



ATHERTON COUNCIL rejects call for investigation of Marsala's \$500K loan request. Page 5

The Almanac

THE HOMETOWN NEWSPAPER FOR MENLO PARK, ATHERTON, PORTOLA VALLEY AND WOODSIDE

APRIL 14, 2010 | VOL. 45 NO. 33



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Photo by Dave Boyce/The Almanac

Danna Breen of Portola Valley edits the log book and proves that she visited this geo-cache of objects stored in an olive green ammo box and secreted along the Sweet Springs trail. To the collection of trinkets in the box, she added a small piece of tile from the Amalfi Coast in Italy.

Finding the magic of geo-caching

By **Dave Boyce**
Almanac Staff Writer

It's not as if the plastic jar known as Mr. Troll is hidden under your very nose as you walk by it, but it can be. It depends on where you walk.

If, for example, you're hiking in the vicinity of 37 degrees and 21.938 minutes north latitude and 122 degrees 13.009 minutes west longitude — a woodland in Portola Valley — all you have to do is look around.

But first you'll have to cross Corte Madera Creek via a fallen tree, a bit daunting in spring when the creek is running. And there is poison oak to watch out for. It will have helped to have decoded the following online hint: "Just above the highest flood line under a log that is held upslope by a standing tree."

Find the jar and you will have accomplished a task rated at two and a half stars on a five-star scale. This is geo-caching, a planet-spanning game of hide and seek.

Enter your name and maybe a message in Mr. Troll's log book,

pick out a gift (if there are any) such as a rock or a set of beads, leave a similar gift if you have one, and you can notch your belt as to this cache, one of 369 listed within a five-mile radius of Portola Valley and 77,686 in California.

This reporter accompanied Portola Valley resident Danna Breen and Los Trancos Woods resident Charlie Adams on a recent fine spring morning in search of three geo-caches within walking distance of Ms. Breen's home on Alpine Road.

In the two and a half hours it took to find them using a handheld \$100 global-positioning device, the three hikers experienced a vigorous workout, plus walks in several woods, a stunning view of Windy Hill, and a quiet amble across a lovely meadow.

"The people (who) hide these things usually hide them in places they find interesting. They're so far off the beaten path that you'd never come across them (otherwise)," said Mr. Adams, who has searched for geo-caches in Ireland and plans to do more

of it in France soon.

In one search in Ireland, Mr. Adams, as instructed by the online hint, looked for clues on a gravestone, he said. In another closer to home, the cache was a lipstick case that had been placed inside a drilled-out horse chestnut and hung like an ornament on a horse chestnut tree amid many other horse chestnuts.

These are treasure chests, said Ms. Breen, who left a tiny piece of old tile collected from Italy's Amalfi Coast in a cache along the Sweet Springs trail. "I just love it," she said.

On this morning, Ms. Breen ran into Waltraut Monroe, a Portola Valley resident out geo-caching with her friend Ursula Berg and Ms. Berg's grandson Matthew, who had scored a plastic Power Ranger figure and a finger puppet.

"It's very magic," Ms. Berg said. "They're hidden all over the place."

Geo-caching is, as its official Web site says: "The sport where you are the search engine." For more, go to geocaching.com. ■

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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY

Bohannon project will proceed to final vote, set for June

By Sean Howell

Almanac Staff Writer

A shift in tone marked the latest Menlo Park City Council meeting on the Menlo Gateway development proposal, and it doesn't bode ill for the developer.

Council members asked probing questions and deliberated over the terms of a potential agreement with the Bohannon Development Co. at their April 6 meeting. They directed city management to refine those terms as the proposal makes its way through the public process, concluding with a final council vote scheduled for mid-June.

But it seemed telling that, with the council discussing negotia-

tions for a zoning change that would increase allowable building height from 25 to 140 feet at a site near Marsh Road and Bayfront Expressway, the issue of the size of the nearly one million-square-foot office/hotel project didn't come up. At the council's most recent previous meeting on the project, in November of last year, several council members asked the Bohannon Development Co. to cut the number of vehicle trips to and from the site by half, suggesting that they would scale back the project if the goal couldn't be reached.

It wasn't reached — the company has pledged to cut trips by 17 percent — but no council member entertained the possibility of

lopping a few stories off the three 140-foot-high office buildings to meet it, at least not in public.

Why not? Are council members afraid that decreasing the size of the project would also diminish the chances that it would be built, or unwilling to trade revenue for reduced traffic?

The near-capacity crowds in the council chambers whenever the project's on the agenda, and the fact that three of five council seats are up for election in November, might have something to do with it, said Councilman Andy Cohen, who is not up for re-election in the fall.

"When you look at it, the city has negotiated in an atmosphere that

is heavily pro-project, as a result of (developer David) Bohannon's outreach," Mr. Cohen said in an interview. "And I don't think that's gonna change. He packs the meetings, it's far away from downtown and west Menlo, and in this economy, (City Manager Glen) Rojas is searching for future dollars, just to keep from having to cut services. So I don't see much resistance on the council, and maybe this partly explains their unwillingness to attack the size of the project at this late date."

Councilman Heyward Robinson, who is up for re-election, said in an interview that he had been pretty well convinced after the November meeting that the

project as currently proposed is an all-or-nothing proposition.

"I had extensive discussions with Bohannon and his team (after the November meeting), I talked to (city) staff, and one of the things that was clear was that the alternatives that were presented were non-starters, as far as this project goes," he said. "They made it clear that it's this project or nothing."

Mr. Robinson also said he was heartened by the Bohannon company's efforts to cut vehicle trips and greenhouse gas emissions.

"Dave and his team spent a lot

See **BOHANNON**, page 7

Union challenges efforts to alter pension benefits

By Sean Howell

Almanac Staff Writer

A union that represents the city of Menlo Park's middle management employees is challenging the city and a group of residents, in the press and in the courts, over efforts to scale back pension plans for city employees.

The union, the American Federation of State, County & Municipal Employees (AFSCME), announced on April 6 that it plans to sue the city over its certification of a "pension reform" initiative that a group of residents is trying to qualify for the November ballot.

Sharon McAleavey, the union's representative in its negotiations with the city, said in an interview that the City Council alone should be able to negotiate pay and other benefits for city employees, and that the law backs her up.

"They're the ones who have the full information, who read the details of the budget, who think about the economy as a whole," she said. "This is something we want to nip in the bud, so to speak. We want to make sure it gets dealt with earlier, rather than later, because this could catch fire and pop up in other cities, and we want to

say, 'let's put this back where it belongs.'

"This is a bigger issue than just Menlo Park."

Ms. McAleavey is also questioning the City Council's apparent change in direction on the pension issue. The city is reportedly asking Services Employees International (SEIU), the union representing

line-level city employees, to accept a two-tier pension system that would greatly decrease retirement benefits for new city employees.

But Ms. McAleavey said the issue

never came up when her union was negotiating with the city. When AFSCME agreed to its contract, City Manager Glen Rojas said the City Council didn't see an immediate need for the city to go to a two-tier pension system.

Contract talks with SEIU were ongoing when a group of residents launched a ballot initiative drive. Those talks have been stalled ever since, with SEIU representatives now saying that the central sticking point is the city's push to scale back pension benefits for new employees.

The city negotiates with unions in private, and city officials typi-

'This is something we want to nip in the bud... We want to make sure it gets dealt with earlier, rather than later, because this could catch fire and pop up in other cities...'

SHARON MCALEAVEY
EMPLOYEE UNION REPRESENTATIVE

See **UNION CHALLENGE**, page 7



Photo by Michelle Le

The Atherton council chambers were packed during the special meeting on questions surrounding Councilman Charles Marsala's actions.

Council rejects further investigation of Marsala's \$500K loan request

By Andrea Gemmet

Almanac Staff Writer

Atherton's city attorney may have determined that Councilman Charles Marsala broke no California conflict-of-interest law when he requested a \$500,000 loan from a town resident preparing to sue the town, but two of his city council colleagues remain unswayed by her analysis.

At a rancorous and well-attended special City Council meeting held Wednesday, April 7, the divided council took no further action in the matter, despite

Mayor Kathy McKeithen's call for an investigation.

"I can see where this is going, that I'm not going to garner three votes to go any further," she said.

Mr. Marsala has admitted that last August he sought a loan from Jon Buckheit, a man who had filed one lawsuit against the town and was about to file another. City Attorney Wynne Furth said that her inquiry into the matter led her to believe that Mr. Marsala broke no laws by asking for the loan against his house. Mr. Buckheit declined to make the loan.

"In retrospect, if I had to do it all over again, I probably would not

have discussed the possibility of a loan with Jon," Mr. Marsala said, reading from a prepared statement at the meeting. He said he never thought that Mr. Buckheit, with whom he had a social relationship, would end up suing the town.

Mayor McKeithen said there was more to the matter than was revealed in the city attorney's five-page memo summarizing her analysis of the matter. She added that she had filed a public records request for the more extensive confidential memorandum Ms.

See **MARSALA**, page 8



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BOHANNON

continued from page 5

of money and hired first-rate people to take our requests seriously," Mr. Robinson said. "The question for us is, is it enough? Because clearly there are impacts, I still have concerns about the congestion."

Councilwoman Kelly Fergusson said that it was too early in the public process to discuss building size, traffic and other environmental considerations, and that decisions about whether the city will tolerate the environmental impacts will be made in future meetings.

At the meeting, she asked whether transmission lines running along the city's waterfront land and cutting through the property could be sent underground, and said that the project's layout does not mesh with the city's plans for nearby land.

Keeping the power lines as is would "set a precedent that makes it exceedingly difficult to have a visionary, vibrant plan for the

Haven (Avenue) area," she said. "A precedent that can't be undone."

At the council meeting, project critics focused their comments on the city's analysis of how much the zoning concessions will be worth. They said the city's estimate of the annual income generated by the buildings may be too conservative, and that as a result the city may not have bargained for enough money.

Council members generally said they trusted the work of the city's consultants, but Ms. Fergusson asked management for more analysis of the issue.

