

# The Almanac

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

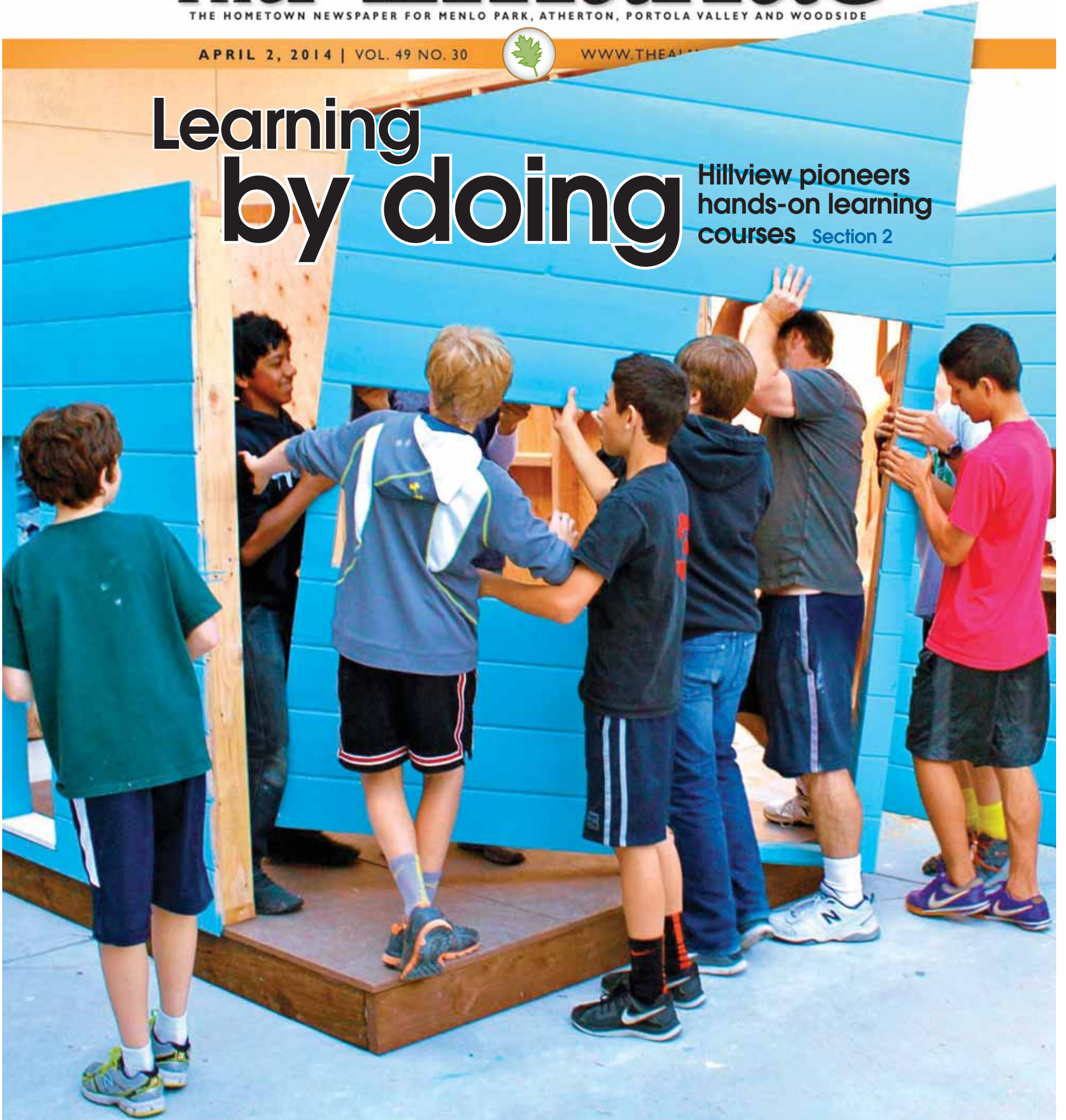
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Photo by Michelle Le

**This modular** home at 455 Yale Road in Menlo Park was shipped in from Utah, where it was built. It will have “upper end” amenities inside and should be complete in about six weeks at a total hard cost of about 15 percent lower than normal.

## A house, piece by piece

The home going up at 455 Yale Road in Menlo Park will have three modules on the first floor and four on the second, with a garage that’s probably going to be assembled on-site.

The modules for this spec home were built in Spanish Fork, Utah, by Irontown Homes. After six weeks of fin-

ish work, including connecting the utilities, project hard costs will be about 15 percent lower than normal and will have been completed “substantially faster” than normal, Will Capper of Sustana Homes in Los Gatos told the Almanac.

Modular homes are not a new idea, and trends wax and

wane, Mr. Capper said. This one will have interior amenities on the upper end of the spectrum, he said.

Among the key differences when compared to a mobile home: the owner of a modular home pays property taxes and does not have to register it with the DMV.

## Menlo Art League plans final shows

By **Sandy Brundage**  
Almanac Staff Writer

After 40 years of exhibitions, workshops and community service, the Menlo Art League will host its last show in June.

“We’ve had a marvelous run,” club president Beverly Balanis said in a press release. “But aging has caught up with us. None of our younger members want(s) the ongoing responsibility of running

the organization. Our current board members are all over 80 except for the treasurer.”

The league held an annual **After 40 years, arts group to disband.**

exhibition juried by Bay Area artists for the past several years, and has also raised more than \$10,000 to fund scholarships for high school

seniors graduating from Menlo-Atherton and Woodside high schools, according to the release.

The final two meetings of the Menlo Art League will include a demonstration in oils by Mark Monsarrat on May 14, and a watercolor demonstration by Jane Ferguson on June 11. Open to the public, both will start at 7:30 p.m. in the Arrillaga Family Recreation Center in the Menlo Park Civic Center at 701 Laurel St. ■

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**THE ALMANAC** (ISSN 1097-3095 and USPS 459370) is published every Wednesday by Embarcadero Media, 3525 Alameda de las Pulgas, Menlo Park, CA 94025-6558. Periodicals Postage Paid at Menlo Park, CA and at additional mailing offices. Adjudicated a newspaper of general circulation for San Mateo County, The Almanac is delivered free to homes in Menlo Park, Atherton, Portola Valley and Woodside. Subscriptions for \$60 per year or \$100 per 2 years are welcome. POSTMASTER: Send address changes to the Almanac, 3525 Alameda de las Pulgas, Menlo Park, CA 94025-6558. Copyright ©2012 by Embarcadero Media, All rights reserved. Reproduction without permission is strictly prohibited.

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# Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY

## Commission: 'Just say no' for now to golf club well

By Sandy Brundage

Almanac Staff Writer

In the two years since it first considered the idea of allowing a private club to tap an aquifer in a public park, Menlo Park's environmental quality commissioners have not changed their opinion of the proposal: Not now.

"We essentially reinforced our original recommendation but added the need to develop criteria for any water resource management issue in the city, and that this particular project shouldn't proceed further until all the points we raised were met," said Commissioner Chris DeCardy, summarizing the conclusions reached during a March 26 meeting where the proposal was revisited.

The Sharon Heights Golf and Country Club wants to drill a well that would draw water from a public aquifer to irrigate its golf course. The club now uses more than 60 million gallons of potable water per year, purchased from the Menlo Park Municipal Water District. The district in turn currently pulls 100 percent of its supply from the Hetch Hetchy reservoir.

The Environmental Quality

Commission in 2012 unanimously recommended against going ahead with any specific proposals regarding ground water use until the city created a plan for using Menlo Park's graywater and clarified long-term groundwater rights with the county — neither of which has been done. The Parks and Recreation Commission also expressed concerns about the potential public-private partnership.

