-interest loan.

Unlike bonds, COPs do not require public approval. Council members and staff also called into question whether Atherton Now, a nonprofit created to help fund the civic center project, would contribute as much funding as it anticipated based on residents’ pledges. Atherton Now had raised a little over $6 million as of June.

Atherton Now will send a report for the council to review at its Sept. 18 meeting, said Sandy Levison, the group’s campaign co-chair, in a Sept. 6 email.

Atherton had to go back to the drawing table after bids for construction of the new center came in 40 percent higher than expected, at $56.4 million.

Watch the Sept. 18 meeting at tinyurl.com/AthertonCOPs.

TOWN OF WOODSIDE
2955 WOODSIDE ROAD
WOODSIDE, CA 94062

PLANNING COMMISSION
September 25, 2019 6:00 PM

PUBLIC HEARING
1. Townwide Planner: Sarah Filipe, Associate Planner
   Review and Approval/Denial of a Resolution of Intention and Recommendation to the Town Council to Amend Chapter 153 (Zoning) of the Woodside Municipal Code to:
   • Allow electric vehicle charging stations and natural gas fuel pumps within required setbacks if the installation would not have a specific adverse impact upon the public health or safety;
   • Eliminate Architectural and Site Review Administrator (ASRA) review of vehicle gates and solid fences/walls in WMC Section 153.212 in favor of review by Planning Department staff to reduce time and cost of these reviews in accordance with the elimination of this review in WMC Section 153.912 adopted by the Town Council on August 13, 2019 (language consistency change only); and,
   • Update WMC Section 153.912 (Table Q) to clarify the level of review required for Wireless Communication Facilities (WCF) Permits.

2. 151 Mountain Home Road Planner: Sarah Filipe, Associate Planner
   Presentation and consideration of a proposal to rebuild a legal nonconforming accessory structure and to change the use from a barn to a barn pavilion used for gatherings and entertaining. The structure is nonconforming because it is located within the rear and side setbacks.

All application materials are available for public review at the Woodside Planning and Building Counter, Woodside Town Hall, weekdays from 8:00 – 10:00 AM and 1:00 – 3:00 PM, or by appointment. For more information, contact the Woodside Planning and Building Department at (650) 851-6790.
A Fresh Approach

Relentless energy. Relevant expertise. And results above and beyond expectations — every time. Judy has built a reputation as a fierce, hands-on advocate for her clients. Her data driven analytics combined with her thoughtful approach and deep knowledge set her apart in the industry. She’s consistently named as one of the Wall Street Journal’s top agents nationwide.
Menlo becomes Muttville for a day

By Renee Batti
Almanac Editor

Fremont Park could have been christened Muttville Menlo Park on Sunday, Sept. 8, as canines big and small converged to take a shot at fame — and a possible new home — during the first annual Mutt Strutt Super Heroes Dog Show.

The event was organized by Friends of Muttville, Silicon Valley, founded and headed by Woodside resident Mary Ancell. The Friends group is an auxiliary of Muttville Senior Dog Rescue, a Bay Area nonprofit organization that tries to find homes for rescued dogs.

Ansell said she launched the Friends group less than a year ago, and Sunday’s show was its inaugural event. The show, which Ancell called “awesome,” drew more than 100 humans, some with their own dogs, as well as rescue dogs that were available for adoption.

“We are very excited about the community’s response,” Ancell said in a written statement. “Even though Mutt Strutt was open to the public at no charge, it generated initial support of over $2,000 — and there are pledges still rolling in!”

Those who flocked to the park cheered for their favorite contestants in categories including Best Super Hero, Best Hair, Best Formal Wear, and Best Trick, Ancell said.

“Many of the competitors were in costume — dogs and their ‘significant humans’ alike. Prizes were awarded for best adoption.”

Meanwhile, county Supervisor David Canepa is calling for an e-cigarette ban in unincorporated areas of the county, noting in a letter to County Counsel John Beiers that the U.S. Centers for Disease Control has issued a warning urging the public to stop vaping.

E-cigarettes used for vaping work by heating a liquid that may contain nicotine or THC, the active ingredient of marijuana, and other substances, to produce an aerosol that users inhale into their lungs.

There have been 380 cases of lung illness tied to vaping in 36 states and one U.S. territory, according to a CDC bulletin issued on Sept. 12. The six vaping-related deaths occurred in Los Angeles, Illinois, Indiana, Kansas, Minnesota, and Oregon, the CDC reported.

The illnesses resemble an inhalation injury, with the body apparently reacting to a caustic substance. Symptoms have included shortness of breath, fatigue, chest pain, diarrhea, and vomiting, according to the CDC.

Most of the affected patients reported a history of using vaping products containing THC, while some used products that contained only nicotine.

The CDC hasn’t determined any specific cause of the illnesses or identified any specific e-cigarette or vaping product that can be linked to all of the illnesses. The agency is working with states to classify confirmed and probable cases in a consistent way and is requiring doctors and public health professionals to interview patients to determine product use and individual behaviors, according to the release.

County says no reports of vaping illnesses so far

By Rick Radin
Almanac Staff Writer

With reports of vaping-related illnesses on the rise throughout the country and six vaping-related deaths, San Mateo County health officials say they haven’t seen any specific cases of illness in the county that have been tied to vaping.