"We want to make sure we're not leaving a bunch of money on the table, or that if we are, at least we're doing it with open eyes," she said in an interview.

The city's negotiators had pressed for a revenue-sharing deal with the Bohannon company, but the company thought potential investors would not agree to it, according to City

Attorney Bill McClure.

With political considerations and the city's financial outlook sure to weigh on the council's decision-making process, Gerry Andeen, who served on the council in the early- to mid-1980s, spoke at the beginning of the meeting to provide a little perspective.

"What you decide this evening is going to affect the future of Menlo Park for a long time, and you will certainly remember it," he said. He noted that his political mentor, Ken Cooperrider, was bothered for the rest of his life by his vote in favor of a 90-foot building on the corner of University Drive and Valparaiso Avenue.

Mr. Andeen wasn't trying to imply that he's opposed to the project, he said in an interview. Only that "we're about to make some pretty big decisions that will affect the community for a long time. ... Sometimes it's just nice to get up and say, 'Hey guys, be careful of where you're going.'" ■

UNION CHALLENGE

continued from page 5

cally don't discuss those negotiations.

"It does feel to me that there's some other reason behind (the city's push for a two-tier pension system), other than that they really want to save money," Ms. McAleavey said. "This may save money in the long term, but it doesn't appear that anyone's done that actual analysis; I have yet to actually see that that's true."

Glen Kramer, the city's personnel director, said the city had not run the analysis, and that it's possible that going to a two-tier

system would not save any money, even in 10 or 20 years.

If the city were to impose a two-tier pension system on SEIU, AFSCME employees would not be able to put up much of a fight, because the union represents only about one-fifth as many employees as its counterpart, Ms. McAleavey said. Because of the way the state pension fund calculates the city's payments, the city would eventually have to adopt the same system for members of both unions.

The union plans to challenge the resident-led pension initiative in the courts, arguing that two California laws — the Public

Employees' Retirement Law and the Meyers Milas Brown Act — prohibit public pension contracts from being changed through a voter initiative.

Under the terms of the initiative, pensions for new employees would revert to their level before the City Council in 2007 approved a 35 percent increase in those benefits. The initiative would also require a vote of the people to approve any future increase in pension benefits negotiated by the council.

"People in the community seem to think this is the way to go, without having any facts behind their assertions," Ms. McAleavey said. ■

Bill introduced to restrict enrollment in kindergarten

A bill introduced in the state Legislature today by state Sen. Joe Simitian, D-Palo Alto, would restrict kindergarten enrollment to children who are 5 before Sept. 1, three months earlier than the current Dec. 2 cut-off date.

Research shows that 4-1/2-year-olds in class with 5-year-olds are at a disadvantage that can stay with them, Mr. Simitian said in a statement.

About a quarter of California children start kindergarten before they're 5, and most states have earlier cut-off dates, Mr. Simitian said.

The change has the "outspoken" support of educators in San Mateo, Santa Clara and Santa Cruz counties, Mr. Simitian

See **KINDERGARTEN**, page 8

REAL ESTATE Q&A

by Monica Corman



First Quarter Results

The first quarter of 2010 has just ended and as you might expect, it is much stronger than the first quarter of 2009. As you will recall, a year ago the stock market was in decline, and the real estate market was very slow. Buyers were waiting for prices to stabilize, which they ultimately did in the second and third quarters. This year is significantly better. Sales volume is up in all Mid-Peninsula towns. Sales are up 44% in Palo Alto, 36% in Menlo Park, and 133% in Los Altos. Average prices have edged up as well, in part because jumbo mortgage money is more available this year.

Buyers are very rational about home buying. They are not assuming that home prices will rise in the near

future. They are buying because they want a home that meets their needs and the needs of their families. They may want to be in a particular school district, or they may be downsizing and want to have a smaller property in a specific location. Whatever their reasons, they are not being led by their emotions but rather by their specific needs.

Sellers are being rational as well, at least the sellers who are successful in this market. If you have been thinking of selling your home, this is a better time to do so than we have seen in several months. You may want to take advantage of this time to make your move.

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No 'Berlin Wall' berms planned for high-speed rail on Peninsula

By Jocelyn Dong

Palo Alto Weekly

Should high-speed rail come to the Peninsula, it will not sit atop a massive Berlin Wall, as some rail opponents have feared.

But the 125-mph trains still could zip along on an aerial viaduct, in an underground tunnel, through an open trench or at street level, according to a report released Thursday by the California High-Speed Rail Authority.

The Authority's "preliminary alternatives analysis" identifies ways that the 48 miles of tracks between San Jose and San Francisco could be configured. It also eliminates options it deemed unfeasible due to factors such as geology, various cities' regulations, negative effects on traffic, the need to protect natural resources and more.

The overall rail line, which would stretch from Los Angeles to San Francisco, received voters' approval for \$9.95 billion in funding in November 2008.

Since then, rancorous debate and considerable grass-roots activism, along with city-organized lawsuits

and lobbying, have ensued. Opponents, some protesting the rail line altogether and others advocating for a plan that will not harm residents' quality of life, have questioned the state agency's processes, calculations and receptivity to public input.

But holding fast to its prior plans, the Authority states that its analysis "reconfirms that a four-track, grade-separated, shared Caltrain and High-Speed Train system is feasible and the preferred ... alternative between San Francisco and San Jose on the Peninsula."

Furthermore, it asserts the costs for building the system are consistent with prior estimates, including those found in the 2009 Business Plan, which was released in December.

The agency did state that it has heeded community wishes, however, which have been vocally expressed over the past year and a half. The report promises that berms — solid walls that would extend at least 10 feet into the air — will be sparsely used in commercial or residential areas "where they would significantly reduce connectivity and mobility or where there is strong local opposition to this type of structure."

The agency removed high berms from consideration altogether from Redwood City to San Jose, though shorter berms may be used to connect aerial and underground or at-grade portions.

The report confirmed that tunneling — an expensive method advocated by local officials as early as 2008 — has been added "for further evaluation."

Using underground tunnels is only one of six options the Authority is studying. The other five include berms; aerial viaducts, which are concrete structures supported by columns, usually 10 feet or taller; at-grade tracks that run at or near ground level; open trenches, which are below-ground-level troughs; and covered trenches/tunnels, which are partly covered troughs that allow ground-level roads or buildings to exist above the rail line.

Robert Doty, director of the Peninsula Rail Program, a partnership between Caltrain and the High-Speed Rail Authority, said the communities along the route made it very clear that they felt the berms would be "extremely intrusive." Even though the structures are technically

feasible, the rail authority opted to eliminate them from further consideration.

"The tunnel option is still in place," Doty said, referring to the Palo Alto, Menlo Park and Atherton portion of the line. "All the options are in place, to be honest, from the feasibility perspective. All are available and can be done."

"We'll work with the communities and groups to pick from what's available."

The rail authority also eliminated the option of stopping the high-speed rail in San Jose, a design that some Peninsula residents have advocated at public meetings. Doty said stopping the service in San Jose would meet neither the purpose of the project nor the requirements of Proposition 1A, which specifies that the rail system should go between San Francisco and Los Angeles.

He also said the design would not meet the needs of Caltrain, which would have to absorb northbound rail passengers bound for San Francisco.

"There's no way the system we have out there today would absorb what happens if the system stopped in San Jose," Doty said.

Locally, all options other than the berm remain. But the detailed analysis showed that the rail line could affect city life in various ways.

For example, building either an

aerial viaduct or an open trench crossing the Menlo Park and Palo Alto border would adversely affect San Francisquito Creek (in fact, the open trench is not considered an option for that stretch).

Some methods will be significantly costlier than others. Yet the Authority did not eliminate any option solely on cost, according to the report. Rather, it is opting to design the whole San Jose to San Francisco corridor and then estimate the costs for each segment.

The Authority warned that the most costly of alternatives may not be feasible. If every segment of the line was built with the most expensive method, the cost for the whole route could be four to five times more expensive than what has been estimated.

"Such high-cost alternatives would be impractical," the report stated.

The alternatives will now be analyzed with greater scrutiny for their potential environmental impacts and engineering feasibility. That environmental impact study is expected to be completed by December 2010.

In addition to analyzing design options, the state agency also confirmed that it is still considering whether to build a mid-Peninsula station. If so, Palo Alto, Mountain View and Redwood City are all possibilities. ■

No investigation of Marsala

MARSALA

continued from page 5

Furth prepared for the council, since she was prohibited from speaking about it.

"It was clear that we were engaged in active litigation at the time council member Marsala requested the loan, and council member Marsala should have known better," Ms. McKeithen said.

Mr. Buckheit said that Mr. Marsala must have been "in a coma" if he didn't realize that a lawsuit was in the works. After the meeting, Mr. Buckheit told *The Almanac* that Mr. Marsala made no specific request for quid pro quo when he asked for the loan, but that he doubted such arrangements were ever explicit.

Mr. Marsala said he will recuse himself from any future discussions regarding Mr. Buckheit's lawsuit.

In October, Mr. Buckheit filed a civil rights lawsuit in federal court in San Francisco against the town of Atherton and two of its police officers over the handling of a domestic dispute at his house in 2008. Mr. Buckheit was arrested on suspicion of domestic violence but never charged, and he was later granted a declaration of factual innocence from a San Mateo County Superior Court judge.

Councilman Jerry Carlson chided Mr. Marsala, but said the town



Photo by Michelle Le

Councilman Charles Marsala has also been questioned about whether he still lives in Atherton.

needed to focus on more important matters, such as the California high-speed rail project.

"There are times that I have questioned your judgment, and there were times you've been right and I've been wrong," Mr. Carlson said to Mr. Marsala, referring to various fees and taxes authorized by the council that were subsequently rescinded and refunded. "We've had lapses of good judgment, and you have had your own lapse of good judgment."

Councilman Jim Dobbie, on the other hand, shared Ms. McKeithen's views.

"There's a standard of ethical behavior we are all supposed to

uphold, and this standard was not upheld by Mr. Marsala," said Councilman Jim Dobbie.

Councilwoman Elizabeth Lewis defended Mr. Marsala's record during his two terms on the council, and accused Ms. McKeithen of trying to discredit him.