Despite the reservations, what benefits could the well provide for the city? According to city staff, the well could save Menlo Park about \$68,000 a year by also irrigating Nealon, Jack Lyle, and Sharon parks, along with La Entrada School, thereby reducing the city's demand for Hetch Hetchy water by 13 million gallons a year. In addition, the club would pay to build and operate the well; construction alone is estimated at \$4 million.

"As the state continues to experience growth, more pressure may be placed on the Hetch Hetchy water system, and by using a diverse portfolio of water sources, the city can alleviate regional pressure while still securing adequate water supplies for residents and businesses," staff wrote in its report



Photo by Michelle Le/The Almanac

The Sharon Heights Golf and Country Club wants to drill a well on public land to keep its grounds green.

to the commission.

The residents belonging to "Nealon Neighbors" don't see any benefit at all, and have asked Menlo Park to abandon the project.

The group fears the depletion of a natural resource, and opposes the potential construc-

tion of a well in Nealon Park, which does not allow private uses without conditional permits. Another possible site on the short list — Jack Lyle Park — wouldn't require a permit, but still leaves other concerns.

Members also question whether the plan really reduces water

use in the first place, or merely transfers the source.

Nealon Neighbors organizer Elizabeth Houck commented in an email to the city after the March 26 meeting that she applauded the commission's

See **GOLF CLUB WELL**, page 6

## Creek JPA may challenge permit rejection for flood-control project

By Gennady Sheyner

Palo Alto Weekly

After suffering a stinging bureaucratic blow in the permitting process last month, the agency charged with improving flood control around the volatile San Francisco Creek on March 27 approved an approach for getting the long-awaited project back on track: cooperation and, if needed, litigation.

That's the strategy endorsed by the San Francisco Creek Joint Powers Authority board of directors — which includes representatives from Menlo Park, Palo Alto, East Palo Alto and other public agencies. The board on Thursday voted unanimously to authorize an appeal of a February decision by the Regional Water Qual-

ity Control Board to deny a permit for the project, which aims to protect sections of Palo Alto and East Palo Alto from floods.

The water board's ruling dealt an unexpected setback to the creek authority's project, which targets the particularly vulnerable downstream area between Highway 101 and the San Francisco Bay. The area suffered heavy damage in a February 1998 flood, and officials from the cities around the creek have been looking at ways to protect their communities from the next flood ever since. The creek authority's current project includes rebuilding levees, widening a channel and constructing floodwalls along East Bayshore Road.

But the project suffered

a setback last month, when the water board notified the creek authority that the permit application was denied without prejudice. In a letter, the water board requested that the creek authority submit a new application that analyzes at least two other design alternatives, and that includes more technical data, including "all of the hydrologic and hydraulic modeling performed for the various alternatives evaluated for the Project." It also requested that a future application include upstream alternatives.

The creek authority noted in response that it had already evaluated and rejected many of the alternatives that the water

See **CREEK JPA**, page 6

## How much should nonresidents pay to play in Menlo Park?

By Sandy Brundage

Almanac Staff Writer

How much should people who don't live in the city pay to participate in Menlo Park's recreation programs? The Parks and Recreation Commission recently took a look at whether a 35 percent surcharge for nonresidents is appropriate, and found the question intriguing enough to schedule a second discussion.

The "nonresident" category includes those living in unincorporated Menlo Park. In January the city received a letter from Jon Kassow, who lives in Menlo Oaks — an area under county jurisdiction — asking why his family had to pay more and wait to register for popular classes such as gymnastics.

"My interest here began when my daughter was 'shut out' of a town gymnastics program at Burgess," Mr. Kassow told

the Almanac. By the time the one-week waiting period for nonresident enrollment ended, the class was full, although his daughter had been able to take the class twice before.

Mr. Kassow pointed out that families living in unincorporated areas still send their kids to Menlo Park schools, but between higher fees and late enrollment, children such as his daughter end up unable to take classes with their friends.

According to city staff, nonresidents make up nearly half of the participants in Menlo Park's recreation programs, with 16 percent coming from the unincorporated neighborhoods. The nonresident surcharge generates about \$380,582 annually for Menlo Park.

A survey of other Peninsula cities found an average surcharge of 25 percent for

See **MENLO PARK FEES**, page 9

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(Woodside location only)



**CREEK JPA**

continued from page 5

board is advocating, and argued that the urgently needed project shouldn't be delayed by exploration of upstream alternatives that may never materialize. The creek authority's letter stated that it supports the use of upstream detention as part of the broad planning effort and that it has been discussing such projects for several years with Stanford University, which owns property upstream.

"However, we must not hold up a proposed project that eliminates an immediate threat to life and property in an underserved community by waiting for an upstream detention project by a private entity that is far off in the future, or may never happen," the creek authority's response stated.

Before the March 27 meeting, the creek authority's board conferred in a closed session and agreed to authorize staff to file a petition challenging the denial of the permit application. The petition will be filed with the State Water Resources Control Board, which oversees the nine regional boards.

The creek authority is also requesting that the review of the petition be suspended while it tries to resolve its issues with the water board.

Menlo Park Councilwoman Kirsten Keith, who chairs the creek authority's board, said the board agreed to file the petition because the 30-day deadline to challenge the board's denial will soon expire. But the cities are requesting that the challenge be held in abeyance "so we can continue working with the California and regional water boards to have our certification approved," Ms.Keith said.

In the weeks since the permit rejection, staff from the creek authority has been meeting with water board officials in hopes of bridging the gap and satisfying the board's concerns. Len Materman, the creek authority's executive director, said his agency has agreed to provide to the water board an analysis of the two alternatives the board wanted to see.

The water board's main concern, Mr. Materman said, was the impact of the project on the Faber tract, a marshy stretch in East Palo Alto that is home to the endangered clapper rail and salt marsh harvest mouse.

One alternative that the creek authority will have to further explore is extending the new widened channel farther north, to the point where the Palo Alto Airport meets the Palo Alto Municipal Golf Course. The other alternative would create a new bypass channel that would divert some of the flow from the creek to a location near the Baylands Athletic Center. The channel would cut across the southern edge of the airport property and discharge near the site of the former Palo Alto Harbor.

Mr. Materman said he hopes that recent conversations with the water board will allow the creek authority to accelerate the process of complying with the board's concerns. Still, he said, the creek authority will have plenty of work to do in the next few weeks in addressing these concerns.

"The good news is we believe we have a specific understanding with their executive director of exactly what needs to be done," Mr. Materman said. "Hopefully that means the goalposts are no longer moving. That's our goal."

It helps that the water board denied the permit "without prejudice," which allows the creek authority to try again with some modifications. In its rejection letter, the water board's Executive Officer Bruce Wolfe wrote that the board recognizes "the significance of the Project to the community and the JPA's urgency is securing all permits for the Project and proceeding to construction."

The letter of rejection, Mr. Wolfe wrote, is "intended to provide guidance to the JPA on how to best move forward to secure permits from the Regional Water Board and other regulatory agencies."

"Further, the Regional Water Board is committed to working with the JPA on coordinating and streamlining the permitting process," Mr. Wolfe wrote. ■

**GOLF CLUB WELL**

continued from page 5

decision "to protect a precious natural resource as well as Open space and Conservation District and City Parks by your strongly worded recommendation to the Menlo Park City Council to cease all work on the potential well project and MOU with the private Sharon Heights Golf and Country Club."

Residents had felt ignored

or dismissed when speaking against the proposal before, she said.