“We’re not saying that we have any cases right now,” said Preston Merchant, communications director for the county health department. “It’s a new phenomenon, and we don’t have any specific information.”

Merchant indicated that the department has no immediate plans for a public awareness campaign, and needs more information on which to base an alert.

“E-cigarettes used for vaping work by heating a liquid that may contain nicotine or THC, the active ingredient of marijuana, and other substances, to produce an aerosol that users inhale into their lungs.”

There have been 380 cases of lung illness tied to vaping in 36 states and one U.S. territory, according to a CDC bulletin issued on Sept. 12. The six vaping-related deaths occurred in Los Angeles, Illinois, Indiana, Kansas, Minnesota, and Oregon, the CDC reported.

The illnesses resemble an inhalation injury, with the body apparently reacting to a caustic substance. Symptoms have included shortness of breath, fatigue, chest pain, diarrhea, and vomiting, according to the CDC.

Most of the affected patients reported a history of using vaping products containing THC, while some used products that contained only nicotine.

The CDC hasn’t determined any specific cause of the illnesses or identified any specific e-cigarette or vaping product that can be linked to all of the illnesses. The agency is working with states to classify confirmed and probable cases in a consistent way and is requiring doctors and public health professionals to interview patients to determine product use and individual behaviors, according to the release.

Pedestrian Safety

“See and be Seen”
Be Visible ~ Stay Alert

www.menlofire.org

Menlo Park Fire District Public Education
**65 SHEARER DRIVE ATHERTON**

- 3 bedrooms and 2.5 baths on one level
- Detached fitness studio or office
- Approx. 3,935 total sq. ft.
  - Main residence: 2,980 sq. ft.
  - Studio: 175 sq. ft.
  - 2-car garage: 555 sq. ft.
  - Storage/Mech: 225 sq. ft.
- Refined hardwood floors and plantation shutters
- Formal living and dining rooms
- Stunning kitchen with island, quartz counters, stainless steel appliances, and adjoining day office
- Fabulous great room for everyday living
- Luxurious master bedroom and en suite bath with curbless shower
- Detached 2-car garage with separate workshop
- Vast rear yard with arbor-covered terrace, huge lawn, and large patio, all in a very private setting
- Approx. two-thirds acre (29,070 square feet)

**Offered at $5,495,000**

For floor plans, additional photos, and information, please visit: www.65Shearer.com

**EXTENSIVELY REMODELED AND ABSOLUTELY CLASSIC**

**HUGH CORNISH & ASSOCIATES**

- HUGH CORNISH
  - 650.619.6461
  - hugh@hughcornish.com
  - CaRE#00912143

- STEPHANIE ELKINS VAN LINGE
  - 650.400.2933
  - stephanie@hughcornish.com
  - CaRE#00897565

**Ranked Top 1% Internationally – Coldwell Banker**

**Ranked #200 Nationally by The Wall Street Journal, 2019**

Over $2 Billion in Sales
You’re invited to the Palo Alto Black & White Ball on Friday, October 4th at the iconic Lucie Stern Community Center. Join us in celebrating the City of Palo Alto’s 125th birthday and Palo Alto Weekly’s 40th anniversary. Spend the evening mingling with friends & neighbors, dancing to live music, & enjoying food & drinks from your favorite local restaurants.

Buy Tickets: parecfoundation.org
2242 AVY AVENUE
Offered at $3,198,000

4 BEDS | 3 BATHS | 3,040 SQ. FT. | 10,200 LOT

OPEN SAT & SUN, 1:00-4:00PM
WEST MENLO PARK
2242Avy.com

SHELLY ROBERSON Realtor, License #01143296
650.464.3797
shelly.roberson@compass.com
ShellyRoberson.com
Swimming the distance

Angel More is in it for the long game. Early in her swimming career, More realized she probably wasn’t going to the Olympics. “I wasn’t ever really super fast at swimming,” she admitted. But as she graduated from the “mommy and me” classes at her local pool in San Carlos into competitive swimming in elementary and middle school, she discovered she had a different talent. Long after her teammates had tired, More could keep going — and going, and going, and going.

“I wasn’t born with anything,” she asserted. “I’m no different than any other swimmer. It’s just the fact that I can keep swimming forever that kind of sets me apart.”

At 16, this Menlo School senior now holds too many long-distance swimming records to count.

From there, More began conquering marathon swimming milestones in waves. Open water swims in Sweden, South Africa, and Chile. The 6-mile trip from the Golden Gate to the Bay Bridge, which she became the youngest girl to complete. The 8.7-mile Thames “Bridge to Bridge” in England, the 12-mile “Wharf to Wharf to Wharf” in Monterey Bay, the 13-mile journey around Angel Island — youngest, youngest, and youngest.

Then, last year, More made the 21.3-mile swim across Lake Tahoe. Paired with her previous swims of the Santa Barbara and Catalina channels, this made her the youngest person by far to complete the California Triple Crown of marathon swimming.