"Mr. Marsala is a stand-up guy," she said. "I'm embarrassed to be on the council at this time. I'm sad we can't work together."

Nineteen people spoke during the meeting's public comments, both supporters and detractors of Mr. Marsala.

Atherton resident Joan Solari was one of several people who called for Mr. Marsala to step down from the council.

"Regardless of whether Charles Marsala broke the law, there are a huge number of Athertonians here to let you know that we do not feel good about what's going down," she said.

John Johns, the town's former finance director, called for an investigation by the California attorney general, or even the United States attorney general. Mr. Johns, who announced that he is on the cusp of settling his wrongful termination lawsuit against Atherton, said that Mr. Marsala's actions needed to be viewed as part of a pattern of behavior.

"I have reason to believe Mr. Marsala has abused the public trust," he said.

Jeff Wise, an Atherton resident

who frequently attends council meetings, said he believes every member of the council is working for the best interest of the town, but that council members are doing an "abysmal" job of interacting with each other.

"The town needs to move on. I accept Charles at his word," Mr. Wise said.

Randy Lamb, a member of the Atherton General Plan Committee, decried the "lynch-mob mentality" of the proceedings. "This is just Atherton politics as usual. It's an election year," he said.

Besides the uproar over the loan request, Mr. Marsala also faced questions about whether he met residency requirements for council members. In January, Mr. Marsala was called on the carpet at a council study session to confront rumors that he no longer lived in town.

Mr. Marsala said he has been renting out his home on Emile Avenue since December to a Stanford Hospital patient and her family, and that he expects to move back in by the end of the month. In the meantime, he has remained in Atherton and rented houses or rooms in the houses from friends, he said.

As long as Mr. Marsala has not moved out of town, he is still a resident, said City Attorney Furth.

"He continues to be a legal resident, and therefore he continues to qualify to serve on the council," Ms. Furth said.

A motion to accept the city attorney's report that Mr. Marsala did not violate conflict-of-interest laws, and that he is and has been a legal resident of Atherton, failed for lack of a majority. Mr. Marsala recused himself from the 2-2 vote, with Ms. McKeithen and Mr. Dobbie opposed. ■

KINDERGARTEN

continued from page 7

said.

Also supporting the bill: the Legislative Analyst's Office, the California Performance Review, and the Governor's Committee on Education Excellence, he said.

"Almost every child who comes to me for reading support has a fall birthday," said Palo Alto reading specialist Natalie Bivas, who was quoted in the statement. "They don't catch up somehow down the line. Instead, they end up on everyone's radar. By third grade, teachers start asking me why we didn't hold these children back. By then, we're discussing a special education intervention."

SB 1381, which would be phased in over three years starting in 2012, would save the state about \$700 million annually and \$9.1 billion over 13 years, Mr. Simitian said.

About half the money would go to "quality preschool programs" for the affected children and the rest toward reducing the state's budget deficit, Mr. Simitian said.

Portola Valley: Cell phone tower proposal will be hard to defeat

By Dave Boyce
Almanac Staff Writer

Portola Valley residents with homes near a proposed cell phone antenna at Golden Oak Drive and Peak Lane in the Westridge neighborhood told the Planning Commission recently how unhappy they were about having the antenna there at all, much less having to contemplate its aesthetics and the effect on their property values.

The town appears to have two options: a 50-foot pole or a 50-foot pole hidden inside a 60-foot fake tree known as a “monopine.”

After considering the matter at its April 7 meeting, the commissioners delayed further discussion of a 10-year conditional use permit for T-Mobile West Corp. The commissioners “need a whole lot more information” on alternatives, Planning Manager Leslie Lambert said in an interview.

The commission has some four

months before a decision is necessary. Among the areas of interest, Ms. Lambert said, are the scope and impact of micro-cell antennas—a less prominent alternative—and a third-party opinion of the project, including a so-called gap in coverage claimed by T-Mobile.

The phone company enjoys an advantage under a federal law that, in the interest of promoting competition among phone companies, pre-empts certain local government regulations, Town Attorney Sandy Sloan said.

And if the phone company claims that it needs the antenna to resolve a significant gap in coverage, as is the case here, the local government must prove that the proposal is not the least intrusive way to address that gap.

Aesthetic concerns are a frequent complaint among neighbors, but to justify denying a permit for aesthetic reasons, a local government must provide substantial fact-based evidence of

undue visual impact, Ms. Sloan said. Mere opinion or “generalized concerns” will not cut it.

As for worries about radio frequency radiation and its possible effects on health, federal law prohibits local governments from using radiation concerns to determine antenna placement, Ms. Sloan said.

The town may find the micro-cell alternative to be problematic given its line-of-sight limitations amid the steep topography of Portola Valley, Deputy Town Planner Tom Vlasic noted in his remarks to the commission.

With the burden of proof on local government, and with property owner Cal Water agreeable to an antenna, the town’s options appear to be little more than choosing which monopine is preferable.

Portola Valley can and should demand a custom-made tree, “the best possible fake tree that could be out there,” Mr. Vlasic said. ■

Another Jackling house friend goes on the record

By Dave Boyce
Almanac Staff Writer

Woodside’s historic Jackling house, designed for copper baron Daniel C. Jackling in 1925 by architect George Washington Smith and slowly deteriorating due to a lack of maintenance, has friends who want to preserve it for posterity. Now, another has gone on the record with support.

The San Francisco-based western office of the National Trust for Historic Preservation has sent a letter to the Town Council underscoring its support for a plan by Woodside residents Jason and Magalli Yoho to take the summer mansion apart and reconstruct it a couple of miles away.

The Trust considers the Yohos’ idea “well thought out and professional,” according to an April 7

letter to the council from Uphold Our Heritage, a preservation-minded group that has fought in court for years to save the house from destruction.

A bold plan, perhaps, but one that will go nowhere without the agreement of Jackling house owner and Apple Corp. chief executive Steve Jobs, and the relevant permits from the town. To date, the town has not received a plan from the Yohos asking for a permit to move the house, Assistant Town Manager Kevin Bryant said in an interview.

Mr. Jobs is free to apply for a demolition permit to replace the house with a modern family home now that a San Mateo County Superior Court judge has put an end to Uphold Our Heritage’s years-long legal battle to stop him. Uphold can still appeal the judge’s decision, Town

Attorney Jean Savaree said.

Mr. Jobs’ view is not known, but Uphold Our Heritage is trying to convince him via his “friendship” with former vice president Al Gore, according to a letter on Uphold’s Web site.

The letter, at is.gd/bmgVB, details Uphold’s efforts and urges Mr. Gore to discuss the matter with Mr. Jobs in hopes of “a more civic and creative result than demolition. We believe you could make a persuasive argument for pursuing a worthy and achievable alternative.”

Among the letter’s signers is Tim LeCain, author of “Mass Destruction: The Men and Giant Mines that Wired America and Scarred the Planet,” published in 2009, whose first chapter looks at Mr. Jackling’s influence and his Woodside house, including a photograph. ■

PV school district staff offer to forgo pay hikes next year

By Andrea Gemmet
Almanac Staff Writer

Facing layoffs and a serious budget shortfall, staff in the Portola Valley School District voted to forgo salary increases for the coming school year.

The Portola Valley Classified Employees Association will give up the automatic “step-and-column” raises in the 2010-11 school year, said Denise Schectman, the Ormondale School secretary and co-chair of the association.

The district is facing an estimated \$550,000 shortfall projected for next year’s budget. A \$168 parcel tax on the special

May 4 election would close some, but not all, of that gap if it passes. Anticipated budget cuts could include laying off all classroom aides in the district.

“The state budget is not really solid. We’re going to have ongoing challenges,” Ms. Schectman said. “We have to be prepared for what may come, and we want to work with the district to save as many positions as we can.”

The wage freeze for the union’s approximately 35 members will save the district about \$30,000, Ms. Schectman told The Almanac. Members include both special education and general education

classroom aides—also called para-educators—as well as janitors and secretarial staff. Two other district employees who are not represented by the union also said they will volunteer for the salary freeze.

“We recognize that this wage freeze alone will not solve the district’s financial problems, but we do hope that this decision serves as an indication of the willingness on the part of our association to work together for a common good by helping to preserve staffing levels,” association members said in a letter to the school board that Ms. Schectman read at the board’s March 31 meeting. ■

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Pounding the pavement for pension reform

Henry Riggs, right, and Roy Thiele-Sardina are the leaders of the Menlo Park group Citizens for Fair and Responsible Pension Reform.

Menlo Park volunteers collect signatures for initiative drive

By Sean Howell | Almanac Staff Writer

5:06 p.m., April 7, Sharon Heights

Introducing yourself to a stranger, especially a stranger you want something from, can be uncomfortable. But Lenny Ayyangar does it with poise as she canvasses Menlo Park's Sharon Heights neighborhood on this breezy, dust-mote-flecked day, locating the front doors (harder than it sounds) of house after house, marching up the front steps and ringing the bell.

Usually, Ms. Ayyangar gathers signatures with a friend, but her friend's husband fell ill and made a trip to the hospital today, so it's just her out here with a photographer and a reporter — whose presence probably makes it harder, not easier, to ring these doorbells, flanked by unaccountable figures with a long-lensed camera and a reporter's notebook.

"It's something other than feeding the homeless," she says in good humor as we walk up a steep block, explaining why she decided to volunteer with a Menlo Park group working to put a "pension reform" initiative on the November ballot. She's followed the issue for a while, and it seemed like a good cause. She gathers signatures whenever she can, going door to door in her neighborhood or posting up at the Sharon Heights Safeway; she's squeezing today's session in before an open house at M-A High, where her son is a senior.

ON THE COVER

Lenny Ayyangar walks door-to-door in her Sharon Heights neighborhood, collecting signatures for an initiative drive aimed at scaling back pensions for future public employees. Photo by Michelle Le/The Almanac

On the whole, people are more receptive and less suspicious than you might expect. Ms. Ayyangar says that's pretty much been her experience so far. She's gathered 65 signatures, and only one person has turned her down.

