

The Almanac

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

JANUARY 3, 2018 | VOL. 53 NO. 18



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2017 | THE YEAR IN PHOTOS

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Performance year after year.

2017 Homes Sold: 72

2013 Homes Sold: 59

2014 Homes Sold: 62

2015 Homes Sold: 61

2016 Homes Sold: 49

*Siskiyou Drive, Menlo Park
*Oak Avenue, Menlo Park
*Bay Laurel Drive, Menlo Park
1736 Waverley Street, Palo Alto
1765 Poppy Avenue, Menlo Park
190 Encinal Avenue, Atherton
719 Hermosa Way, Menlo Park
331 Fletcher Drive, Atherton
1890 Oakdell Drive, Menlo Park
890 Berkeley Avenue, Menlo Park
*Catalpa Drive, Atherton
*May Brown Avenue, Menlo Park
40 Deodora Drive, Atherton
*Grove Court, Portola Valley
1318 Bellair Way, Menlo Park
1295 Middle Avenue, Menlo Park
115 Gloria Circle, Menlo Park
4 Bassett Lane, Atherton
228 Princeton Road, Menlo Park
236 Selby Lane, Atherton
1760 Holly Avenue, Menlo Park
*Helen Place, Menlo Park
234 Eleanor Drive, Woodside
802 Fremont Street, Menlo Park
804 Fremont Street, Menlo Park
806 Fremont Street, Menlo Park
1153 Castle Way, Menlo Park
1030 Rosemont Avenue, Los Altos
5 Bolton Place, Menlo Park
24 San Juan Avenue, Menlo Park
21 Hallmark Circle, Menlo Park
*Shasta Lane, Menlo Park
1888 Camino a los Cerros, Menlo Park
*Durazno Way, Portola Valley
*Olive Street, Menlo Park
480 Cotton Street, Menlo Park

*Rosefield Way, Menlo Park
95 Bear Gulch Drive, Portola Valley
*Mills Avenue, Menlo Park
76 Nevada Street, Redwood City
278 Carmelita Drive, Mt. View
1450 Mills Court, Menlo Park
*Kipling Street, Palo Alto
1364 Sherman Avenue, Menlo Park
321 Camino Al Lago, Menlo Park
213 Emerson Street, Palo Alto
24 Hesketh Drive, Menlo Park
2060 Monterey Avenue, Menlo Park
2130 Booksin Avenue, San Jose
797 Live Oak Avenue, Menlo Park
167 Eleanor Drive, Woodside
12 Aliso Way, Portola Valley
201 Chestnut Avenue, Palo Alto
1328 Orange Avenue, Menlo Park
119 Oakview Drive, San Carlos
43 Biltmore Lane, Menlo Park
3676 McNulty Way, Redwood City
1274 Orange Avenue, Menlo Park
1325 University Drive, Menlo Park
1330 University Drive, Unit 25, Menlo Park
*Arbor Road, Menlo Park
322 Wyndham Drive, Portola Valley
509 Skiff Circle, Redwood Shores
341 O'Connor Street, Menlo Park
*Bernal Avenue, Burlingame
80 Amherst Avenue, Menlo Park
548 Everett Avenue, Palo Alto
163 Cerrito Avenue, Redwood City
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To request free delivery, or stop delivery, of The Almanac in zip code 94025, 94027, 94028 and the Woodside portion of 94062, call 854-2626.



NOTICE INVITING BIDS TOWN OF ATHERTON, CA

The Town of Atherton will accept bids for construction of the following public work:

SITE IMPROVEMENTS FOR TEMPORARY LIBRARY MODULAR BUILDINGS

Furnish all labor, equipment and materials and perform all work necessary and incidental to construct site improvements at the Town of Atherton Civic Center as shown on the drawings entitled Atherton Civic Center Temporary Library to accommodate Temporary Library Modular Buildings for the Atherton Town Center Project.

Plans & Specifications may be obtained at <http://www.ci.atherton.ca.us/bids.aspx> at no cost. The Contractor shall be responsible for any addendums that may be posted on the Town's website.

SEALED BIDS will be received at the office of the City Clerk, 91 Ashfield Road, Atherton, California 94027, **until 2:00 p.m. Pacific Standard Time on Wednesday, January 24, 2018**, at which time bids will be publicly opened and read aloud.