Now, she’s set her sights on the world. After her successful 28-mile swim around Manhattan Island (her longest yet) on Aug. 17, the only thing between More and the World Triple Crown is the...
important college is,” More asserted. “I’m going into college, and I know how
decided to home in on a more specific
port kids whose sponsorship is sud-
fund, which provides a buffer for sup-
Children’s International emergency
The money has gone mainly to the
making More’s original swim.
Area high schoolers raised $8,000 by
Poverty,” in which dozens of fellow Bay
just like me and my friends. They have
They’re sailing
But More didn’t shy away from the
Instead, she saw a powerful
opportunity to redirect it. “I wanted to
move the lens onto something important
— something bigger than myself,” she
She already had some idea what that
could be. When More was born, her
parents started sponsoring an Indian
girl named Supriya through Children’s International, a charity dedicated to
combating child poverty around the
world. More says she “grew up with”
Supriya, exchanging letters and pictures
from their parallel childhoods on oppo-
site sides of the globe.
“So I thought, ‘what better to do than
raise money for that organization?’” she
said.
If she was going to do that, though, she
didn’t want “child poverty” to be an
amorphous idea in the back of her mind.
So the summer after the Alcatraz swim, she
got to Guatemala to visit one of the
communities where Children’s Interna-
tional provides aid. The experience, More
says, was eye-opening.
“I think before, I never really under-
stood,” she said. “Like, I always thought
kids in poverty were just thinking about
their next meal, but actually, they’re
just like me and my friends. They have
dreams, they have goals.”

What they didn’t have were resources
and opportunities. “It didn’t feel fair to
me that [these kids] didn’t have the same
things I did,” said More. “I wanted to use
the awareness I was able to give to people
[to show them] the fact that it’s just not
fair.”

In the five years since, More hasn’t
just raised awareness. She’s raised nearly
$60,000 for Children’s International—
mostly from donors who sponsor her
swims on the website children.org, but
also through her own fundraising events. Last year, for instance, she
organized “Escape from Alcatraz to Escape juvenile
Poverty,” in which dozens of fellow Bay
Area high schoolers raised $8,000 by
making More’s original swim.

This money has gone mostly to the
Children’s International emergency
fund, which provides a buffer for sup-
ported kids whose sponsorship is sud-
denly pulled. Recently, however, More
decided to home in on a more specific
area: education.
“I’m going into college, and I know how
important college is,” More asserted. “I
nonprofit helping kids who are either in
juvie or out of juvie [do something] simi-
lar to me — using their own passions to
do something good in their community.
That way, they’ll feel like they can sup-
port the community, and the community
can support them back. It’ll give them
skills they can use in other jobs, and
allow them to support themselves and
their families.”

This idea is in line with More’s current
interests. When she heads to college next
year — hopefully somewhere on the East
Coast, she says — she plans to major in
business and minor in nonprofit orga-
nization. She also intends to minor in
environment and sustainability; another
global crisis she’s chosen to focus on.

“Climate change is something I’m con-
tinuously thinking about,” she said. “I
think it seems very daunting, like, ‘wow,
this is such a big problem, and it’s affect-
ing the whole world.’
That hasn’t stopped her from taking
action. She’s attended climate marches in
San Francisco and posted about them on her
blog, angelmoreblog.weebly.com, which
sometimes gets hundreds of views a day.
She’s working with a fellow Menlo School
student to organize an “eco week” at their
school, in which they’d bring in local cli-
mate leaders to speak about sustainability.
But most significantly, she’s dived into
an area of the climate question that many
others have overlooked: fashion. Because
of consumers’ constant desire to “get the
latest thing,” More asserted, the clothing
industry has become the second-biggest
emitter of carbon dioxide.
“The consumer mindset is ‘buy some-
thing and throw it away.’ You make the
T-shirt, the person wears it maybe three
or four times, and then they throw it away,”
More said. “Another thing is that compa-
Nies, when they don’t sell enough clothes,
they burn them [instead of donating],
because they don’t want to have them
given away so easily.”

Again, More has devised a clever entre-
preneurial solution. In one of her classes
last year, she made an alternative fabric out
of biodegradable kombucha. “It’s entirely
compostable. You can even eat it,” she
said. “Maybe I’ll eventually sell my own
company where I can sell it.”

But all this, of course, is years down
the road. Before More can save the world,
she still has to graduate from high school, apply
to college, and swim the English Channel
—a feat that certainly won’t be trivial.

“It’s a difficult swim because of the dis-
tance, and it’s pretty cold, chilly condi-
tions,” she explained. “There are boats,
shipping channels — very strict rules of
where you can start and where you can
land. It’s all around a logistically hard swin.

But More was born for this. She knows
how to pace herself. She knows how to set
the goalsposts far in the distance, chart a
course, and just keep swimming.

She knows how to play the long game.
And that’s what she intends to do — in
swimming and in life.

“Whenever I see something that isn’t fair,
 or needs to be changed, I always try to [do
something],” said More. “I feel like if I have
the opportunities, the resources — if I can,
why wouldn’t I?”

Angel More swims freestyle in the Menlo School pool earlier this month.

More enjoys a bit of quiet time in a boat before she jumps into the water for a marathon swim.
Students help their teachers clean up the Early Learning Center’s Oak Knoll site school classroom.