There's a kindly man who signs, then says that it's a bad idea to ask whether he's a registered voter: "I tell people I was in the Navy during the war, but I don't tell them which Navy I was in," he says by way of explanation. A man in a wheelchair signs, though it takes Ms. Ayyangar and the man's caretaker several minutes to explain what the petition is for. "I'm all for reform," he says finally. One woman wearing a baseball cap, sitting on her front porch with a yippy dog, signs the petition, though it's unclear whether she's just trying to get us off her porch so the dog will settle down.

Ms. Ayyangar wears a kind of laminated badge on a string around her neck, with her photo and big lettering that says "MENLO PARK RESIDENT." She starts her spiel by introducing herself, giving the name of a neighbor the homeowner might recognize, and reminding the homeowner that she's only asking whether they want to see the initiative on the ballot, not whether they will vote for it. When pressed, she says that the city is in a fiscal crisis, and services are being cut as a result of high public pensions. If pressed further, she says something along the lines of, "Public employees shouldn't be able to retire at 55; they should retire at 65, like the rest of us."

Roy and Henry

Roy Thiele-Sardina is outraged at the pensions public employees receive, and he thinks you should be, too. The group he has formed with longtime Planning Com-

missioner Henry Riggs to lead the initiative drive calls itself "Menlo Park Residents for Fair and Responsible Pension Reform." Talking to Mr. Thiele-Sardina, you get the sense that, on the group's stationery, the word "fair" should be capitalized, bolded and underlined twice.

"I have guaranteed not one of my employees \$1.5 million in their 401K," the barrel-chested, cleft-chinned venture capitalist ("I have supervised organizations with hundreds of employees") says while eating soup on the patio outside Cafe Borrone, explaining that that's what a Menlo Park employee who makes \$75,000 per year will receive if she retires as early as possible and lives until age 80. "It's absurd, that they think they deserve both that, and their pay."

The "coolest thing" he saw in a newspaper recently was a full list of city employees and the salaries they made in 2008.

"Eighty thousand dollars to a park worker? To a *park worker*? (audible scoff)?" he says, agog, leaning forward with a how-are-you-not-stunned expression. "I don't have an admin paid anywhere near what this city pays, and all my admins have college degrees. Apparently it's really hard to work four-and-a-half days a week, and not have to answer the phones."

"Am I going to make this much in Social Security? I don't think so," he continues. "That's what's unfair: Who retires at 55, but a public employee? With Social Security, you have to be 67, 70 years old before you start collecting the full benefit."

With the state pension fund shrinking and the city's commitment to its retirees rising, the city is bound for financial trouble, Mr. Riggs says, despite its \$26 million general fund reserve: "As the iceberg starts to surface, or we start to sink and see what's underneath us, there's no way to roll it back. We've already made the commitment."

Mr. Thiele-Sardina and Mr. Riggs think this initiative will be a very big deal indeed: the first step on the road to fixing a broken pension system on pace to bankrupt the state, and a possible catalyst for other cities

'Pension reform' initiative

More than 80 Menlo Park residents are going door to door collecting signatures for an initiative drive aimed at scaling back pension benefits for future municipal, non-police employees.

The group leading the drive argues that the current system is unsustainable, and that changing the system for future employees will help stabilize the city's somewhat dour long-term budget forecast.

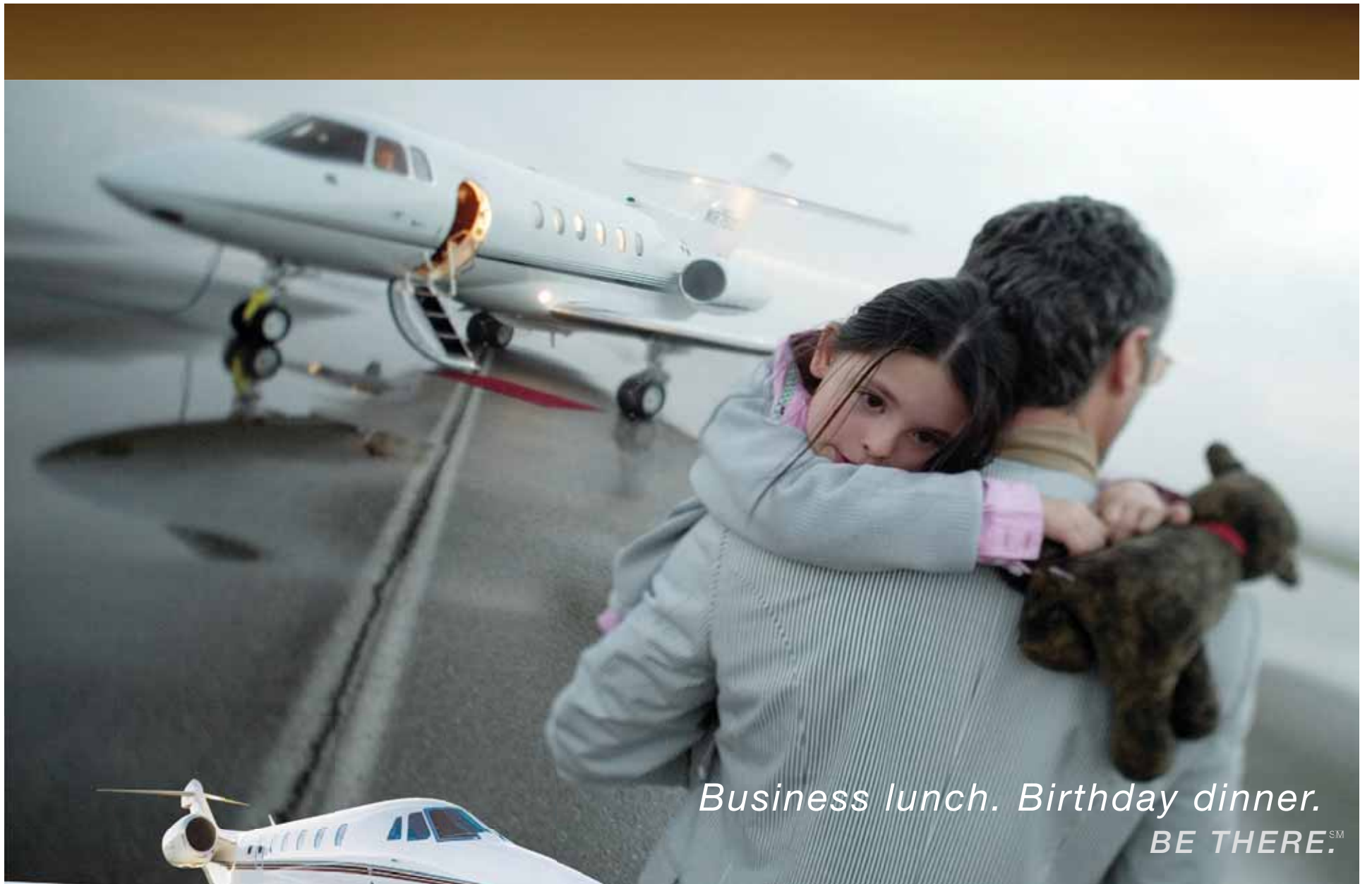
The initiative would:

- Reduce pension payments from four-fifths of the highest annual salary to three-fifths of the average of the highest three consecutive years;
- Increase retirement age from 55 to 60 years old; and
- Require voter approval of any "enhancements" to pension benefits.

in the region to change their own pension rules. The initiative would increase the retirement age for new non-police city employees from 55 to 60, and would decrease the annual pension payment to a 30-year worker from four-fifths of the worker's annual salary to three-fifths.

It would also force the City Council to send any future pension plan amendments to voters, a measure that Mr. Riggs and Mr. Thiele-Sardina say would ease the pressure on council members, from city management and politically powerful unions, to approve higher benefits. The current situation, with council members voting in closed session at the recommendation of managers who stand to indirectly benefit from the pension increases, is a "circular conversation," says Mr. Thiele-Sardina, who over the course of an hour-plus interview gives numerous examples of important, hard-working people who aren't paid as well as

See **PENSION REFORM**, page 12



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Photo by Michelle Le/The Almanac

Singing for his supper

It's been over a year that guitarist and singer Cosmic Chris has been serenading visitors to Santa Cruz Avenue in Menlo Park. Shown here at the Starbucks coffee shop at the corner of Curtis Street, Cosmic sings a number from his repertoire that includes classic rock and hits from the 1980s.

Voting starts in tax election for Menlo, Portola Valley districts

Ballots for parcel taxes in the Portola Valley and Menlo Park City school districts arrived in mailboxes last week. Ballots may be returned any time before 8 p.m. on May 4.

In the Portola Valley election, Measure D calls for a four-year, \$168 annual parcel tax.

Measure C in the Menlo Park election calls for a seven-year, \$178 annual parcel tax. Both require a two-thirds yes vote in order to pass.

Voters can return their ballot by mail any time during the voting period, but voted ballots must be received by the Elections Office by 8 p.m. on Election Day, Tuesday, May 4.

Return postage has been paid for by the school districts.

Voters in the two school districts also have the option to drop off their voted ballots at their city hall — 91 Ashfield Road in Atherton, 701 Laurel St. in Menlo Park, and 765 Portola Road in Portola Valley. Ballots can also be dropped off at the Elections Office at 40 Tower Road in San Mateo.

Voters can go the San Mateo County Elections Web site, shapethefuture.org, and click on the "Track and Confirm" button to confirm that the elections office received their voted mail ballot, according to Warren Slocum, the county's chief elections officer.

PENSION REFORM

continued from page 10

city employees and mentions that he has an MBA in data analysis, drives an early-model Prius, has started eight companies, and worked for GM when it was going through its own pension structure reorganization. "It's insidious," he says, referring to the circular conversation.

Mr. Riggs finds himself especially perplexed by the claims of union representatives who assert, despite much evidence to the contrary, that the state pension fund is not in fact headed for bankruptcy. A recent study by graduate students in the Stanford Institute for Economic Policy Research estimated that the fund has an unfunded liability of \$425 billion.