Bids must be for the entire work, and shall be submitted in sealed envelopes clearly marked: "Bid of (Contractor) for **SITE IMPROVEMENTS FOR TEMPORARY LIBRARY MODULAR BUILDINGS**," along with date and time of bid opening.

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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY

Filoli reaches employee lawsuit settlement

■ Management of historic estate accused of age discrimination, other violations.

By Barbara Wood
Almanac Staff Writer

A confidential settlement has been reached in a lawsuit accusing Filoli of age discrimination and other violations of employment law.

Jay Strauss, the attorney representing four former Filoli employees in the case, filed papers on Dec. 27 dismissing the San Mateo County Superior Court case.

"The case was settled to the parties' mutual satisfaction" — that's all I or any of the parties can say," Mr. Strauss said.

Filoli Executive Director Kara Newport said the lawsuit "has been resolved to mutual satisfaction and at Filoli we are eager to look toward our very bright future!"

The court filing says the case is dismissed "with prejudice," which means it cannot be filed again, and that all parties will "bear their own fees and costs."

The original case was filed in April on behalf of four women who had been fired or forced out of their Filoli jobs within six months of the September 2016 arrival of Ms. Newport as executive director of the historic estate, located on Canada Road a

few miles north of Woodside.

The lawsuit says the actions taken toward the women "were done in a deliberate, cold, callous, malicious, despicable, and intentional manner in order to injure and damage" them. It had asked for an unspecified sum for lost wages and benefits, punitive damages, attorney fees and costs, and back wages for two of the women.

Filoli's response to the lawsuit denied all allegations and said the women were not "injured or damaged in any way as the result of any act or omission" of Filoli. It said the lawsuit should be dismissed for reasons including not meeting the statute of limitations, and that Filoli was acting in good faith for nondiscriminatory business reasons.

In October, Mr. Strauss told the Almanac that Filoli had made a settlement offer "which was woefully inadequate," but that both parties had agreed to participate in voluntary mediation in November.

The lawsuit says Linda Fujimoto, then 66, had worked at Filoli for more than 10 years. She was about to retire when she was, according to the lawsuit, "forced out" on Nov. 28, 2016.



Photo by Michelle Le /The Almanac

Filoli has settled a lawsuit alleging age discrimination brought by four employees who were fired or forced out within six months of the September 2016 arrival of Kara Newport as executive director. In the photo, Ms. Newport shows off Filoli's holiday decorations in November.

Ms. Fujimoto was the retail manager and buyer for Filoli's garden shop, and coordinator and buyer for the annual "Holiday Traditions" event when she was fired. The event was midway through its annual nine-day

holiday run, which brought sell-out crowds to the historic estate, when Ms. Fujimoto was asked to leave. She was replaced by a 46-year-old, the lawsuit says.

Alyssa Gillooley, then 55, had worked for Filoli for 18 months

and was Ms. Newport's administrative assistant when she quit rather than be fired on Nov. 4, 2016. She was replaced by a 22-year-old, the lawsuit says.

See **FILOLI**, page 6

Menlo Park already reaching downtown development limits

By Kate Bradshaw

It took five years for Menlo Park to come up with the plan to rezone downtown — about as long as it has taken a stream of development proposals to nearly eat up the bulk of the growth allowed under that plan, according to city staff. The plan was intended to regulate the gradual growth of the downtown area for 20 to 30 years.

The El Camino Real/Downtown Specific Plan, which the city began to develop in 2007, was approved in 2012 and created new allowances for 680 new housing units and 474,000 square feet of nonresidential space for retail, office and hotel uses.

According to a December 2017 informational staff report, since that plan was approved,

there have been 438,049 square feet of new nonresidential space approved or proposed, representing 92 percent of the maximum amount of nonresidential development; and 492 new housing units approved and proposed, or about 72 percent of the maximum residential growth allowed in the area. Those units and the nonresidential square-footage are spread across 21 developments proposed, approved, and under construction in the plan area.

The plan area, shaped like a squat T with a long wingspan, incorporates businesses along El Camino Real from Sand Hill Road to Watkins Avenue and, perpendicularly, the downtown businesses on Santa Cruz Avenue and the blocks on either side of it, through the city's

downtown commercial hub, to University Drive.