Ms. Houck said she hoped staff would explore drilling smaller wells that would water only the parks as an alternative to drawing upon the Hetch Hetchy reservoir, and put any money saved toward conservation incentives and water-rights oversight.

The City Council will make the final decision on whether to pursue the golf club partnership. ■

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# Supervisors grant appeal, overturn Planning Commission decision

By Dave Boyce  
Almanac Staff Writer

By a unanimous vote on Tuesday, March 25, the five-member San Mateo County Board of Supervisors overturned a 3-1 decision by the county Planning Commission that would have allowed the conversion of a meditation center in the unincorporated woods above Woodside to a non-medical drug-and-alcohol rehabilitation center for people with addiction problems.

The Stillpath Recovery Center would have been located at 16350 Skyline Blvd., the current site of the Stillheart Institute. The county's planning staff considered the application an amendment to Stillheart's use permit, with no need for a new environmental study. Among a long list of points of contention, neighbors opposing the conversion said a rehab center was a new use that required a new study.

Opposition also focused on the remote location when in need of police, firefighting or medical assistance; the need for large quantities of non-abundant water using

an infrastructure not up to the job; and a higher risk of wildfire in the dry, dense forest if a recovering addict dropped a lighted cigarette.

Stillpath representatives argued that clients, who would pay \$45,000 a month, would be screened to keep out people with significant medical problems. Smoking would have been strictly limited to an interior area and the facility would recycle its non-potable water.

The cost-benefit analysis was key for board President Dave Pine. "I felt that the project would increase the intensity of the use of the parcel, and that the benefit to the county did not outweigh the effects of the increased use," Mr. Pine told the Almanac. "I believe that for the most part, it would be serving clients from outside the county."

Supervisor Don Horsley, whose district includes this site, agreed. "I certainly support drug treatment," he said. "It's really the wrong place. ... It would serve a very small exclusive class of people. It's not going to benefit people of San Mateo County."

The fire danger loomed large for Mr. Horsley in what is

a combination forest of old growth and second-growth redwood trees. "It's just a majestic area," he said, adding that he'd received a letter that referred to the area as "our Yosemite."

As for water, the facility does have a 100,000-gallon storage tank, but "if you have a forest fire, 100,000 gallons isn't going to do much," Mr. Horsley said.

Mr. Pine also picked out water supply infrastructure as a deciding factor. "That is a very delicate system with minimal capacity," he said. "That system is not robust."

The board received 174 letters, two of which were in support of the conversion, and both of those were from outside the county, said Kathy Kennedy-Miller, a Kings Mountain area resident who attended the board meeting.

"The many residents who chose to testify made important contributions," Karen Morrison of the Kings Mountain neighborhood wrote in an email. "The facts and concerns, powerfully presented, fully convinced the Board of Supervisors. Our community owes these dedicated individuals many, many thanks." ■

## New task force focuses on water conservation

By Dave Boyce  
Almanac Staff Writer

Self government in Portola Valley often means the participation of committees of residents who gather to consider issues and advise the Town Council. The website lists 17 committees that meet, some irregularly, to address matters such as lifestyles that minimize environmental damage, the art and science of the town's flora and fauna, and preparing for emergencies.

The council on March 12 considered an emergency with a long lead time: the availability of adequate fresh water. The Water Conservation Task Force, for the moment an ad hoc group, may well become a standing committee, Mayor Ann Wengert told the four applicants attending the council meeting.

After brief interviews, a unanimous council appointed Mike Ward of Vista Verde and residents Marty Mackowski, Marge DeStaeble and Judith Murphy. Also appointed but not present were resident Loverine P. Taylor and Jade Williams, an advisory member from the California Water Service Co. The council appointed resident Al Sill to the task force on March 25.

The task force will have two council liaisons: the mayor and Councilwoman Maryann Moise Derwin, who has a longstanding

### ■ PORTOLA VALLEY

interest in the issue. "We're not going to interfere (with task force business)," Ms. Wengert said, "but I hope you realize that this is an issue of great importance."

"The primary goal (will) be to develop a comprehensive water conservation program for the

**Cal Water figures show that Portola Valley residents used about 283 gallons per person per day in 2012, compared with a Bay Area average of 78 gallons.**

town," Sustainability & Special Projects Manager Brandi de Garmeaux said in a staff report. Using figures provided by Cal Water, Ms. De Garmeaux calculated that Portola Valley residents used about 283 gallons per person per day in 2012, compared with a Bay Area average of 78 gallons.

### Applicants' views

"The cheapest water we have is the water we already have," said Mr. Ward, an old hand at water conservation as an elected official for the Los Trancos County Water District. The future, Mr.

Ward said, is decentralized water sources, septic tanks rather than sewers, and smart irrigation devices. In a passing reference to a common tactic of conservation advocates, Mr. Ward added: "I don't like guilt. I like informed, intelligent discussion."

"I actually kind of like the guilt thing," Mr. Mackowski said. On the Monterey Peninsula, residents use about 58 gallons per person per day, he said. (The website of California American Water confirms that figure.) A flier with a message of conservation could accompany a water bill to spread the word, he said. One town's usage went down 5 percent following such a flier, he said.

Ms. Murphy spoke of "mindfulness" and acquainting people with a semi-arid climate that, contrary to the appearance of some landscapes, does not have a bountiful supply of irrigation water.

Ms. Derwin was not present for the meeting. In an email, she suggested conservation practices as well as policies to promote use of recycled (gray) water and captured rainwater. "At the end of the day, we're going to have to make a paradigm shift in the way we think about water," she said. "I am hopeful that our new Water Task Force can help lay the groundwork for our environmentally-minded, super-smart residents to pioneer new water practices in Portola Valley." ■



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**NOTICE IS GIVEN** that the District Board of West Bay Sanitary District will conduct a public hearing on Wednesday, April 23, 2014, at 7:00 p.m. The hearing will be held in the District's Board Room located at 500 Laurel Street, Menlo Park.

The purpose of the Public Hearing is to consider a proposed increase in sewer services charges for fiscal year 2014/2015. Additional information is available through the District's website ([www.westbaysanitary.org](http://www.westbaysanitary.org)) and on the official notice that was mailed to every parcel address that pays District rates.

The annual sewer service charge will increase from \$820 per single family residence to \$893 in fiscal year 2014/2015. Approximately 60 homes in the Portola Valley area (located within the On-Site Wastewater Disposal Zone) who pay higher charges for the maintenance of the STEP or Grinder Sewer Collection Systems they require will increase from \$1,042 per single family residence to \$1,136 in fiscal year 2014/2015. Non-residential rates will increase proportionately. The increased charges are required to fund needed maintenance to the sewer system and to the Silicon Valley Clean Water regional wastewater treatment plant.

Protests against the proposed rate increase must be submitted in writing and signed by the property owner, must identify the owner(s) of the property for which the protest is entered, and must include the property address and assessor's parcel number (APN).

/s/ Phil Scott

Phil Scott, District Manager

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# Council open to subdivision on Moore Road

By Dave Boyce

Almanac Staff Writer

## WOODSIDE

There is one parcel on Moore Road east of Interstate 280 in Woodside that is significantly larger than its neighbors. It seemed that the 21.7 acres at 389 Moore Road would remain 21.7 acres after a decision by the Planning Commission denying a proposal to create three parcels there, but the Town Council may yet allow it.

The council on March 25 heard an appeal of the Planning Commission's Feb. 19 decision from property owner Leonard "Ben" De Somma and Portola Valley architect Carter Warr of CJW Architecture.