"We're saying, 'If you find yourself in a hole, stop digging,'" Mr. Riggs says. "(Union representatives) are saying, 'no, no, the Earth is actually rising. ..."

"It's very much the American way," he said in a later interview. "The problem doesn't exist when the train is coming toward you at 100 miles per hour, only when the tracks are shaking and the first human bowling pin gets knocked over."

Different appeals

There are really two distinct issues involved when you're talking about changing public pensions: whether the city and state funds can support them, and whether employees deserve them.

While many people support "pension reform" on both grounds, they entail two fundamentally different forms of appeals. The first appeal is a logical one: The city can't afford pensions at the current rate, and therefore we should change them. The second is an emotional appeal: City employees

get better benefits than you, and that's not fair.

Recall Ms. Ayyangar's strategy. She begins her pitch with the logical appeal: The city will have to cut services if pensions aren't scaled back. Then, shifts to the emotional appeal that public employees should retire at 65, like the rest of us.

The same shift is often apparent in the comments of speakers at City Council meetings, in the writings of people who support "pension reform," even in this reporter's conversation with Mr. Thiele-Sardina and Mr. Riggs. It all tends to get muddled; it can be easy to forget why you support the cause, or to be unclear on why you championed it from the beginning.

"What I talk about is that it's unsustainable," Mr. Riggs says. "If someone then says, 'They deserve it, so we'll have to raise more money,' I say, 'Well, let's talk about what your priorities are. Here's a short list of things the city can't do (because of pension commitments) that you wish it was doing.'"

Mr. Riggs acknowledges that the signature-gathering process would probably be easier, were he to simply lay out the city's pension plan, and ask people whether they're outraged that they don't receive the same benefits.

Exploring the crawl spaces in municipal budgets and explaining the intricacies of annuity calculations are more daunting, and perhaps less effective, ways to get people to sign on. A signature is a signature, but the topic of whether the city can sustain the current system is "a much harder thing to explain and talk about," Mr. Riggs said. "I hope we will have the time from July to October to make that a more familiar subject," prior to the November election, when the group plans to put the initiative on the ballot. ■



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Blessing of the bikes coming to Portola Valley

A lunch, bicycle-related prizes, an outdoor party and a family-friendly bike ride along Canada Road will follow the first annual "blessing of the bikes" on Sunday, April 18, at 10:45 a.m. at the beginning of the regular Sunday service at Valley Presbyterian Church at 945 Portola Road in Portola Valley.

Celebrating the bicycle is a natural for Earth Day weekend — and for this church, which sits along the popular 15-mile Woodside-Portola Valley loop, Rev. Mark Goodman-Morris said in a statement. Cyclists often stop there to refill water bottles and use the bathroom, he said.

But the event is also "a grace-

ful way to welcome our bicycling neighbors, and open our church as a place of hospitality and blessing," Rev. Goodman-Morris said.

The congregation of 350 draws from Stanford University and Silicon Valley communities and includes entrepreneurs, artists, writers, musicians and an active cycling community with serious competitors, including participants in the Race Across America, he added.

The church's sanctuary is notable for a glass wall that opens onto a redwood grove, labyrinth and prayer garden.

Go to www.valleypreschurch.org for more information.



Hans G. Bakke, 88, native of Minnesota and longtime resident of Menlo Park and Portola Valley, passed away peacefully March 29, 2010 after enduring the ravages of Parkinson's disease for over six years. He had lived in nursing facilities for over a year, and died

at Crescent Villa in Sunnyvale. Hans had a warm and wonderful personality, was impressively generous, and was an incredibly kind-hearted man. He was charming, quick to laugh and to make others laugh as he had such a keen wit and strong sense of the absurd. He always managed to find humor all around him, and it was sometimes easy to forget that he had a serious and reflective side as well.

Hans Gulbrand Bakke was born May 14, 1921 in St. Paul, Minnesota, the son of Karl and Olga Olsen (Doeschholmen) Bakke, recent immigrants from Norway. He grew up in Mankato, Minnesota, graduating from Mankato High School in 1939, and then attended Gustavus Adolphus College. During that time he met his beloved bride-to-be, Lorraine "Naine" Martinson, also of Mankato. They were engaged to be married, but then World War II intervened. Hans was selected for pilot training in the Army Air Force and attended Coe College in Iowa on that program. When the Army's need for pilots was superseded by the need for infantry for the Normandy invasion, his class was transferred to that branch. He served in France and Germany, surviving without injury.

During the war, Naine had finished a two-year degree in education at Mankato Teachers' College and had taught in Comfrey and Winthrop. In June of 1946, soon after Hans returned from Europe, they were married. Hans took over and rebuilt his father's construction company, which had suffered during the war, and Naine completed her four-year degree in education. They then moved to Minneapolis and Hans enrolled in the School of Architecture at the University, while Naine taught school. They returned to Mankato and Hans rejoined the Bakke Construction Company. In 1953, opportunities beckoned in California, where brother Harold lived, and they moved to Menlo Park. They lived in Ladera until 1975 when they bought and moved to a larger house on Bear Gulch Drive in nearby Portola Valley.

For his entire career in California, Hans worked as a designer, estimator and construction supervisor for Peninsula builders and contractors. During that time, Naine became well known as the teacher of two generations of kindergartners and first-graders at Ladera and Las Lomas Schools in Menlo Park.

Naine died in 2006, ending a loving marriage of 60 years. Even before that, Hans began to show symptoms of Parkinson's disease. Hans' bereavement over Naine deepened the symptoms. His physical abilities began a steady decline while his characteristic quick wit remained undiminished, although his ability to communicate it faded. The inevitable end came on March 29, 2010.

Hans is survived by his daughter, Bronwen Bakke of North Hollywood, a professional actress who is known on the stage as Bronni Bakke. When her mother died, she interrupted her career to return home and care for her father. Bronni was prominent in the amateur theater scene on the Peninsula for all of her youth, literally since age two months, when she appeared as the Christ child in a Christmas pageant at Ladera Community Church.

Hans was the youngest and longest surviving of six

children of Karl and Olga Bakke. He was preceded in death by three brothers - Anton, Einar, and Harold - and by two sisters - Agnes, who died as an infant, and Kari. He is survived by three sisters-in-law, Patricia Padilla of Los Gatos (ex-wife of Harold), Harriet (Mrs. George) Anderson of Pleasanton, and Leah (widow of Richard) Martinson of Minneapolis, Minnesota and Fort Lauderdale, Florida. He is also survived by many nephews and nieces, locally including Kim Bakke of Los Gatos, Kristi Bakke Peterson of Mountain View, Margit Chapman of Saratoga, Eric Anderson of Pleasanton, and Gail Anderson Dressler of Fremont. Hans was a role model and mentor in the construction industry for nephew Chris Bakke, now living in Lakewood, Colorado with his wife, Kathy, and son, C. J. Locally, he is also survived by grand-nieces Kari Peterson and Sarah Dressler, and grand-nephews Kristofer Peterson and David Dressler. Outside of California, surviving close relatives include nephews Eric and John Stamberg, and Stephen and Richard Martinson; nieces Patricia Bakke, Kathleen Kohler, Nancy Brandau and Carol Whiteis; and numerous grand-nephews and grand-nieces.

A big part of the life of Hans and Naine was The Claypipers, a melodrama troupe made up primarily of Peninsula residents. The group staged villain-and-innocent-maiden shows every summer weekend at Drytown in the Gold Country of the Sierras. Hans and Naine helped found The Claypipers in the 1950s and continued as active and prominent members until the group disbanded in the 1990s. Naine performed on the stage and Hans managed the property. He designed and helped carry out the restoration of a 1849-era opera house in Drytown, and designed and supervised the construction of a dormitory for the overnight housing of the cast on weekends. His leadership is honored by a brass plaque displayed at the entrance of the restored theater. The building now houses retail shops.

Hans was proud of his Norwegian heritage. He visited his living relatives in Norway twice - once while stationed in Europe with the Army, and again in 1961, accompanied by Naine and the Andersons. He traced his ancestors on his mother's side back to a famous Norwegian naval hero of the 1500s, Admiral Christopher Trondsen Rustung, known as "The Thundershield."

Hans taught himself to play the accordion at an early age. He never learned to read music, but he played so well that as a young man, he organized an accordion band to play at dances around Southern Minnesota. For all of his adult life, he was popular as a volunteer entertainer at community events, senior centers, private parties and family gatherings. He also amassed a collection of over 50 accordions, many of them antiques. One of his favorite hobbies was to explore pawnshops and flea markets on the lookout for rare accordions. His talents on the accordion carried over to the piano and organ, and his household was never without at least one of each.

He will be sorely missed by his daughter Bronni, his many family members, and his large circle of friends, who are all invited to celebrate his life with the family at the service.

A Visitation will be held at Redwood Chapel 847 Woodside Rd, Redwood City, CA on Thursday, April 15th at 10am. A Funeral Service will commence at 11am, followed by a committal at Alta Mesa Memorial Park in Palo Alto.

Donations to the memory of Hans may be made to The Michael J. Fox Foundation for Parkinson's Research, Church Street Station, P.O. Box 780, New York, NY 10008-0780.

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Picasso Ensemble and friends perform benefit concert April 20

The Picasso Ensemble will perform a benefit concert in the sanctuary of Valley Presbyterian Church in Portola Valley on Tuesday, April 20, at 7 p.m.

The ensemble features Menlo Park pianist Josephine Gandolfi, violinist Susan C. Brown, cellist Victoria Ehrlich, and mezzo soprano Wendy Hillhouse. The concert will also feature guest vocalist LaDoris Cordell, and guest percussionist Deanne Tucker.

Proceeds will benefit the Children's Library of Pueblo Nuevo, Nicaragua, a library founded 10 years ago by Peninsula teacher Kristina Underdal Mundera.

The program includes songs set to music by Karen Linford, head of the choral music program at Menlo School in Atherton. Ms. Linford is in good company on the program, which also includes songs set by Spanish composer Manuel de Falla.

The ensemble also will perform music for instrumental trio by Dvorak, Susan Brown, and Alexis Alrich.