Preschool expands in its second year with classroom at Oak Knoll School

By Angela Swartz

Almanac Staff Writer

C 19 school year at Laurel School Lower Campus in Atherton, expanded from 54 to 88 students. It added a classroom of 22 students at Laurel, which brings the number up to three classrooms there, and opened one classroom with 22 children at Oak Knoll in Menlo Park.

“IT’S going really great,” said ELC Director Jessica Mihaly, who is overseeing both school sites. “It felt like a fast growth rate, but we hired really excellent, competent teachers.”

There are 13 teachers on staff at the center, which serves children just under 3 years old up to 5 years.

The district retrofitted an Oak Knoll classroom for the preschool by adding tot-sized toilets, a small staff kitchen and furniture, Mihaly said. Workers will install a shaded structure in the outdoor area this month, she said.

The ELC ran summer camps for preschoolers from July 8 to Aug. 9. Weekly themes were based on the classic children’s literature of Eric Carle, coming from stories such as “The Very Hungry Caterpillar,” “I See a Song” and “The Mixed Up Chameleon,” according to the school’s website. Activities included water and sand play, paint, physical activity, creative music and yoga.

New curriculum

The center is piloting a new curriculum created by Sesame Workshop — the nonprofit behind “Sesame Street” — which is focused on early literacy and social and emotional learning, in which educators teach students to assert their feelings directly, be mindful, make decisions, work well in groups and be self-aware, among other skills. (The Primary School, a private K-8 school started by Dr. Priscilla Chan in East Palo Alto, has also implemented the curriculum, Mihaly noted.)

“It’s recognizing at this age the primary task of early childhood is to learn to be good friends and to learn to recognize our own feelings and express our need appropriately,” Mihaly said. “It’s an area we want to make sure we’re really focusing on for children.”

Mihaly said kindergarten teachers would like to see students enter their classes with great emotional regulation skills. The center strives to teach its preschoolers how to manage conflict and stay focused on a task, while also getting academic preparation, she said.

Educators will also participate in a program called Conscious Discipline, where they will learn to integrate social and emotional learning, discipline and self-regulation into their teaching so they spend less time policing behavior, Mihaly said.

More on the school

Tuition cost for the 2019-20 school year for students who attend full-day classes Monday through Friday is $23,100 ($2,100 a month). The cost for students who attend part-day classes every weekday is $16,500 ($1,500 a month), according to
3 IRVING AVENUE, ATHERTON

FOR SALE

Best Value in Sought-After Lindenwood

- 4 bedrooms and 3 baths
- Approximately 3,210 sq. ft. of living space
- Classic and timeless design with hardwood floors
- Elegant formal rooms, remodeled kitchen, and family room
- Extra-large rear yard with pool
- Raised beds for vegetable gardens
- Electric gated entrance
- Approximately 0.92 acres at the end of a cul-de-sac
- Excellent Menlo Park schools

$4,298,000 | 3Irving.com

Superior Real Estate Representation
FOR THOSE WHO EXPECT ONLY THE VERY BEST

85 Princeton Road
$3,598,000 | 3 beds, 2 baths

1351 Johnson Street
$2,850,000 | 3 beds, 2.5 baths

For more information, or to schedule a private showing, please contact us.

Tom LeMieux, MBA
650.465.7459
tom@lemieuxRE.com
License #01066910

Jennifer Bitter, MBA
650.308.4401
jennifer@lemieuxRE.com
License #01847627

www.lemieuxRE.com | Over $2.5 billion in sales since 1998
Agency opens Oljon Trail at El Corte de Madera Creek Preserve

By Kate Bradshaw
Almanac Staff Writer

With a snip of a pair of comically large scissors, directors and staff at the Midpeninsula Regional Open Space District cut a ribbon Sept. 6 to signal the opening of the new Oljon Trail, a new 1.3-mile trail segment in El Corte De Madera Creek Open Space Preserve.

The trail is named after the native people who first inhabited the area, according to district spokesperson Leigh Ann Gessner. But the ribbon cutting symbolized something bigger than even a fun new trail to ride: It signaled the district’s completion of an 18-year restoration project at the 2,906-acre preserve to protect the San Gregorio watershed.

The preserve is located just off of Skyline Boulevard, situated between the Purisima Creek and La Honda Creek open space preserves.

It’s also known by many as “Skeggies,” since for many years it was accessed primarily at a parking lot at the north side of the preserve called Skegg’s Point.

The lookout is named after Colonel John Hunt Skeggies, a Caltrans engineer who, during a career with the transportation department between 1919 and 1952, supported the construction of highways 17 and 35, as well as U.S. 101, and an El Camino Real widening project in the area, according to a book about the history of Highway 17.

According to Gessner, the area had been heavily logged since the 1800s, and many of the old logging roads at El Corte de Madera Creek — which, fittingly, means “cut of wood” in Spanish — were eroding, causing sediment to build up in the creeks.

The area was also used heavily by motorcyclists before the open space district acquired the property in 1988. Many of the trails were overly steep, which, combined with highly erosive soils, increased sediment in the creeks, explained Ana Ruiz, general manager of the district, during the ribbon-cutting ceremony.

That sediment had been threatening the habitat of protected fish species that access various creeks in the watershed, such as steelhead trout and coho salmon, and had affected their spawning patterns.