Mr. De Somma's proposal would create two lots of 7.5 acres each (parcels A and B) and one of 6.7 acres (Parcel C). The

conceptual plan for Parcel A includes a two-story residence, a pool, a tennis court and equestrian facilities. Plans for parcels B and C show driveways and building envelopes at locations suitable for construction.

The proposal raised the same issues for the council that it did for the Planning Commission: the impact of development on the natural environment, the sloping character of the land and how it might be graded — particularly with respect to Parcel C — and the exposure of future homes to passing traffic on I-280.

Sloping properties are common in Woodside and town regulations limit their development. Among the priorities: public safety, erosion control, avoiding unnecessary grading, and retaining the land's natural features. The town should not be creating lots that cannot be developed, Town Attorney Jean Savaree told the council. "That's something you want to look at very carefully," she said.

"I think it's in the realm of the doable," Councilwoman Anne Kasten said, while expressing reservations about the project as proposed.

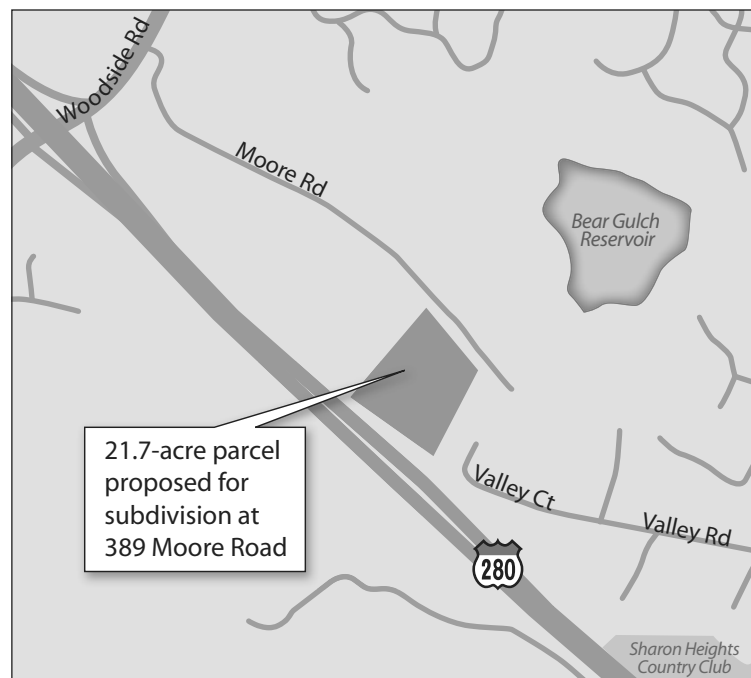
"I would have to see a plan on the grading plans," said Councilman Dave Tanner. "It would make me feel better about agreeing to a three-lot subdivision."


"The consensus is (that) grading is an issue," said Mayor Dave Burow. "We're open to a three-lot with constraints. I think we'd really like to see how you're going to create the planes that you're going to put these structures on. ... Any one of us (is) open to considering three if you address our concerns."

### Welcome feedback

Mr. De Somma responded positively to the council's comments: "This is the best feedback I've gotten in two and a half years."

In his earlier remarks, he said





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he had been reluctant to file an appeal, but felt he had been treated unfairly by the Planning Commission, given the size and proximity to I-280 of neighboring properties and subdivisions in the past that were approved.

To the commission's concerns that the houses would be seen from I-280, Mr. De Somma said the view is sufficiently screened by trees, a point brought home by videos shot from a vehicle traveling north and south past the site. Of the 300 trees on the property, only four — and possibly just two — would be removed, he said. A circular turn-around for fire trucks on Moore Road, as opposed to three-point turn-around, would not present a problem, he said.

Given the proposed subdivision's similarity to the development of neighboring parcels in terms of density, biology, geology and proximity to the freeway, Mr. Warr said it would be "spot zoning" to require Mr. De Somma to keep his property at 21 acres. Ms. Savaree later dismissed spot zoning as a concern

for the town in this case.

The idea of subdividing into two parcels rather than three did come up. With two parcels, Parcel C would go away, but the resulting 10-acre lots, given the area's five-acre minimum, could allow later division into four lots, increasing inconsistencies with the general plan and raising concerns about use of the site, the staff report said in describing the Planning Commission's wariness of two parcels.

"I would ask you to really think about the sense of space" that the houses want and deserve, Ms. Kasten said.

Mr. Warr emailed the Almanac a comment: "My initial take during the meeting was that incorporation of the suggestions would improve the design, reduce the likely grading, and result in a project the Council would more readily support."

"The De Sommas have been really good neighbors on Moore Road," said neighbor Nancy Ditz. "They've taken our concerns and given up some of their land so that we can have a turn-around." ■

## High school bond campaign reports \$37,000 in donations by mid-March

By Dave Boyce

Almanac Staff Writer

The school bond measure on the ballot for the June 3 election to provide \$265 million in capital funds to the Sequoia Union High School District now has a name — Measure A — and a positive bank account balance of \$37,020, according to a report from the San Mateo County Elections Office.

The campaign finance report filed by "Citizens for Sequoia Union High School District - Yes

on A" shows two individuals contributing \$10,000 each, one \$5,000 donation, and several district officials giving a total of \$8,500. The report tallies 18 contributions in all from Feb. 27 to March 17.

Among the donations of at least \$500, the two \$10,000 donations were from Carolee M. White of Palo Alto and Colleen Tate of Portola Valley. The \$5,000 donation came from 217 Enterprises in Los Altos, according to the report.

The donations by district officials include \$2,500 from current district board President Allen

Weiner; \$1,500 each from Superintendent Jim Lianides and board member Olivia Martinez; \$1,000 each from board members Alan Sarver and Chris Thomsen; and \$500 each from Assistant Superintendent Enrique Navas and board member Carrie Du Bois.

The report shows donations of \$1,000 each from venture capitalist and former state controller Steve Westly of Menlo Park, and marina owner Paul Uccelli of Redwood City. Attorney Jeffrey Selman of Belmont gave \$500, the report said. ■

# Appeals Court rejects Galligan's legal challenge in controller's race

By Dave Boyce  
Almanac staff writer

The California Court of Appeals has denied a request by Joe Galligan, a candidate in the June 3 election for county controller, to keep the name of another candidate, Assistant Controller Juan Raigoza, off the ballot on the grounds that he does not meet state qualifications for the position.

Mr. Galligan's attorney filed a petition on March 26 for an "extraordinary writ" that would have ordered San Mateo County Elections Officer Mark Church to keep Mr. Raigoza's name off the ballot. The court denied the petition the next day.

The ruling should not be thought of as a comment on the merits of the petition, said Dennis Zell, Mr. Galligan's attorney. "In the appellate courts, a petition for a writ of mandate is truly an extraordinary remedy in as much as 94 percent are denied,"

he said. "The odds are sometimes better in election cases, but not always. Generally no reason is given for denial, which is one of the reasons why a denial carries so little significance."

Mr. Galligan still has options, Mr. Zell said. He has 60 days to appeal a Superior Court decision on March 24 that rejected his assertion that Mr. Raigoza did not meet the state's qualifications.

In a statement to the Almanac following that decision, Mr. Galligan said he was told that he had the burden of proving that Mr. Raigoza was not qualified. The judge told him that he had not proved his case with "clear and convincing evidence," Mr. Galligan said. Another key factor in the decision: The law is ambiguous in defining terms, including the term "senior fiscal management."

Under state law, a candidate for controller must be a certified public accountant; or, hold a bachelor's degree in accounting and have served within the

last five years in a senior fiscal management position; or, hold a professional internal auditor certificate with a minimum of 16 college semester units, or their equivalents, in accounting, auditing or finance; or, have served at a specified level as a county auditor for a continuous period of at least three years.