The texts of Ms. Linford's songs are poems written by children at the bi-lingual Castro Elementary School in Mountain View under the guidance of Ms. Underdal Mundera, who founded the Puebla Nuevo library. Ms. Linford, Ms. Gandolfi, and Ms. Cordell had participated in a poetry and music project at the school in 2005, and Ms. Linford originally set the music for the poems, written on themes of nature, for student instruments.

Later, Ms. Linford rearranged some of the pieces for violin, flute and piano, and developed them for performance by professional musicians, she said. The four pieces that will be performed in next week's concert have been further adapted, with the cello taking the flute's part.

Ms. Linford, who is a pianist and mezzo soprano, started writing music when she was 9, she said, but she didn't try writing choral music until the 2005 music and poetry project. "This launched me," she said. "It made

me realize just how much I love writing music."

The beneficiary of the concert, the children's library in Nicaragua, was the realization of a dream of Ms. Underdal Mundera, who lived in Pueblo Nuevo as a Peace Corps volunteer, working with neighborhood youth. Witnessing the enthusiasm of children in that town for a small collection of children's books that she brought to her post, she and the community began exploring ways to build a library for kids.

The building project was begun in 2001, with volunteer work by families in the community, and now the library serves preschool- through college-age residents.

The suggested donation for admission to the concert is \$15 general and \$10 for students. The church is located at 945 Portola Road in Portola Valley.

Visit abren.org for more information about the children's library in Pueblo Nuevo. ■

School foundation hosts auction to help offset district deficit

Leaders of the Menlo Park Atherton Education Foundation are hoping the foundation's annual auction, set for Saturday, April 24, will help the Menlo Park City School District offset its budget deficit.

The event, "Rock the Foun-

dation," will be held from 7 to 11:30 p.m. at the Computer History Museum, 1401 North Shoreline Blvd. in Mountain View. There will be live music, dancing, and a silent auction, which allows community members to bid on getaways, dinner

and cocktail parties, teacher-student parties, and admission to sporting events.

The nonprofit foundation has raised funds for the school district for 28 years, and the annual auction has been its major event, according to volunteer Valerie Ambwani.

In the face of possible teacher layoffs due to drastic budget cuts in the district, the foundation has added a new component to this year's auction: Fund-A-Teacher. "This year, as the district faces such severe budget issues, we are focusing more on the basics, such as our Fund-A-Teacher segment to keep our teachers," Scott Lohmann, the foundation's co-president, said in a press release.

For more information or to purchase tickets, go to mpaef.org.

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Please help us celebrate Menlo Park City Schools at Rock the Foundation, April 24, 2010.

Details at www.mpaef.org



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NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SACRED HEART SCHOOLS MASTER PLAN

NOTICE IS HEREBY GIVEN that the Atherton Planning Commission will hold a public hearing to consider comments on the adequacy of the Draft Environmental Impact Report for the Sacred Heart Schools Master Plan EIR, pursuant to Atherton Municipal Code Chapters 15.32.

Description: The 2009 Sacred Heart Schools Master Plan Update (Project) proposes demolition, construction, renovation, and site improvements on the Project site to accommodate an additional 114 students on the campus, from the current 1,082 students to a maximum enrollment of approximately 1,196 students. This enrollment would be accommodated incrementally in the Elementary, Middle, and Sacred Heart Preparatory schools, with the bulk of the new enrollment potentially occurring in the Middle School and Sacred Heart Preparatory.

The Project would include relocation of the St. Joseph's Campus and construction of new instructional, administrative, and library buildings as well as an Assembly Hall and Performing Arts classrooms on the St. Joseph's Campus, construction of a new parking lot to serve St. Joseph's, and overall improvements to the Sacred Heart Schools campus, including campus entry and drop off/pick up improvements, pedestrian and vehicular improvements, sports field realignments and relocation, minor sewer repair, and tree maintenance. The project is located at 150 Valparaiso Avenue in Atherton (Assessors Parcel Number 070-390-010).

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report has been prepared for the above described project pursuant to the provisions of the California Environmental Quality Act. A copy of this document is available for public review at the Atherton Town Hall, 91 Ashfield Road, Atherton, CA beginning April 13, 2010. A copy of this document is also available on the Town of Atherton website at www.ci.atherton.ca.us. The public review period is from April 13, 2010 to 5:00 p.m. May 28, 2010.

Comments on the Draft Environmental Impact Report may be mailed to:

Neal Martin, Town Planner
Atherton Town Hall
91 Ashfield Road
Atherton, CA 94027

Or sent by e-mail to: tdellasanta@ci.atherton.ca.us

NOTICE IS FURTHER GIVEN that said Draft Environmental Impact Report is set for hearing by the Planning Commission at its regular meeting on Wednesday, May 26, 2010 at 6:00 p.m. in the Town Hall of the Town of Atherton, at which time and place all persons interested may appear and comment on the adequacy of the Draft Environmental Impact Report, as defined in CEQA.

IF YOU CHALLENGE the Planning Commission's determination on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

For further particulars, reference is made to the application on file. Any attendee who wishes accommodation for a disability should contact the Building Division at (650) 752-0560 at least 48 hours prior to the meeting.

Date Posted:
April 13, 2010

ATHERTON PLANNING COMMISSION

Neal J. Martin, Town Planner

OBITUARY

Lindsey Merendino

Menlo-Atherton grad

Lindsey Merendino, a 2003 graduate of Menlo-Atherton High School, died April 4 in San Luis Obispo, where she had been living. She celebrated her 25th birthday in March.

Ms. Merendino attended Las Lomitas and La Entrada elementary and junior high schools, and graduated cum laude from Cal Poly, San Luis Obispo, in 2007.

She had a passion for art, baking and music, according to her parents, Ellen Williams and Gari Merendino of Menlo Park. "She adored her dog, Nic, her horse, Quinn, and her friends and family," her parents wrote. "Consistent with her giving personality, she always put other first; she



Lindsey Merendino and Nic

donated her organs and tissues to help many other people."

In addition to her parents, Ms. Merendino is survived by her brother Ted; grandmothers Betty and Jacqie; aunts Dawn, Carol, and Elaine; and an uncle, Marc.

The family requests that memorial donations be made to the local SPCA.

MP woman gets prison for DUI chase that injured cops

By Dave Boyce

Almanac Staff Writer

A San Mateo County judge has sentenced Hifoileva Langi Maufualu, 24, of Menlo Park to three years in prison plus financial penalties and restitution

for her involvement in a November 2009 car chase that left two East Palo Alto Police Department officers injured and two patrol cars damaged, prosecutors said.

In the April 8 sentencing of Ms. Maufualu, who pleaded no contest to felony assault with a

POLICE CALLS

This information is from the Atherton and Menlo Park police departments and the San Mateo County Sheriff's Office. Under the law, people charged with offenses are considered innocent until convicted.

MENLO PARK

Commercial burglary report: Two laptop computers stolen, 100 block of Constitution Drive, April 3.

Residential burglary report: Unlocked home entered and rummaged through but nothing stolen, 1300 block of Madera Ave., April 6.

Grand theft reports:

■ Computer handed over for repair was never returned, 700 block of Menlo Ave., April 6.

■ Laptop computer stolen from unlocked car, Safeway supermarket at 525 El Camino Real, April 6.

Auto burglary report: 1200 block of Carleton Ave., April 5.

Fraud reports:

■ Check fraud, 1300 block of Crane St., April 7.

■ Internet fraud, 4200 block of Bohannon Drive, April 7.

motor vehicle and felony drunken driving, Superior Court Judge Susan Etezadi required her to pay \$19,600 in restitution to officers injured during the incident, with further restitution to come and fines of \$340, Chief Deputy District Attorney Steve Wagstaffe said in a report.

Under state law, because Ms. Maufualu's used her vehicle as a weapon, she loses her California driving privileges for life, Mr. Wagstaffe said.

The judge allowed Ms. Maufualu credit for time served in jail of 229 days. Credit can exceed the actual number of days spent in jail if the defendant is cooperative.

The incident began with Ms. Maufualu, who was driving a black Ford Explorer, colliding head on with an East Palo Alto patrol car; the collision resulted in a total loss of the vehicle and "major laceration injuries" to police Sgt. Jerry Alcaraz, who was inside, prosecutors said.

Ms. Maufualu got out of her vehicle to check for damage, but got back in and fled when another officer arrived on the scene, prosecutors said. A chase ensued at speeds that reached 60 mph through residential streets and included flying sparks after a front tire blew on the Explorer.

As she cut through a McDonald's parking lot, police blocked her in. She "spoke at" them and "suddenly accelerated" into the passenger-side door of a patrol car, prosecutors said. An officer sitting in the passenger seat suffered minor injuries.

Now penned in, Ms. Maufualu exited her vehicle at gunpoint while taking two swigs from a Gatorade bottle that contained alcohol, prosecutors said. In a blood test three hours after her arrest, Ms. Maufualu had a blood-alcohol level of 0.16, twice the legal limit, prosecutors said. ■





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LETTERS

Continued from page 19

ments in the district and I am grateful that my own children received such an excellent K-8 education. I also love teaching in such a vibrant and supportive community. Furthermore I value the reputation of our public schools as a critical factor in keeping our home values relatively stable during hard economic times.

If Measure C fails, I fear that we will lose much of what we have worked so hard to accomplish. Teacher morale will suffer, quality of instruction will suffer, and the learning experience of our children will suffer.

Please keep our schools strong. Vote yes on Measure C!

Priscilla Seely
Dunsmuir Way, Menlo Park

Vote yes on Measure C to keep schools great

Editor:

I have been a Menlo Park resident since 1990. We have two children in the Menlo Park schools, both at Hillview now and products of Oak Knoll.

I have served on the Menlo Park Atherton Education Foundation board for five years including a term as president. I have seen the school board make tough decisions, I have seen the superintendent make unpopular decisions and have continually been impressed with their unabated desire to make our schools stronger.