Much of the work on the watershed restoration project involved remediating land that had been environmentally impacted before the district acquired it. The long-term project involved 24 miles of road and trail work, 10 bridges, six puncheons or foot bridges, and 5 miles of decommissioned trails, Ruiz said. Early monitoring signs indicate that sediment is, in fact, being diverted from the waterways, she added.

The project involved partnerships with the National Marine Fisheries Service, California Department of Fish and Wildlife, and the Regional Water Quality Control Board. The project also received local public support in the form of volunteer hours and dollars.

According to Aleksandra Evert, volunteer program lead with the district, volunteers helped to tamp, or pack down, the dirt, as well as remove roots on the trail. They also helped to “duff” the trail — a term used to describe the process of bringing brush and leaf litter back to the trail to make it look more natural and help slow erosion.

The project was supported with funding from Measure AA, a $300 million general obligation bond approved in June 2014 by voters in the district that is used to protect, restore and enhance open spaces, as well as improve public access to such areas.

During the trail’s construction, special consideration was given to the mountain bikers who use the trail system to provide them a safer way to get around the park than a common route that requires cyclists to exit the park and loop back via Bear Gulch Road and Skyline Boulevard, which can be, as one cyclist noted, “a little sketch.” “Building high-quality trails is one of the things MidPen does best,” Gessner said. “It’s an art and a science.”

Longtime Menlo Park resident Mary Whittle Tipton dies at 98

Mary Whittle Tipton, who was a member of St. Raymond Parish in Menlo Park since its founding, died on June 24, just weeks after her 98th birthday.

A resident of Menlo Park since 1951, she and her husband, Benjamin P. Tipton, helped raise funds to build St. Raymond School in Menlo Park, intending to send their five children there. And they did.

Mary Tipton graduated from the Convent of the Sacred Heart Menlo with the Class of 1939. She was a graduate of San Francisco College for Women/ Lone Mountain, and earned a master’s degree in library science from the University of California, Berkeley.

She worked as a librarian at the University of San Francisco, and later on the Peninsula and at the Convent of the Sacred Heart, according to her family.

She was preceded in death by her husband of 53 years, Benjamin. She is survived by her children Steve, Ann, Louise, Elaine and Mark; and eight grandchildren.

![Photo by Magali Gauthier/The Almanac](image-url)
LEHUA GREENMAN

"A fallen leaf is nothing more than a summer’s wave goodbye."

650.245.1845 COMPASS

SCHOOLS

High school parent series starts Sept. 19

The Parent Education Series will kick off its annual expert presentations and panel discussions, which take place at local high schools, with a discussion on the transition from high school to college.

During her talk at Menlo-Atherton High School on Thursday, Sept. 19, higher education expert Terri Givens will try to answer the questions: "What should you and your student know about making the transition to college?" and "How can the high school experience prepare your child for a successful career in higher education?"

Givens, the former provost at Menlo College, recently founded the Center for Higher Education Leadership, a portal for professional development for higher education leaders. She has also written books and articles on immigration policy and anti-discrimination politics. She serves as a director on several nonprofit boards.

The Parent Education Series is a Sequoia Union High School District program in which experts in subjects including student academic success and well-being teach district parents, staff and community members about their fields.

Future events this school year include a talk on vaping devices by Richard Ceballos, project coordinator of Stanford Tobacco Prevention Toolkit, Nov. 20 at Woodside High School; and a talk on defining healthy boundaries in the digital age on March 11 at Sequoia High School.

The Sept. 19 event runs from 7 to 8:30 p.m. in M-A’s Performing Arts Center, 555 Middlefield Road in Atherton. Tickets are free and light refreshments will be provided. Spanish interpretation will be available.

For more information, contact series director Charlene Margot at cmargot@csconp.com, or go to terrigivens2019ma.eventbrite.com.

— by Angela Swartz

NOTICE REQUESTING BIDS

WEST BAY SANITARY DISTRICT
Large Diameter Sanitary Sewer Main Cleaning and Televising Project

Sealed proposals for the LARGE DIAMETER SANITARY SEWER MAIN CLEANING AND TELEVISING PROJECT will be received at the West Bay Sanitary District, 500 Laurel Street, Menlo Park, California 94025 until 2:00 PM on Wednesday, October 2, 2019 at which time they will be publicly opened and read. Bids shall be labeled "West Bay Sanitary District, Proposal for LARGE DIAMETER SANITARY SEWER MAIN CLEANING AND TELEVISING PROJECT."

The Work will include the furnishing of all labor, materials and equipment for the cleaning and televising of approximately 60,000 LF of 18-inch through 54-inch pipelines.

The contract documents may be inspected at the office of the West Bay Sanitary District; San Francisco Builders Exchange, Attn: Deanna Johnson, 850 So., Van Ness Avenue, San Francisco, California 94110; Construct Connect, Attn: John Ferniza, 30 Technology Parkway South, Suite 100, Norcross, Georgia 30092; Peninsula Builders Exchange, Attn: Andrea Nettles, 282 Harbor Blvd, Bldg D, Belmont, California 94002; Santa Clara Builders Exchange, Attn: Kanani Fonseca, 400 Reed Street, Santa Clara, California 95050; Builders Exchange of Alameda, Attn: Jeannie Kwan, 3055 Alvarado Street, San Leandro, California 94577; Construction Bidboard, Incorporated, Attn: Plan Room, 11622 El Camino Real, Suite 100, San Diego, California 92108; Contra Costa Builders Exchange, Attn: April Hamilton, 2440 Starway Drive, Suite B, Concord, California 94520.