On his candidacy website, Mr. Raigoza asserts that he has a bachelor's degree and a master's degree in business from California State University in Chico. His statement also says that he has "lived and breathed the work of the County Controller's Office for the past thirteen years," including leading the payroll and information systems divisions and as a "senior internal auditor."

Remarking on the Appeals Court ruling, Mr. Galligan said: "I just hope in the future that the courts or our Legislature define the wording of 'senior fiscal management' so no one else has to go through this process." ■

## Wednesday: Caltrain electrification meeting

Need some light reading? The draft environmental impact report for Caltrain's electrification project is now available, and might come in handy for a community meeting about the findings on Wednesday, April 2.

The transit agency is backing a \$1.5 billion plan to switch from diesel to electrified trains to benefit both the environment and Caltrain's financial state, as well as provide the capacity to share the tracks with high-speed rail. According to the draft EIR, however, that comes with some drawbacks, such as the elimination of thousands of trees, and the construction of safety walls, substations and 50-foot tall poles

### ■ MENLO BRIEFS

to carry power along the tracks.

The meeting starts at 6 p.m. in the Redwood City Library located at 1044 Middlefield Road.

### Thursday: Willow Road housing project meeting

The Mid-Peninsula Housing Coalition, which plans to build a 78-unit apartment complex with affordable housing in the 1200 block of Willow Road, will hold a community meeting on Thursday, April 3, to talk about the design, purpose and impact of the project.

The coalition has applied for

a portion of \$3.2 million that Menlo Park has made available to encourage construction of below-market-rate housing, according to staff.

The meeting starts at 6:30 p.m. in the Menlo Park Senior Center at 100 Terminal Ave.

### Fine arts festival

The annual sidewalk fine arts festival returns to Menlo Park from April 11 through 13. Sponsored by the Chamber of Commerce, the event will exhibit works by 90 artists, displayed along Santa Cruz Avenue.

This year's featured artists

See **MENLO BRIEFS**, page 16

## MENLO PARK FEES

continued from page 5

nonresidents, the report said. One — Foster City — charges a flat \$10 fee instead.

But some cities, such as Redwood City, Mountain View and San Carlos, don't charge those living in unincorporated areas more.

The surcharge in Menlo Park has risen over the years as the city works towards complete cost recovery for many of its recreation programs. In the past, the council has opted against subsidizing nonresidents, since the programs are financially supported by taxpayers liv-

ing within incorporated Menlo Park.

Mr. Kassow has suggested that residents living within the Menlo Park zip codes, which include unincorporated areas of town, all be allowed to register on the first day of enrollment. Those in unincorporated neighborhoods would pay 10 percent more; all other nonresidents would have the one-week waiting period and continue to pay a 35 percent surcharge. In addition, he said, households should be able to register only people living in their household — that is, "someone cannot register nine kids for gymnastics when they only have two

kids living in their home."

After listening to Mr. Kassow's presentation during a meeting on March 26, the parks and recreation commissioners opted to table the matter until staff could return at a future date with more information about the city's history of allowing priority registration for residents, the distinction between residents in unincorporated Menlo Park and other nonresidents, household eligibility, and discrepancies between what information Mr. Kassow provided and what was in the staff report, according to Community Services Manager Derek Schweigart, who serves as staff liaison to the commission. ■



## REAL ESTATE TRENDS

by Samia Cullen

### What if My Home Doesn't Appraise?

In sellers' markets, high demand can generate multiple offer situations that often drive up the purchase price higher than any comparable sales in the area.

If the buyers are relying on financing from a bank to purchase a home, a low appraisal can scuttle a deal. Banks require appraisals to verify that a home's sale price is supported by its market value.

What can a buyer and seller do if a home does not appraise?

#### a) Buyer can make up the difference

**in cash.** The lender cares about the appraisal only to the extent it affects the loan-to-value ratio. A low appraisal does not mean the lender won't lend. It means the lender will make a loan limited to a specified percentage of the appraised value.

**b) Dispute the appraisal.** Either the seller or the buyer can pay for a second appraisal. If the parties find out that the appraiser is not familiar with the local market, or an appraiser made mistakes they

have the right to contact the lender to demand a second appraisal.

**c) Appraisal review.** The buyer or seller can ask their agent to put together a list of recent comparable sales that justify the agreed-to sales price including the pending sales and submit that list to the underwriter and ask for a review of the appraisal.

**d) The seller can offer to carry a second mortgage for the difference.** If the seller wants the deal to go through but the buyer cannot come up with the difference in cash, the seller may agree to carry a second mortgage.

**e) Cancel the transaction.** If checked, the purchase contract gives the buyer the option of having an appraisal contingency that allows the buyer to cancel the contract and requires the seller to release the buyer's earnest money deposit if the appraisal comes in low.

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[www.alanmargot-tennis.net](http://www.alanmargot-tennis.net) 650.400.0464

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[www.Stanfordbaseballcamp.com](http://www.Stanfordbaseballcamp.com) 650.723.4528

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### Mid-Peninsula High School

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Image courtesy of Sobrato

A view of the two steel and glass four-story office buildings that the Sobrato Organization plans to build off Commonwealth Drive, near U.S. 101, in Menlo Park. The city has started reviewing the project's draft environmental and financial impact reports.

## New office complex would bring traffic plus revenue

By **Sandy Brundage**  
Almanac Staff Writer

Menlo Park has been hoping to see more action in the city's M-2 industrial zone just about as long as it's wanted to revitalize El Camino Real. The Planning Commission recently took a look at the draft environmental and financial impact analyses for a project that will, slowly, bring that hope closer to fruition.

The Sobrato Organization submitted a proposal in 2012 to build a corporate center at 151 Commonwealth Drive and 164 Jefferson Drive, near U.S. 101, after buying the property from the former Diageo North America distillery. The company proposes to merge the lots into a single 13.3-acre site to construct two steel and glass four-story office buildings, with 867 parking spaces, a recreation area, and an outdoor plaza with chairs and water fountains.

"It's our first foray into (Menlo Park)," a Sobrato representative told the Planning Commission on March 24. He said the company had tried several times, but wasn't able to acquire the real estate needed before now.

At 259,920 square feet total, the office buildings would reach up to 62 feet in height, nearly double the current limit for the M-2 district, so the project would require a conditional permit. Another major concern is traffic, particularly along segments of Marsh Road and Chilco Street.

What the project doesn't require, however, is a development agreement — a contract between an applicant and Menlo Park for community benefits in exchange for project approvals. The city can't demand one, and

so far Sobrato isn't offering. But the concept did surface during the Planning Commission's discussion.

Commissioner Vince Bressler noted that he found it "kind of unacceptable that we just keep piling on the traffic and the answer is, well, we'll do something on the next project." He said he didn't know how the project could get approved without a development agreement or some other mechanism to make the added traffic worthwhile to the city.

"We have to justify why this is worth enduring," he said.

Other projects in the M-2 district, such as Facebook's two campuses and the Menlo Gateway complex, came with development agreements, but also required more exceptions to the city's zoning regulations, according to staff.

Commissioner Henry Riggs compared the ever-increasing traffic impacts to waiting for a bus that's already full and can't take on any more passengers at stop after stop. "At the third stop, you kind of ask what's wrong with this picture?" The other projects all came with traffic impacts of their own that could not be completely mitigated, he said, so what's left to try?

Senior Transportation Engineer Nikki Nagaya said that each development is responsible for one set of mitigations, such as restriping an intersection, leading to incremental improvements.