It is quite disturbing to see the state of affairs we are in today. We have a \$2 million deficit to overcome in a school system that operates at the best administrator-to-student ratio in the area. There are not a lot of frills or fat in the budget, so we are forced to cut muscle. I find this both sad and appalling.

As a community we rally together time and time again to pass much needed bond measures and parcel taxes. No one likes to be taxed more but certainly if we are going to do it, we may as well do it for the good of our children. We are going to be asked to vote for the Measure C parcel tax in the coming days. It will cost most households \$178 per year.

For most families, this is the equivalent of three months of their cable bill. It is actually not enough for the task at hand but it is an amount that will help stop the bleeding. This cannot be too much to ask in order to preserve all the hard work that has gone into making our schools so great for our children.

Please join me and vote yes on Measure C and keep our schools great.

Ted Schlein
Cotton Street, Menlo Park

Time to reconsider Peninsula BART system

Editor:

It is becoming increasingly clear that the ill understood high-speed rail project is the ego driven fantasy of Quentin Kopp and Rod Diridon.

Now the Peninsula is in danger of losing Caltrain, its anachronistic commuter rail link, due to the lack of a reliable source of funding. Perhaps we can take a moment to consider an alternative that would make far more sense and correct a 50-year-old mistake by linking BART from San Jose to Millbrae.

The benefits are pretty easy to define, and we don't have to inflate ridership estimates or understate costs to justify linking the Bay Area with a fast, safe, high speed regional transportation system. When compared to the cost of ramming the bullet train down the Peninsula, the BART extension will seem cheap.

Mark Gilles
Partridge Avenue, Menlo Park

Bravo to Brown, Brady, Engel for train work

Editor:

Last month I attended a meeting in Menlo Park where members of the California High-Speed Rail Authority were to present plans.

They had no clear route except that it would follow the Caltrain tracks. A new right-of-way must be built beside the current tracks — either on the east side or west side. Or maybe here and there plunge underground.

The coveted federal stimulus money depends on "environmental approval," but these authorities could not explain what was required to achieve such approval, and were not interested in the environmental objections from members of the community.

The high-speed train will occupy a 60-foot right of way (sometimes wider) completely separated from any possible human incursion by a barrier or by being planted in a ditch, or as a sky way. Thus forever dividing the peninsula cities the whole length of the peninsula.

Every street which crosses the tracks will have to go under the tracks, or over the tracks. This means a tremendous disruption of traffic and life along the line for the duration of construction, which could take years. Valuable property will be rendered worthless in the process, including stores, homes and office buildings. Who will pay for this at the current market price? No one had any comment on this question.

How can Menlo Park plan for refurbishing the downtown district, which includes the deserted car sales lots along El Camino Real that are likely be condemned if the west side of the tracks is chosen for the high-speed train?

What about the Stanford Park Hotel, the new train station in

Palo Alto? What about Alma, the Central Expressway, the University Avenue bridge and the crossing at El Camino Real in Palo Alto? Whoops, there goes the old grove of redwoods and famous El Palo Alto redwood along the tracks at the crossing of San Francisquito Creek.

The obvious option to run shuttle trains on Caltrain to high-speed rail starting in San Jose was dismissed out of hand.

Kay Von Tress
Waverley Street, Menlo Park

Teacher has reasons for backing Measure C

Editor:

I am a teacher at Oak Knoll School as well as a native resident of Menlo Park.

I've been a student, parent, and currently an Oak Knoll teacher for the past 21 years. I have seen it grow from 250 students to over 750 students.

Fortunately, over the years, we've been able to keep up with this huge growth in enrollment by adding dedicated and creative teachers to our existing top-notch faculty and have been able to keep class sizes at a reasonable level.

We've also developed tremendous enrichment programs over the years including science, music, art, physical education, and, most recently, foreign language. The combination of strong faculty, manageable class sizes, enrichment programs, motivated students, and fabulous community support has enabled our school to achieve national recognition and student test scores in the top 5 percent of California.

Our school district is now facing some serious financial problems due to continued increases in enrollment, deep cuts in state funding, and the leveling of property taxes. If we are unable to raise funds from the Measure C parcel tax, the tremendous progress we've made over the years will be seriously eroded. The school board already approved the following actions be taken throughout the district if Measure C doesn't pass:

- Increasing class sizes in all

- grades;
- Laying off 14 teachers;
- Eliminating or reducing hands-on science, music, art, foreign language, elementary physical education specialists, librarians, and services to struggling students.

Please join me in keeping our schools strong and voting yes on Measure C. Your ballot will take less than a minute to fill out and send in.

Kristine McColloch
N. Lemon Avenue, Menlo Park

MARINA BARSOTTI ENGLERT
10/21/19-4/2/10



Our beloved Nina lived a very long and charmed life. The mother of five children, Joseph Jr. (Vicki), Melba (Mike Tracy), Karl, Stephen (Anne) and Mark. Grandmother of 14 adoring grandchildren and 10 great grandchildren. Pre-deceased by her husband of 53 years, Joseph S. Englert. Born and raised in the Marina district of San Francisco, she graduated from the University of California Berkeley, Class of 1940, and remained an avid Cal fan to the end. A longtime resident of Atherton, Menlo Park and the Sequoias, Portola Valley. She loved swimming, dancing, ice skating and all things Italian. Although we will miss her immensely, numerous wonderful memories will keep her in our hearts forever. A private service was held. The family requests contributions be made to your favorite charity. Services entrusted to Roller Hapgood & Tinney Funeral Home. www.rollerhapgoodtinney.com.

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Senior Correspondents

Marion Softky, Marjorie Mader

Staff Writers Andrea Gemmet,

David Boyce, Sean Howell

Contributors Barbara Wood,

Kate Daly, Katie Blankenberg

Special Sections Editors

Carol Blitzer, Sue Dremann

Photographer Michelle Le

Design & Production

Design Director Raul Perez

Designers Linda Atilano,

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3525 Alameda De Las Pulgas,
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Newsroom: (650) 854-2690

Newsroom Fax: (650) 854-0677

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Editor@AlmanacNews.com

e-mail letters to:

letters@AlmanacNews.com

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Subscriptions are \$60 for one year and \$100 for two years.



WHAT'S YOUR VIEW?

All views must include a home address and contact phone number. Published letters will also appear on the web site, www.TheAlmanacOnline.com, and occasionally on the Town Square forum.

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MAIL or deliver to:

Editor at the Almanac, 3525 Alameda de las Pulgas, Menlo Park, CA 94025.

CALL the Viewpoint desk at 854-2690, ext. 222.

Atherton probe of Marsala fizzles

Atherton council member Charles Marsala used incredibly poor judgment when he asked resident Jon Buckheit for a \$500,000 loan last August, but the loan was never consummated. While Mr. Buckheit went on, in October, to sue the town over another matter, Mr. Marsala claims he never had a legal conflict on the council involving the loan request, an assertion backed up by Atherton city attorney Wynne Furth.

Unfortunately, last week's special meeting to discuss the incident shed no more light on the matter. Mayor Kathy McKeithen and Jim Dobbie backed the idea of conducting a deeper investigation into Mr. Marsala's highly unethical actions, but the push fell one short of the three votes needed to proceed. Councilman Jerry Carlson sided with Councilwoman Elizabeth Lewis on this one.

But even this split decision doesn't mean that the public should not get a look at any additional information about the case gathered by the city attorney in a comprehensive report made available only to council members. Mayor McKeithen has hinted that this more in-depth analysis might contain information damaging to Mr. Marsala's contention that nothing untoward happened before, during, or after he asked Mr. Buckheit for a \$500,000 loan against his Atherton home.

Mayor McKeithen feels so strongly about the importance of this now-withheld report's being made available to the public that she has personally filed a public records act request with

the city, but so far it is not clear if and when the document will be released. She has relentlessly pursued airing all sides of this ethical lapse by Mr. Marsala, who should have known better than to ask someone for a loan who has a legal claim pending against the city. If Mr. Marsala has told the truth, he has nothing to fear from a deeper investigation.

Although Mayor McKeithen was out of line when she hurriedly called a special meeting on the same subject two weeks ago despite the near certainty that there would be no quorum, last week's meeting was different, and provided a badly needed forum that could have cleared the air on this incident. Instead, the 2-2 council vote shut the case down, unless more information surfaces.

Some members of the public said last week that rather than focusing on what appears to be a lapse in judgment by Mr. Marsala, Atherton should focus on its out-of-control budget and the police department that is under fire on several fronts.

But that would be wrong. Mr. Marsala made a major mistake when he asked for a huge loan from a resident who had already filed a claim against the town, which is a pro forma precursor to filing a lawsuit. So far, there is no evidence that the loan was fulfilled or that anything of value was exchanged between the two men. But even if that is the case, there is still the ethics of the matter to consider.

We hope the town agrees with Mayor McKeithen and makes the city attorney's more comprehensive analysis on the matter public. Atherton deserves nothing less.

EDITORIAL

The opinion of The Almanac

LETTERS

Our readers write

Keep quality education; support Measure C

Editor:

As a preschool director, parent of high school and college-age children, and simply a member of our community, I believe it's extremely important to support Measure C.

Given the huge growth in enrollment over the past few years and severe state budget cuts, the Menlo Park school district will not be able to maintain the high quality education it offers without the passage of Measure C. Vitaly important educational opportunities in areas such as hands-on science, music, art, foreign language, and services to struggling students will be reduced or eliminated without the passage of Measure C.

I want to ensure that our town's preschool children have the same opportunity to receive an excellent public school education as my children did. For less than 50 cents a day, we can make sure to keep class sizes small while ensuring that our children get a well-rounded and rich educational experience. Our kids are our future. Please join me in sup-

porting Measure C.

Kristy Roos-Taylor
Seminary Drive, Menlo Park

Almanac's cover on high-speed rail upsetting

Editor:

The cover of the March 31 Almanac is most disturbing for the abrogation of every safety law and occupation in the railroad industry.

Caltrain subscribes to California Operation Lifesaver, which promotes rail safety. Showing three men virtually on the Caltrain tracks is contrary to those values and only encourages trespassers to occupy the area where trains operate at up to 70 miles per hour. There have been examples nationwide of teenagers and young adults walking in the track gauge with iPods or similar devices that could make it impossible for them to hear an approaching train.