Copies of the Contract Documents may be obtained at the office of the West Bay Sanitary District upon payment of a check or money order in the amount of $80.00 for each set. The check or money order must be issued to the West Bay Sanitary District. All payments are nonrefundable.

A mandatory pre-bid meeting will be held at 10:00 AM on Wednesday, September 18, 2019 at the office of the West Bay Sanitary District.

Each bid proposal shall be accompanied by a certified or cashier’s check or a proposal guaranty bond payable to the order of the West Bay Sanitary District in an amount not less than ten percent (10%) of the amount of the bid as a guaranty that the bidder will execute the contract if it be awarded to him in conformity with the proposal. The successful bidder will be required to furnish a performance bond in an amount not less than one hundred percent (100%) of the contract price and a labor and material bond in an amount equal to one hundred percent (100%) of the contract price.

The District (“Owner”) reserves the right to reject any or all bids and to determine which proposal is, in the judgment of the District, the lowest responsible bid of a responsible bidder or group of bidders and which proposal should be accepted in the best interest of the District. The District also reserves the right to waive any informalities in any proposal or bid.

Bid proposals received after the time announced for the opening will not be considered. No bidder may withdraw his proposal after the time announced for the opening, or before award and execution of the contract, unless the award is delayed for a period exceeding forty-five (45) days.

Pursuant to the provisions of Public Contract Code Section 22300, and upon the request and at the expense of the Contractor, securities equivalent to the amount withheld by the District to insure performance under the Contract may be deposited with the District, or with a state or federally chartered bank as escrow agent who shall deliver such securities to the Contractor upon satisfactory completion of the contract. Only those securities listed in Government Code Section 16430 or other securities approved by the District are eligible for deposit. The deposit of securities with an escrow agent or the District shall be made in the form and on such terms and conditions as the District may require to protect the interest of the District in the event of the Contractor's default. The Contractor shall be the beneficial owner of any securities that are deposited and shall receive any interest thereon.

Pertaining to Sections 1770, 1773, and 1773.1 of the California Labor Code the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of such prevailing rates are on file at the District office of the West Bay Sanitary District and which copies shall be made available to any interested party on request. The successful bidder shall post a copy of such determinations at each job site.

In accordance with the provisions of California Public Contract Code Section 3300, the District has determined that the Contractor shall possess a valid Class A License or a combination of the Class C licenses indicated in Article B8.01-License Requirements, at the time this contract is awarded. Failure to possess the specified license(s) shall render the bid as non-responsive and shall act as a bar to award of the contract to any bidder not possessing said license(s) at the time of award.

West Bay Sanitary District
Board of Directors
San Mateo County, California

/s/ Phil Scott
District Manager
Dated: August 26, 2019
leadership continued from page 8

The Latino community, dominantly working families in the community is made up of pre-school children and councils, he said, “we can only advise the county.”

The problem is compounded by low political participation and lack of resident participation. A lot of people have two or three jobs, because, you know, to make the rent they have to have more than one job. Often they have kids. These are really busy people.”

In addition, he added, some don’t have sufficient English skills or understanding of the political process to fully participate in council meetings.

As he sees it, recent rezoning efforts in North Fair Oaks, which in many ways were led by the county, have yielded mixed results.

On the positive side, there are now community standards in effect to push back against billboards that have constantly supported moving forward. On the negative side, he said, the county hasn’t heeded concerns voiced by community members that gentrification pressures will mount if the neighborhood is beautified too much. The county supports moving forward to underground power lines, an expensive step that would improve the appearance of the neighborhood, even though the community council favors using the funding in other ways to improve safety in the community, Rodriguez said.

North Fair Oaks has also been underrepresented in regional conversations about a revitalized Dumbarton rail line, he asserted. Residents could benefit from greater transit access, and from the added business its downtown area might get if a rail stop were to be added in the community.

In East Palo Alto, Nuestra Casa, a nonprofit that has been working in that city since 2002, uses a grassroots network of “promotoras,” people who are trained to be community leaders and disseminate information in the Latino community, which now represents a demographic majority in the communities of East Palo Alto, Belle Haven and North Fair Oaks.

To help bolster community capacity in East Palo Alto to adapt to climate change, Nuestra Casa has partnered with the county on a new initiative to develop leadership focused on that problem, funded by grant money from SB 1, a $54 billion 2017 transportation measure.

Violet Saena, resilient communities program manager at the nonprofit Acterra, explained that the initiative is aimed at supporting community leaders to work with community members to document how and why the community is vulnerable to climate change, and what can be done to make it less vulnerable. Another significant community concern in East Palo Alto is water quality. Roxano Franco, family advocate at Nuestra Casa, said that the nonprofit is also working with YUCA, Youth United for Community Action, to start a water rights campaign.

They worked with the promoters and canvassers representing the African American and Pacific Islander communities to conduct about 730 surveys throughout the community asking people what they think about water in the city, whether they use tap water for food and drinking, and about their concerns about climate change and sea level rise.