In past discussions, Sobrato representatives have questioned paying potentially \$3.8 million in traffic fees when they estimate the impacts could be mitigated by much less — \$300,000

**'We have to justify why this is worth enduring.'**

PLANNING COMMISSIONER  
VINCE BRESSLER

See **COMMONWEALTH**, page 14

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COMMISSION	NUMBER OF VACANCIES
Bicycle Commission	3 Vacancies
Environmental Quality Commission	2 Vacancies
Housing Commission	1 Vacancy
Library Commission	6 Vacancies
Parks and Recreation Commission	2 Vacancies
Planning Commission	2 Vacancies
Transportation Commission	3 Vacancies

**TO APPLY:** Contact the City Clerk’s Office at 650-330-6620 or email the City Clerk, Pam Aguilar, at [PIAguilar@menlopark.org](mailto:PIAguilar@menlopark.org) to request an application. You may also visit us online at: [http://www.menlopark.org/city\\_commissions.html](http://www.menlopark.org/city_commissions.html).

**APPLICATIONS DUE MONDAY, APRIL 14, 2014**

### ■ POLICE CALLS

*This information is from the Atherton Police Department and the San Mateo County Sheriff’s Office. Under the law, people charged with offenses are considered innocent unless convicted. The dates police received the report are shown.*

#### PORTOLA VALLEY

##### Residential burglary reports:

■ A resident of Westridge Drive returned home to find a broken front window and an open front door. She called 911 from a neighbor’s house and then walked through her residence. The resident’s wedding ring and a “Pave” ring are missing, as is an Apple iMac computer, a total loss estimated at \$100,000. March 20.

■ A resident of Favonia Road returned home after a three-day trip and, after being home for a while, noticed that the TV inside her armoire was missing. She walked through the house and discovered that her two cats, who had been inside the house when she left, were now outside, and that a jewelry box was missing. All told, a loss of \$950. March 22.

#### ATHERTON

■ **Residential burglary report:** Someone entered a private gymnasium of a residence on Elena Avenue and stole a \$500 Apple iPad. The door to the gym was unlocked. March 24.

■ **Assault with deadly weapon report:** Police made an arrest after medics reported a possible incidence of battery at a home on Leon Way. The suspect is accused of throwing a stainless steel bottle that hit an elderly person on the nose and caused a laceration. March 24.

#### WOODSIDE

■ **Residential burglary report:** Someone entered a Summit Road house by means unknown and stole a coin collection and a baseball card collection, a total loss of about \$6,050. March 21.

## Saturday: Deadline for White House recipe contest

The April 5 deadline for this year’s “Healthy Lunchtime Challenge,” sponsored by First Lady Michelle Obama, is fast approaching.

Last year, Menlo Park resident Rose Scott was named California’s winner for her pork and tofu lettuce cups recipe. She’s ineligible to enter the contest again, her mother said, but her younger brother

is trying his hand this year.

Children between the ages of 8 to 12 may enter an original lunch recipe of their own creation. Winners may get the chance to visit the White House to attend the “Kids’ State Dinner,” as Rose did last year.

Go to [tinyurl.com/9lfaydk](http://tinyurl.com/9lfaydk) to learn more about the rules and how to enter.

## COMMONWEALTH

*continued from page 13*

to \$500,000 — in light of the financial benefits the center would bring to Menlo Park.

Sobrato Development Director Richard Truempler estimated in 2012 that the project would yield \$100,000 in annual benefits for Menlo Park, plus \$163,000 for the fire district and \$135,000 for the Sequoia Union High School District.

The draft fiscal analysis

reviewed by the Planning Commission hewed closely to those figures in two categories — the city’s general fund would see an annual revenue increase of \$138,900 and the school district would get \$111,700 a year — but the report projects a revenue bump of only \$15,200 for the fire district.

The public comment period for the draft environmental and fiscal impact reports, which are posted on the city’s website, ends on April 14. ■

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## Police arrest two burglary suspects in the Willows

By Sandy Brundage

Almanac Staff Writer

Some mornings, you just enjoy a quiet cup of coffee while catching up on the news. Other mornings, you might spot strangers strolling away from your neighbor's house as you happen to glance out your window.

Around 10:32 a.m. on March 26, a Menlo Park man saw two people he didn't recognize in the 300 block of Central Avenue, in the Willows neighborhood. After watching the pair travel up and down the driveway of the house next door, he decided to call the police.

After officers arrived, they found another resident who said someone had tried to force

open the door to her home. An extensive search turned up two men who matched the descriptions of the suspects, and a bag tossed into some bushes containing jewelry and other small items allegedly stolen from yet another house, this one on Laurel Avenue, according to the police report.

Robert Clark, 22, and James McGee, 23, both of Redwood City, were arrested for burglary, attempted burglary and conspiracy. Police also said Mr. Clark was on parole for burglary and possession of stolen property at the time of the arrest.

Police ask anyone who might have information about this case to call 330-6300 or the anonymous tip line at 330-6395. ■

## MENLO BRIEFS

continued from page 9

include sculptor Chris Efstratis and photographer Barbara Lee.

The free festival runs from 10 a.m. to 6 p.m. on Friday and Saturday, and 10 a.m. to 5 p.m. on Sunday.

### Search and rescue team deploys to Alaska

With Washington state's search and rescue teams busy with the aftermath of a deadly mudslide, a large-scale disaster exercise in nearby Alaska found itself short on participants.

The exercise, Operation Shield, had been in the works for two years. But members of California Task Force 3, sponsored by the Menlo Park Fire Protection District, got only a few hours' notice that they were being asked to fill in, according to Chief Harold Schapelhouman. The last-minute scramble was nothing new for a team that saw deployment after the Oklahoma City bombing and Hurricane Katrina.

"Essentially, our folks are in their comfort zone of controlled chaos — right where we want them to be in preparation for a real emergency," Chief Schapelhouman said in a press release. He described the invitation as "an incredible honor for our team."

Seventy-two team members flew to Alaska at 3 a.m. on Thursday, March 27, to join the Anchorage Fire Department and National Guard over the following 24 hours in an exercise involving a debris pile simulating a structure collapsed by an earthquake. They then returned home on Saturday night.

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OBITUARIES

**Dr. Edward Barthold**

*Menlo Medical Clinic physician, Atherton resident*

Dr. Edward "Ed" A. Barthold Jr., whose career as a physician included long involvement with the Menlo Medical Clinic and association with Stanford's School of Medicine, died at home in Atherton on March 18. He was 87.

A San Francisco native, Dr. Barthold joined the U.S. Navy's V-12 College Training program after high school, enrolling in the University of Southern California. As a freshman, he was a starting lineman who played both offense and defense in the 1945 Rose Bowl, according to his family. He ultimately graduated from UC Berkeley, then went to medical school at UC San Francisco.

Dr. Barthold joined the Menlo Medical Clinic in 1956, and was a "prime mover" in the construction of the clinic's new facility in 1970, his family said. He also was the principal organizer of Peninsula Medical Laboratory, served a term as chief of staff of what was then known as Palo Alto Stanford Hospital, and was a member for some time of the Stanford School of Medicine's clinical department, according to his family.



Ed Barthold

He married his high school sweetheart, Carol Allan, in 1947. The Bartholds had two children: Lynn, who died in 1968; and Gary, who died in 1992. Carol Barthold died in 1985.

In 1987, Dr. Barthold married Constance "Connie" Ringold.

He came to refer to the marriage as "mergers and acquisitions," his family said. That's because with Connie came her seven children and their families, creating a situation that "suited Ed's personality," his family said.