The report also indicates that of what's been approved, construction for nonresidential projects is happening before housing unit construction. So far, according to staff, building permits for a total of 115,758 square feet of nonresidential space have been granted, or 24 percent of what's allowed, while only 18 new housing units, or 3 percent of what's allowed, have received building permits.

To raise the development cap for residential or commercial development beyond what is in the plan will require environmental review, a process that usually takes at least one year, according to staff.

The City Council is expected to discuss the matter sometime in early 2018. ■

By Kate Bradshaw
Almanac Staff Writer

Following the deaths of not one, but two project chairmen in the past year, an initiative by the Menlo Park Historical Association to build a replica of the gates that gave Menlo Park its name has had some setbacks. But the project is moving forward, according to its new chairman, Jym Clendenin.

Project chair Bill Weseloh died in May, and his successor, Ernst Meissner, died Nov. 25. Mr. Meissner, an architect, helped design the project with his daughter Melina and local architect Sam Sinnott.

The plan is to build a redwood timber replica of the city's original namesake gates and finish it to keep the wood from

oxidizing, Mr. Clendenin said, and the gates will come with suggested landscaping designs and a plaque displaying donor names, he said.

Two Irish immigrants, brothers-in-law Dennis Oliver and Daniel McGlynn, erected the original gates around 1855 at the entrance of their 1,700-acre ranch, where today sits the intersection of Ravenswood Avenue and El Camino Real. It's speculated that they drew inspiration from the gates of the 16th century "Menlo Castle" in Galway, Ireland, near the village of Menlough. In 1922, a speeding car destroyed Menlo Park's gates.

The historical association has so far raised about \$40,000 of

See **GATES** page 8

Bats find shelter with patron saint of animals

By Kate Bradshaw
Almanac Staff Writer

A Menlo Park resident discovered some unexpected neighbors after a crew hired to power wash her home on Dec. 26 found a colony of Mexican free-tailed bats nesting behind an outdoor mural.

The nocturnal critters couldn't have picked a more apt art piece to make their home: The mural depicts St. Francis, the patron saint of animals.

"The irony of these bats being found behind a mural of the patron saint of animals was not lost on us," said Peninsula Humane Society/Society for the Prevention of Cruelty to Animals (PHS/SPCA) spokeswoman Buffy Tarbox.

When the mural was removed, some of the bats fell from where they were sleeping,

and there were concerns that they had been injured, according to Ms. Tarbox.

So the bats were scooped up and brought to the PHS/SPCA Wildlife Care Center in Burlingame, where they were treated with oxygen and heat for about an hour, she said.

When the wildlife caretakers ascertained that the bats were healthy, they were released back into the wild. Many went right back to the mural.

The resident of the home did not know about the bats before Tuesday, but told the humane society she will continue to let them live there, Ms. Tarbox said. "Bats make great neighbors," she said, noting that they provide insect control by eating moths and mosquitoes, pollinate local flora and are nocturnal, so they aren't active or visible during the day.

The resident of the home has

asked that the specific location not be made public so as to protect the bats from being disturbed again, she noted.

Mexican free-tailed bats are not a threatened species, but their population is being monitored because, like many wildlife species throughout California and the western U.S., they are suffering from habitat loss, she said.

They like to nest in caves, attics and trees, under conditions like those found behind the mural. On average, they are 3.5 inches long, with tails that span about half of that length, Ms. Tarbox said.

Anyone who comes across a bat colony or accidentally disturbs one should call the PHS/SPCA at 650-340-7022, she said. Each year, the Wildlife Care Center rehabilitates between 1,200 and 1,400 animals. ■



Photo courtesy of the Peninsula Humane Society/Society for the Prevention of Cruelty to Animals.
A mural of St. Francis of Assisi outside a Menlo Park home, behind which a colony of Mexican free-tailed bats had established a nest.

Atherton council still working to save civic center trees

By Barbara Wood
Almanac Staff Writer

The property where Atherton plans to build its new civic center complex has its challenges, including its location next to the railroad tracks, its unusual shape, and 85 heritage trees dotted around the 4.5-acre property.

There's little the town can do

about the property's location or shape, but it is working to save as many of those 85 trees as possible.

In October, the town's Planning Commission approved a permit to remove 18 heritage trees, defined in Atherton as 48 inches or more in circumference at 4 feet above the ground. But City Council

members, urged on by members of the public, asked the project's architects to try to figure out how to save even more trees.