While they’re still in the process of analyzing data, she said, “One big issue that came up is that our community wants education on flooding, climate change and sea level rise.”

Younger people in particular, she said, are passionate about environmental justice and climate change.

“They’re starting to be activists,” she said.

The sense that the youth in these communities are observing the environment closely and developing skills for resiliency was borne out through The Almanac’s own partnership for developing skills for resiliency.

We interviewed four of them, and all commented that they noticed a lot of trash on the streets, but added that they felt their community was fairly healthy and had improved even in the duration of their childhoods.

Nathalia, 12, said the assignment made her realize that “there’s a lot of trash everywhere.”

“There are dead animals in the street sometimes,” said Sitara, 13.

Seljah, 11, said that while seeing missing person posters made her and others uncomfortable, there’s a lot about the community she likes — for example, that a new fire station was built nearby to fight the growing number of fires.

And when she was asked to take pictures of healthy things in the community, she captured rich images of the local animal shelter, a mural, flowers growing in the park, and the Ecumenical Hunger Program.

“Those things stood out because they made me feel like our city is getting better,” she said.
Learning our history, raising our consciousness, leveling the ground

By Karen Grove


As Rothstein and Bradshaw both reveal, historical laws and political decisions segregated cities and concentrated people of color in neighborhoods with few services, underfunded schools, and outsized environmental challenges, including in Menlo Park.

In Belle Haven, we see the legacy of these policies today. As Bradshaw describes, "While it’s easy to dismiss this history as a time when laws and attitudes were different, the impacts of these discriminatory actions persist in the health outcomes these neighborhoods experience today." Reduced life expectancy, higher rates of asthma, obesity and mental illness, and lower academic and economic success in the Belle Haven neighborhood can all be attributed to our city’s design.

For those of us who live in Menlo Park, we have the ability to solve this problem because we have the Belle Haven neighborhood that is impacted by our history, and we have the resources to achieve equity. Our City Council will respond to us, so let’s continue to study the past, learn from it and demand policies that create equal opportunity for all.

To do so, we’ll have to intentionally change old habits.

In 1952 the city was establishing a general plan, and arguments were made to increase minimum lot sizes in order to "protect what we’ve got" and prevent "slums and blighted areas" by taking steps to "maintain population density at its present level" (from the June 5, 1952, Menlo Park Recorder).

We must recognize that when we (west and central Menlo Park residents) argue against higher density housing in our neighborhoods to "preserve neighborhood character" we are repeating the mistakes of those before us, who "protected" their all-white communities from people of color. We must remember that when we say, "I support affordable housing, just not here!" we are repeating a history we all condemn. As with many of our historical racist actions, we not only exclude and harm people of color, but also our store clerks, nurses, public servants, artists and young adults of all races and ethnicities. Likewise, we can all benefit if we choose to learn from history and chart a new path.

This is a call to action. This is the moment to learn from our history and shape the future of Menlo Park for the better. We can make Menlo Park a connected, inclusive, multi-generational, diverse and welcoming city we can proudly call home.

Next time affordable housing or additional housing is proposed near our central or west Menlo Park homes, I hope we’ll all remember how our voices fit into the arc of history and choose the side of inclusion and equity.

I urge you to attend the upcoming events. To learn more about the issues, attend City Council meetings and make your voice heard. Let’s be the change we want to see in the world, together!

Our dire downtown Menlo Park

By Sloane Citron

When visitors come to see me in my offices downtown, they often remark that they’re surprised to see how rundown Santa Cruz Avenue has become. It’s not. For a generation, the City Council has occupied itself with everything to do with downtown except the actual downtown itself. It’s a pity.

I love Menlo Park. I’ve had a home and an office here for 25 years, and I’ve watched what has taken — or rather — not taken place. While almost every downtown area around us — Burlingame to Los Altos — has been updated and beautified, Menlo Park’s downtown has languished. Pitiful attempts to spruce it up — remember the pop-up parks? — have done little, and now the city and shop owners are starting to pay the price of ineptitude and indifference.

Downtown is unkempt, the infrastructure is old and failing, the sidewalks are broken and filthy, the town is a growing magnet for transients and homeless with their belongings stored on the streets, news boxes are dirty and broken, the plantings are amateureish and trite, "temporary" plastic store signs have become the norm. All in all, it’s a mess.

The disinterest in the care of our downtown creates a cycle:

As the quality of the area falls, fewer people come to downtown. As fewer people come downtown, more stores fail, and as more stores fail and are replaced by empty storefronts, even fewer people want to make the trip downtown. I’m warned that we are headed for oblivion.

That there are now a frightening and growing number of empty storefronts should therefore not be a surprise. While other downtowns are bustling, ours is failing. Gone are a number of smaller businesses and now larger ones are leaving with huge spaces to fill. Village Stationers is gone; and the Flegel’s building is for sale with the “Building to be Delivered Vacant.”

Soon there will be tens of thousands of square feet of fresh retail space in all the newly constructed buildings that will further diminish the prospects of businesses that want to take on the risk of a deteriorating downtown. As far as parking? While the City Council does its best to reduce parking, there is still more than an ample amount. In 30 years of coming downtown, I have always found a space within five minutes. The best problem we could have is that there is not enough parking.