Dr. Barthold was a long-standing member of the Palo Alto Club and the Menlo Circus Club. He and Connie, along with family and friends, caroled through their Atherton neighborhood on Christmas Eve, with Dr. Barthold dressed as Santa.

Connie Barthold died in Feb-

ruary. Dr. Barthold is survived by his stepchildren, Gordon Ringold, Christine Ryland, Leslie Stepp, Jeffrey Ringold, James Stutsman, and Holly Sichel; 11 grandchildren; and one great-grandchild.

The family requests that donations in his memory be made to the Barthold Fund at the Charles Armstrong School in Belmont, which Dr. Barthold helped to establish, and where he was a trustee and benefactor; or to a charity of the donor's choice.

The family plans a private celebration of life for Ed and Connie Barthold.



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**Jane Ciochetti**

*Portola Valley resident who loved to travel*

Jane E. Ciochetti, a resident of Portola Valley since 1963, died Feb. 25 at age 84.

Born in Evanston, Illinois, Ms. Ciochetti attended the University of Arizona, drawn to that region by the sunshine and love of horseback riding, according to her family. It was at college that she met her future husband, Tom Ciochetti, whom she married after her graduation. The couple lived in Nevada, where Tom was serving in the U.S. Air Force, and later lived in Dallas and Southern California before settling 51 years ago in Portola Valley.



Jane Ciochetti

group at the Sharon Heights Golf and Country Club.

A love of adventure led her to summer school in college at the University of Hawaii, and a summer stay in Mexico with friends, her family said. She later traveled extensively with her sister, Evey Harrison, and her daughter, Robin Willard.

Ms. Ciochetti's death was due to complications of Alzheimer's disease. In a prepared obituary notice, her son, Tom Ciochetti, wrote: "Although she eventually started forgetting names and faces, she never lost her cheerful attitude and sense of humor. When she couldn't find a word or finish a sentence, she would laugh, often making a joke. She passed away peacefully, leaving us with a smile and the memory of a life enjoyed."

Ms. Ciochetti was preceded in death by her husband and by a daughter, Julie Seagraves. She is survived by her children Tom and Robin, and by five grandchildren.

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**Lifestyles Editor**

Jane Knoerle (223-6531)

**Staff Writers**

Dave Boyce (223-6527),  
Sandy Brundage (223-6529)

**Contributors**

Marjorie Mader, Barbara Wood, Kate Daly

**Special Sections Editor**

Carol Blitzer

**Photographer** Michelle Le (223-6530)

**DESIGN & PRODUCTION**

**Design Director**

Shannon Corey (223-6560)

**Assistant Design Director** Lili Cao

**Designers** Linda Atilano, Rosanna Leung,  
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Published every Wednesday at  
**3525 Alameda De Las Pulgas,  
Menlo Park, CA 94025**

**Newsroom:** (650) 223-6525

**Newsroom Fax:** (650) 223-7525

**Advertising:** (650) 854-2626

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The Almanac, established in October 1965, is delivered each week to residents of Menlo Park, Atherton, Portola Valley and Woodside and adjacent unincorporated areas of southern San Mateo County. The Almanac is qualified by decree of the Superior Court of San Mateo County to publish public notices of a governmental and legal nature, as stated in Decree No. 147530, issued December 21, 1969. ©2014 by Embarcadero Media Company. All rights reserved.

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**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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# Viewpoint

IDEAS, THOUGHTS AND OPINIONS ABOUT LOCAL ISSUES FROM PEOPLE IN OUR COMMUNITY. EDITED BY TOM GIBBONEY

## Golf course water well still a bad idea

In the midst of a debilitating drought and just two years after Menlo Park's Environmental Quality Commission turned thumbs down on the idea, the commission once again recommended against proceeding with a proposal for the city to drill a well in a public park and pump the water up the hill to irrigate the Sharon Heights golf course.

The cost of the well and water lines would be paid by the Sharon Heights Golf and Country Club, which now buys approximately 60 million gallons of potable water from the city to water the course and for other uses at the club. Part of the club's plan would be to provide water from the new line to also irrigate Nealon, Jack Lyle, and Sharon parks, as well as La Entrada School. The proposal says that it would reduce the city's draw of Hetch Hetchy water by 13 million gallons a year and save about \$68,000 a year. Jack Lyle Park and Nealon Park top the list of potential sites for the well; in Jack Lyle, unlike Nealon, no permit would be required to drill a well.

But beyond the city's savings is the question of how much the private Sharon Heights club would save and whether city residents would support the plan in light of the drought. Other questions are whether gray water could be used for irrigation, a practice that has more and more appeal as Hetch Hetchy and other sources are pushed to their limit in this ultra-dry year. So far, no progress has been reported on the city's effort to establish a gray-water recovery program.

Another factor that stands in the way of any deal to drill a well is the staunch opposition of Nealon Park neighbors, who in a letter last fall asked the city to "shut down this project once and for all." The neighbors point out that a conditional use permit is required for a project like a well that would benefit a private party. In addition,

neighbors are concerned about depleting natural resources (the water in the aquifer).

"Not one drop of water is saved," said Elizabeth Houck, who often speaks out on issues affecting the Nealon Park neighborhood.

Despite these misgivings, city staff appears to believe that taking water from the aquifer is a reasonable proposition. A staff report suggests that as the Bay Area's population grows there will be more and more pressure on the Hetch Hetchy water supply, making a good case for the city to use the aquifer to provide 60 million gallons of water per year to Sharon Heights Country Club for its golf course. An analysis of the aquifer's capacity done for the city in 2005 shows its annual recharge rate or inflow ranges from 1.3 billion to 2.6 billion gallons per year, depending on rainfall. The estimated local use is considerably less — 358 million gallons per year, including municipal use, private wells and Stanford University. And the report estimates the \$4 million cost of the well and associated pipelines would be covered entirely by the country club, while the well would provide water to the three parks and La Entrada School. The staff estimates the pipeline would save the city 13 million gallons of Hetch Hetchy water per year.

At this point, there is no formal proposal for the well set to come before the Parks and Recreation Commission or the City Council. Our opinion on this project has not changed since 2011, when we said we were concerned about droughts and that it is hardly prudent to believe that Hetch Hetchy will meet all the Bay Area's needs forever. At some point we may need to pump water from the aquifer just to meet local needs. But if we begin pumping now just to water a private golf course, the water might not be there when the Hetch Hetchy supply begins to run low, and the city really needs it.

**EDITORIAL**

The opinion of The Almanac

**LETTERS**

Our readers write

### Golf course in public park well not a good choice

Editor:

Last week the Environmental Quality Commission for the fourth time in three years wrangled with the Sharon Heights Country Club's "non-project" application to dig a well in a Menlo Park public park that will extract water from the aquifer to be pumped up to the club for the purpose of watering the club's golf course.

The commission was heroic in its efforts to once again understand the complicated impacts of using water from the aquifer, the city's history of water usage, the recharged rates of using water from the aquifer, the history of the club's use of the aquifer for irrigation, and the reasons it switched to Hetch Hetchy water. On and on.

All this for a "non-project." City staff gave a presentation with slides and answered numerous questions as well as anyone could do, considering the limited time staff is allowed to spend



### Our Regional Heritage

Portola Valley Archives

For the first half of the 20th century, the headquarters of the Ormondale Ranch was between today's Iroquois Trail and Shawnee Pass. These buildings formed the center of the complex. Nicolas Larco's house on the left was used as a bunkhouse for ranch hands, and the foreman's house is in the background.