Five of the trees must go because arborists agree they are unhealthy, and the town quickly figured out how to work around three other trees. On Dec. 20, City Manager George Rodericks said five others could be saved by making fairly minor changes during construction if given extra protection while work is going on.

Four of the five remaining trees "staff believes cannot be saved without possible redesign and project delay," Mr. Rodericks said. Another tree,

which is located between a planned wide ramp leading to the new library entrance and a deck, had been scheduled to be relocated elsewhere on the property. Council members wanted more information about the feasibility and cost of doing that and also asked to take another look at leaving the tree in place and building around it.

"I think we need an arborist's input on which of those options are the best," Councilman Rick DeGolia said.

The council wasn't quite ready to concede the remaining four trees, either. The five council members reached consensus on giving up on only

one of the trees, and asked to have project architect WRNS Studio return with a report about how much it would cost, and how much it might delay the project, to save three others.

Mr. DeGolia emphasized that the town is following "the process any homeowner has to go through" to get permission to take out the large old trees. "There are absolutely no rules that have been broken," he said.

"We're not cutting any corners on this parcel," Mr. DeGolia said. In fact, he said, "we're not just trying to adhere to the letter of the requirements, we're going beyond it." ■

TOWN OF WOODSIDE

2955 WOODSIDE ROAD
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INVITES APPLICATIONS
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The Architectural and Site Review Board (ASRB) reviews and makes recommendations to the Planning Director regarding community character, site planning, building design and landscape elements on residential and commercial applications.

Meetings are held on the first and third Monday of each month, 4:30 p.m.

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, Residents, Volunteer Opportunities. Deadline for applications is Monday, January 29, 2018 by 5 p.m.

Date: December 18, 2017

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Posted: December 19, 2017 to January 29, 2018

FILOLI

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Donna Kenison, then 57, had worked for Filoli for nearly nine years and was the manager of member and volunteer services when she was "forced to resign" on Jan. 5, 2017. She was replaced by a 25-year-old, the lawsuit says.

Gina Rossi, then 61, had also worked for Filoli for nearly nine years. She was the visitor services lead when she was fired on Feb. 16, 2017. Ms. Rossi was replaced by a 30-year-old, the lawsuit says. In addition to age discrimination, the lawsuit alleged, Filoli discriminated

against Ms. Rossi because of "physical disabilities."

"Defendant retaliated against Rossi for her complaints about the failure to accommodate her disability by terminating her employment," the lawsuit says.

The suit also alleges that Filoli did not pay Ms. Kenison for all the hours she worked and wrongly classified her as "exempt" from overtime rules.

Ms. Newport, Filoli's sixth executive director in 12 years, had previously headed the Daniel Stowe Botanical Garden in North Carolina. She replaced Cynthia D'Agosta, who left after three years as executive director.

The historic Filoli estate is a destination for both tourists and locals. The house on the estate is home to a collection of 17th and 18th century English antiques, and the grounds feature gardens, an orchard, trails and a nature preserve. Hundreds of local volunteers help keep the bucolic estate operational. ■

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Facebook starts local hiring program

By Kate Bradshaw
Almanac Staff Writer

Locals in lower-income areas near Facebook headquarters may soon have a leg up over out-of-towners when it comes to applying for jobs at the company.

In response to requests from people in the community, Facebook has launched a new program called "Access" to help people who live in Belle Haven, North Fair Oaks and East Palo Alto apply for

and land jobs working full time at the company, or in contract or vendor positions.

The company has hired a full-time "community liaison," Bernita Dillard, to run the program. She is a resident of East Palo Alto who has worked at JobTrain and as a recruiter at Google. She plans to offer advice and guidance to candidates going through the application process and lead workshops for job candidates, according to Juan Salazar, local public policy

The goal of the program is to help hiring managers at Facebook and its contractors see and duly consider local candidates' job applications.

manager at Facebook.

The company has also developed a separate job application portal for local applicants intended to increase the visibility of local candidates' qualifications to potential employers.

"This was really spurred by conversations with community

groups," said Mr. Salazar. The program, he said, was a way for "us, as a company, to better connect with the community when it came to individuals highly qualified for jobs to make sure they don't fall through the cracks." The goal of the program is to help hiring managers at

Facebook and its contractors see and duly consider local candidates' job applications.