Our city councils are famous for studying things to death and then making the wrong decision. They need to take a moment out of re-examining El Camino for the hundredth time and from flirting with Facebook and put immediate, action-oriented attention onto downtown. We need "can-do" person put in charge, unleshked from the paralyzing Menlo Park bureaucracy, who can get the job done in the fastest time possible. Otherwise, it is possible that the abyss will grow too large to ever bridge.

LETTERS

Our readers write

With trees, small and short get high marks

Editor:

The article in The Almanac “Preparing for the Worst: Atherton Emergency Group Trains Readyies for Disaster” (Aug. 14) by Angela Swartz, stated the top concerns for ADAPT members surveyed were: Canopy fires, windstorms, earthquakes, security threat, gas explosion, drought, power lines, blocked evacuation routes. All, but one concern dealt with trees.

Mr. Prussing said: “Trees in town are more overgrown than they were 30 years ago, and this poses a greater threat of fires.”

Property owners are not taking responsibility they should be for themselves or their neighbors. Not only would keeping our trees thinned and cut back prevent fires, but it would also keep our utility bills down (allowing the sun to shine in and meet our needs), and help people spend less time cleaning up after their neighbor’s trees.

When planting new trees and bushes, maybe one should consider small, short trees and bushes. They would be easier and less expensive to maintain and care for.

As we all become more conscious and consistent in caring for our trees, we will all benefit.

Jackie Leonard-Dimmick

259 Doris Drive, Menlo Park

Another idea for being prepared for a disaster

Editor:

In today’s information age, to be prepared for a disaster, you need to have the user names and passwords for your computer and smartphone written down. Make sure to include your phone unlock codes on this list. Keep a copy in your safe deposit box, and give a copy to a trusted friend or family member who lives outside the area.

Sue Kayton

9540 E. 23rd Street, San Jose

September 18, 2019  AlmanacNews.com  The Almanac  23
People have looked to Sotheby’s to discover the best in life for more than 250 years.

Ask your Golden Gate Sotheby’s International Realty agent about opportunities around the world or around the corner.
Open House Sunday  September 22  |  1:00 – 4:00pm

1 PATRICIA DRIVE, ATHERTON

- Beautifully renovated circa 1936 estate home
- 4 bedrooms, office, and 4.5 baths
- Fitness center with half-bath, sauna, and outdoor shower
- Approximately 5,470 square feet of living space
- Classic and timeless interior design
- Main-level master bedroom suite
- Professionally landscaped grounds by Susan Edwards Ogle
- Pool and spa plus fire pit, dining, and barbecue terraces
- Award-winning heritage oaks
- Corner lot of approximately 1.03 acres with gated entrances

$9,200,000  |  www.1Patricia.com

GLORIA DARKE
650.380.3659
gloria.darke@compass.com
License# 00570470

CAITLIN DARKE
650.388.8449
caitlin@caitlindarke.com
License# 01332161
CONTEMPORARY LIVING WITH UNPARALLELED VIEWS

77 Lerida Court, Portola Valley
Offered at $3,488,000
www.77Lerida.com

OPEN HOUSE
Saturday
1:30pm-4:30pm

EXPANDED EICHLER DAZZLES IN CENTRAL MENLO

565 Olive Street, Menlo Park
Offered at $3,988,000
www.565Olive.com

OPEN HOUSE
Saturday
1:30pm-4:30pm

CHIC AND SPACIOUS IN DOWNTOWN MENLO PARK

1155 Merrill Street #203, Menlo Park
Offered at $1,688,000
www.1155Merrill.com

OPEN HOUSE
Sunday
1:30pm-4:30pm

REBUILT LUXURY IN GREEN GABLES

2388 Louis Road, Palo Alto
Offered at $3,988,000
www.2388Louis.com

OPEN HOUSE
Sunday
1:30pm-4:30pm
Just Listed

994 Menlo Avenue #10, Menlo Park
2 BD  2.5 BA  1,688 SF  2-Car Attached Garage

Offered at $2,195,000
994MenloAvenue.com

theresolvegroup.co/listings

Adam Touni
DRE 01862736
650.336.6530
adam@theresolvegroup.co

Wendy Kandasamy 范文棣
DRE 01425937
650.380.0220
wendy@theresolvegroup.co

Katharine Carroll
DRE 01261507
415.300.7122
kat@theresolvegroup.co
COLDWELL BANKER

San Mateo | $998,000
Spacious two-story 2br/2ba home with private fenced backyard. Centrally located to major freeways and parks.

Miriam Porras 408.644.5041
CalRE#02002039
Amelia Middel 650.704.3064
CalRE#01103989

East Palo Alto | $849,000
Great location! Move in ready home with 2br/1ba, 2 car garage, a cozy LV and updated kitchen on a large lot.

Miriam Porras 408.644.5041
CalRE#02002039
Amelia Middel 650.704.3064
CalRE#01103989

Mountain View | $848,000
Locally updated 2br/2ba top floor condo. HOA amenities include pool, tennis court, elevator. In a great area!

Nana Spiridon 650.483.6983
nspiridon@hotmail.com
CalRE#01142729

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service. It is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker are independent contractor agents and are not employees of the company. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. 414911SFSV_07/18 CA#00771090.