Continued on next page

## LETTERS

Our readers write

Continued from previous page

on a “non-project.” It appeared that staff was carrying the club’s water at the presentation.

This process is upside down. If Sharon Heights Country Club applied for an actual permit the council might have directed staff to retain a consultant with water policy expertise that could have organized a presentation for the council and public before burdening a volunteer commission with an issue that was not even on this year’s goal setting.

Once again, residents took the time to attend the meeting and once again all opposed this idea. In all the EQC meetings regarding this idea, no residents have supported the club’s plan.

The city needs an emergency well. The city has been instructed by BAWSCA to reduce its use of Hetch Hetchy water. If our parks need water, the city can dig a well and use ground water for irrigation. However, when a private club pays for the construction of a well in a private park for its use, the city is married forever to this club. It’s a private well and ending the relationship could result in a lawsuit against the city.

Don’t go down this road. It’s wrong for so many reasons. Concentrate on the city’s need for emergency wells and maybe use some of the water for Burgess Park. The city needs a policy on water and an understanding of how every development it approves carries with it the issue of providing water for it and sewage from it. The two current developments on the city’s radar include approximately 800,000 square feet of development. The water for these developments should be considered before

water for the Sharon Heights Country Club.

*Brielle Johnck  
Central Avenue, Menlo Park*

### Thank you to the town of Portola Valley

*Editor:*

I’d just like to express my thanks to the town government and residents for some efforts made on behalf of cyclists and pedestrians during the past year.

Specifically, additional parking enforcement and signs along Portola Road near the Windy Hill parking area has resulted in increased protection for cyclists (and the occasional pedestrian) and prevents us (cyclists) from being forced into traffic lanes by a line of illegally/poorly parked cars.

I’ve biked in this area for 12 years now, and it is my sense that respect for others and adherence to the law is increasing generally. Efforts by cities and towns in this area are an extremely valuable part of that increasing respect and compliance.

I’ll keep doing my part by stopping at signs, yielding to pedestrians, and keeping my lights flashing, but I wanted to share my gratitude and the extra measure of joy I feel when biking through Portola Valley. Your efforts are noted and greatly appreciated.

*Peter Lenhardt  
University Drive, Menlo Park*

### Vegetation always wins over cement

*Editor:*

The following letter was addressed to the Menlo Park City Council:

“Don’t fight lost battles” is an important phrase and concept to remember when one is

involved in political and ethical battles like trying to prevent a beautiful, wooded waterway (San Francisco Creek) from being turned into a cement (trapezoid) walled storm drain in the name of flood control.

And it is gratifying when one “wins,” as described in my self-published 1975 book, “A P/U History of Menlo Park, which to this writer’s delight is still in the Menlo Park and other libraries. But if one lives long enough, often one witnesses the same battles arising to be fought by conscientious people in the next generation.

Downstream flooding has many causes, including upstream land use. East Palo Alto and the bayside parts of many communities were built before we had a thorough understanding of drainage patterns, flood plains and the properties of saturated soils. And these days we are forced to change our thinking on climate itself as we see high cement structures being drowned as water levels rise around the world. The so-called Hundred-Year Flood is now not an adequate basis for planning our surroundings.

One of the first things done in building or upgrading communities is tending to the landscaping. In many communities, wise politicians and planners are even replacing parking spaces with trees. There is a difference in what happens to a person’s mind and soul or whatever you want to call it when looking at a cement wall or even a rock-lined creek bed versus a beautiful tree. When it comes to cement vs. vegetation, vegetation will ultimately win.

*Martha B. Hopkins  
Tucson, Arizona*



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## INVITES APPLICATIONS FOR COMMITTEES

### ARTS AND CULTURE COMMITTEE

Meets first Thursday of each month, 5:00 p.m.; appointed for two-year term.

The Committee strengthens multigenerational community involvement by initiating, sponsoring and celebrating local art, creativity and cultural activities including, but not limited to, the areas of art, photography, design, music, horticulture, culinary arts, literature, drama and dance. The Committee will create opportunities to educate, inform and engage the community about cultural affairs and will organize and supervise events to showcase local creative talent

### EMERGENCY PREPAREDNESS

This committee is newly formed and the meeting day has not yet been determined; appointed for staggered two-year term.

The Committee supports the General Plan policies to institute or participate in education related to natural hazards and to support emergency preparedness education. The Emergency Preparedness Committee works with Town staff to develop and maintain appropriate plans and procedures for responding to disasters, including wildfires, earthquakes, floods and other emergencies. The Emergency Preparedness Committee supports the work of the Citizens’ Emergency Response and Preparedness Program (CERPP) to develop a network of volunteers to respond to emergencies at the neighborhood level. The Emergency Preparedness Committee works with staff to recruit, organize, train and maintain a team of volunteers who can assist staffing an Emergency Operations Center when Town staff is partially or wholly unavailable. The Emergency Preparedness Committee works with staff to develop emergency communication facilities and capabilities and to provide residents of the Town with information and training in emergency topics.

### LIVESTOCK AND EQUESTRIAN HERITAGE COMMITTEE

Meets fourth Wednesday of each month, 5:30 p.m.; appointed for unexpired one-year term.

The Committee reviews applications for professional stable permits and forwards recommendations to the Planning Commission. It also reviews applications for exceptions to the private stable regulations and forwards recommendations to the Planning Director. It conducts inspections of stables in accordance with the requirements of the Municipal Code. The Committee develops and supports education and information programs which aid the community in sustaining, protecting enhancing and enjoying equestrian activities and facilities. The Committee is also a resource for Town Council, staff and residents on equestrian matters.

### OPEN SPACE COMMITTEE

Meets fourth Thursday of each month, 5:30 p.m.; appointed for two-year term.

The Committee advises and assists the Town Council, Planning Commission and staff in implementing the policies and goals of the Open Space and Conservation elements of the General Plan, specifically with respect to acquisition and maintenance of conservation easements and open space preservation.

### PUBLIC SAFETY COMMITTEE

Meets on call of Chair; appointed for two-year term.

The Committee advises the Town Council and staff on issues of community public safety, including police and fire services provided within the Town.

### RECREATION COMMITTEE

Meets first Thursday of each month, 7:30 p.m.; appointed for three-year term and unexpired two-year term.

The Committee guides the activities of the community recreation programs.

### SUSTAINABILITY AND CONSERVATION COMMITTEE

Meets fourth Monday of each month, 6:00 p.m.; appointed for two-year term and unexpired one-year term.

The Committee advises and assists the Town Council, Planning Commission, and staff on conservation, open space, noise, public services and facilities as pertaining to the elements of the Town’s General Plan.

### WOODSIDE HISTORY COMMITTEE

Meets second Thursday of each month, 10:00 a.m.; appointed for unexpired one-year term.

The Committee advises the Town Council and staff regarding actions, policies and plans relating to historic preservation.

*Committees are volunteer positions and serve in an advisory capacity to the Town Council.*

*Interested residents may request information and applications Monday through Friday, 8:00 a.m.-12 noon and 1-5:00 p.m., from the Town Clerk’s Office at Town Hall, 2955 Woodside Road, or telephone (650) 851-6790, or through the Town’s web site at [www.woodsidetown.org](http://www.woodsidetown.org). Deadline for applications is Friday, May 2, 2014.*

# PREMIER ESTATE PROPERTY



## 139 ALBION AVENUE WOODSIDE

Remarkable in its beauty,  
incredible livability, and  
premier central location

5 bedrooms, 5 full and 2 half bathrooms

Completed in 2007

Pool, spa, and tennis court

Formal grounds of just over 2 acres

Award-winning Woodside School

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