I began my railroad career in 1942 while a student at Berkeley and am currently a member of the Caltrain and Samtrans boards of directors. In addition, I am a proponent of high-speed rail. Our country is way behind the rest of the world. Just look at China and their massive high-

See **LETTERS**, next page



Jac' Audiffred Collection

Our Regional Heritage

Jac' Audiffred, who has lived in Woodside for 90 of his 92 years, has been an unofficial town historian as well as the Woodside Fire District's official historian since the 1980s. Here, he and his late wife Edna pose in historic garb during a 1970s fire department fundraiser. Jac' lives on Woodside's Audiffred Lane, named after his family, and he is helping the town's History Committee put together a book about the town's history.

LETTERS

Continued from previous page

speed rail projects and the fact that Japan started in the 1960s and France in the 1970s. We are a third world nation in the high-speed rail category.

Arthur L. Lloyd
Arapahoe Court, Portola Valley
Firmly opposed to new downtown plan

Editor:

I see that the City of Menlo Park has debuted their plan for the demolition of the downtown district.

Replacing it will be up to six-story buildings lining El Camino Real creating Menlo Park's own Grand Canyon. That's not all: little parks will replace valued parking places and speaking of parking, there seems to be more trees than parking places in the design.

The existing business community will be thrown out during the rebuilding process as no cars or trucks will be able to get to town. Both Redwood City and Sunnyvale have traveled similar roads. The tale of two cities has already been written in print, cement and bad bond issues.

The city has enlisted and paid a rather healthy sum to "progressive" planners to design this monstrosity. They talk of "car-free paseos" and permanent farmers markets. What about Carpaccio, Trellis and Branislav Tailors?

Cars bring commerce, and bicycles, for all their health benefits, don't. Now I know why the city has let the empty car dealers stay empty, the downtown go to

Mayor sees more in Marsala probe

By Kathy McKeithen

Something profoundly disturbing occurred last Wednesday night. It appeared that the town I love and have served loyally for 10 years cared more about sweeping an unfortunate incident "under the rug" — while labeling the inquiry a "witch hunt" to frighten off questions — than looking at it from the perspective of what it just might be — a possible unlawful act tainting important City Council decisions.

Too many present at the council meeting appeared to believe that avoiding an investigation of council member Charles Marsala's honesty and the facts was an expedient and necessary tradeoff for the protection of the town's bottom line budget woes or environmental concerns.

A cursory legal analysis which relied principally on evidence and statements supplied by Mr. Marsala under review was viewed as all the vindication needed by at least two council members. A friend's testament that the council member who might have engaged in unlawful conduct was otherwise "a good

guy" was an adequate substitute for facts. A statement by the council member himself that he harbored no ill feelings against the person who raised the issue of the potential unlawful loan request or that some people did not like him, and the frequent favorite "it's political" (as if someone forced him to ask for the loan) was all the proof deemed necessary of no wrongdoing.

My questions to call attention to what I viewed as the numerous procedural deficiencies of the legal summaries encompassed by the staff report raised strong objections from a council member. All substantive questions regarding the legal analysis — e.g. was a loan subsequently received, perhaps from another adverse party? Why was a text message sent by the council member to the plaintiff immediately after a closed session stating that progress was being made? — were ignored.

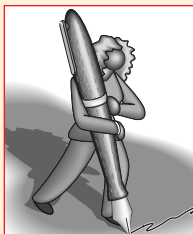
Suddenly, the word "transparency" was missing from everyone's vocabulary to be replaced by Council member Elizabeth Lewis' question "why didn't the mayor ask

these questions in private?" Did no one ever wonder what ever happened to the public's right to know — particularly when the issues had been raised by the public? Is transparency merely a word of convenience?

No one can say at this point if council member Marsala is guilty or innocent of any illegal conduct regarding solicitation of a \$500,000 loan from a party who had previously and subsequently filed lawsuits against Atherton. Did Mr. Marsala solicit a bribe? Did he violate the Political Reform Act by accepting a gift of lodging in excess of \$420 from a single person in a year? Did he sell his influence then or later? The questions are relatively simple. The council allows the answers to be obscured or refuses to address the real issues. It is this routine approach to a problem which often complicates matters and gives the town a bad name.

We will likely never learn the answers to these questions because the Atherton Town Council has chosen not to know. It appears safer that way. After all, we need to deal with the town's budget and our carbon footprint. Given these weighty issues, the unfortunate prevailing sentiment seems to be why should honesty matter?

Kathy McKeithen is a longtime council member and current mayor of Atherton



GUEST
OPINION

hell and kept the parking rules so restrictive.

These elected officials have devised a plan to turn Menlo Park into their version of Santana Row. Myself and my friends object. If we wanted a walled canyon on El Camino Real and a downtown which would end up as a ghost town, we would live somewhere else. I plead for people with some common sense to run for City Council, and then help build out the downtown area and develop the El Camino corridor while preserving the fabric of the Menlo Park where

I was born and raised.

Pat White
Santa Cruz Avenue, Menlo Park

Time to end defined pensions for public workers

Editor:

Galen Rosenberg's op-ed last week expresses a sense of public employee entitlement to generous salaries, job security and especially defined benefit pensions.

This attitude that some, though certainly not all, public workers have come to have is difficult for private sector work-

ers to comprehend, especially when so many are losing their jobs or have insecure jobs. There is a growing divergence between private sector and public sector compensation and benefits that some are saying could lead to taxpayer revolt.

This "revolt" is taking a mild form in Menlo Park with the reasonable proposal for new city employees to have 401(k) plans much like the private sector. The government employee unions may object, but hopefully the voters will understand that entitlements for govern-

ment employees are a thing of the past.

William Murray
Sheridan Avenue, Palo Alto

District teacher, parent is backing Measure C

Editor:

Since moving to Menlo Park 27 years ago, I have been involved with the Menlo Park City School District as a tax-paying resident, a parent of three former students, and a teacher for 10 years at Laurel Elementary School.

During this time our district has expanded programs and refined curriculum in countless ways to better serve a diverse and growing population of students. As a result we have excellent award-winning schools.

This could very well change in light of current financial challenges. The district may be forced to lay off talented and respected teachers, increase class size, and cut valuable academic and enrichment programs. I certainly sympathize with voters who feel that enough is enough, times are tight, and "why are they asking for more money with all this construction going on anyway?"

The fact is that, while our student population continues to grow (even beyond the projected numbers that triggered current construction), we face serious cuts in funding designated for classroom instruction. In fact the bond money which is funding the construction cannot legally be used to pay for operating expenses such as programs, teacher salaries and so on.

I am proud of our accomplish-

A different 'vision' from property owner

By Nancy Couperus

What if, instead of spending well over a million dollars on consultants to irrevocably alter the character of downtown Menlo Park, the city had listened instead to residents and shoppers — and consequently reduced fines for parking enforcement, had been less punitive to shoppers who were a few minutes over their parking time, and redistributed parking permits for employees to use the under-utilized parking plazas?

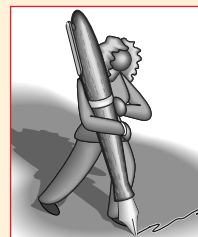
What if, instead of spending well over a million dollars on consultants to come up with a "vision" for Menlo Park, the city had instead simply invited the merchants and property owners in the downtown to meet with the planning staff to come up with feasible plans based on their years of local business experience and invited shoppers to share their views as well?

These "what ifs" apparently were never seriously considered because the consultants and city staff considered downtown business interests to be "special interests." Although downtown merchants and property owners

requested to meet as a group with the consultants and staff to provide their input and suggestions, their request was denied.

Merchants and property owners believe that the success of our downtown is due to the foresight of Charles Burgess whose vision was to provide easy, convenient parking in front and in back of stores. It was due to Burgess that downtown has eight surface parking plazas paid for by adjacent property owners through four assessment districts over a period of some 40 years. Despite an enviable downtown vacancy rate of just 7 percent, while neighboring cities have vacancy rates in the high teens, the city wants to convince

its residents that a drastic zoning change is required, which among other things would build structures on most of the existing surface plazas. We believe that this easy, convenient surface parking is critically important to preserve. However, the city's Draft Specific Plan proposes removing over half of the surface parking spaces now found on the eight plazas.



GUEST
OPINION

Once a year on the weekend of Connoisseurs' Marketplace, downtown becomes "vibrant and walkable." These are the buzzwords we continually hear from the consultants and staff. On these days, sales tax revenues for businesses in the downtown plummet. Many businesses simply close their doors. Why does this happen when thousands of festival goers come to downtown on two days that are both "vibrant and walkable?" It happens because everyday shoppers, who actually sustain our businesses, know how difficult it will be to park in the congested downtown and go elsewhere on this weekend.

Keep this picture in mind as you review the draft specific plan — a downtown crammed with buildings on seven of its eight surface parking plazas, two major parking structures with resulting traffic congestion on one side of town instead of parking being spread more evenly over eight plazas.

Contrast this with the open space feeling and small-town atmosphere you now enjoy. Which is the vision that you prefer? Couldn't we do better?

Nancy Couperus is a property owner in downtown Menlo Park

Continued on page 17

Premier Properties

represented by **Scott Dancer**



Woodside, Approx. 1.74 acres
FOR SALE \$2,295,000



Woodside, 4 acres
FOR SALE \$4,150,000



Portola Valley, Approx. one acre
FOR SALE \$4,950,000



Emerald Hills, San Francisco Bay views
FOR SALE \$1,640,000



Woodside, 17.6-acre lot
FOR SALE \$1,695,000



Woodside, 10-year-old Custom Estate
SOLD \$4,495,000



Woodside, 15.7 acres
FOR SALE \$24,000,000



West Atherton, 1.6 acres
FOR SALE \$13,900,000



Woodside, 1.29 acres
FOR SALE \$2,395,000



Information deemed reliable,
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2969 Woodside Road
Woodside, CA 94062

Scott Dancer
650.529.2454
scottdancer.com