The program had a soft launch in September and has yielded some local hires, Salazar said.

He said that hiring locally allows qualified locals who might be commuting to San Francisco or San Jose for work to shorten their commutes.

"We probably pay better, too," Mr. Salazar added.

Residents of Belle Haven, East Palo Alto and North Fair Oaks interested in working at Facebook should use the separate job application portal on the Access web page at accessfb.com. ▀

Hikomitsu Ogawa

November 21, 1940 – December 20, 2017

Hikomitsu "Hiro" Ogawa, 77, of Atherton, California, passed away peacefully at 5:40 p.m. on Wednesday, December 20, 2017, surrounded by his family at UCSF Medical Center in San Francisco, California, succumbing to pneumonia after a successful five-year battle with lung cancer.

Born on November 21, 1940, to Akira Ogawa and Kikue Ogawa in Kyoto, Japan, he obtained his undergraduate education at Kyoto University for Foreign Studies before wanderlust brought him to the United States and graduate school at the University of Washington, where he met the love of his life, Betty Jean (Crouch) Ogawa. They married and had two children, Andrew and Marcus.

Hiro was an entrepreneur through and throughout. He established his own company CAI International in 1989, doing business in international container shipping taking the company public on the New York Stock Exchange in 2007. This was his career dream and he achieved it successfully, serving as its Chairman until his last breath.

As an entrepreneur, Hiro firmly believed in giving back to the community and was actively involved on the boards of The Red Cross of Northern California, The United States Japan Council, The San Francisco Asian Art Museum, and the San Francisco Opera. Hiro established in 2015, together with Nobel Prize in Medicine winner and close friend Dr. Shinya Yamanaka, the Ogawa-Yamanaka Stem Cell prize to be awarded for breakthrough scientists in practical medical application of stem cells.

Hiro was a loving family man who always brought his family together and enjoyed going for breakfasts and bike rides with his grandchildren. Golf was his personal passion and he was a long-time member of the California Golf Club, where he enjoyed many rounds of golf with his dear friends.

Hiro will be deeply missed by his surviving family, he is survived by; his elder brother Hideaki Ogawa, his elder sisters Miyuki Okamoto and Chizuru Sawabe, his younger brother Hiroshi Ogawa, his eldest son, Andrew Satoru Ogawa, daughter-in-law, Makoto Ogawa, and granddaughter Valentina Haruka Ogawa; and youngest son, Marcus Takeshi Ogawa, daughter-in-law, Lisa Marie Ogawa, and grandchildren, Athena Akemi Ogawa and Leonidas Masayoshi Ogawa. He was preceded in death by his wife in 2014, his parents, and his elder brother Hitoyoshi Ogawa.

Private services were held Saturday, December 23, 2017. In lieu of flowers, the family asks that you please donate your time or money to a cause you believe in to help your community.



PAID OBITUARY

Fire destroys home on Skyline Boulevard

By Dave Boyce

Fire destroyed an unoccupied two-story home at 17507 Skyline Blvd. in unincorporated Woodside early on the morning of Dec. 23 and charred several redwood trees surrounding the house, firefighters said.

No one was at home at the time, including the family dog that had been boarded off-site for the weekend, Fire Marshal Denise Enea of the Woodside Fire Protection District told the Almanac.

Ms. Enea said the house most recently sold for \$2.2

million. An investigation into the fire's cause is ongoing, but it appears to have started outside, she said. A neighbor, awake around 2 a.m. and tending a baby, smelled smoke, heard the crackle of a fire and called 911, Ms. Enea said.

The 2,500-square-foot house — which was fully aflame and had probably been burning for at least an hour before firefighters were called in — is surrounded by tall redwood trees, many of which burned, but not severely enough to imperil their survival, Ms. Enea said. It was a one-alarm fire, she said.

Redwood duff on the ground burned, as did a wooden deck and the house's cedar shingles. The shingles "escalated the fire and actually increased the damage to the house because (the house) wasn't ignition-resistant at all," she said.

Along with the Woodside fire district were firefighters from Menlo Park, Redwood City, and San Mateo County. Engine 58 from the Sky Londa station about a mile away was first on the scene, she said.

Deputies from the Sheriff's Office kept Skyline Boulevard closed until 6 or 6:30 a.m., Ms. Enea said. ▀

GATES

continued from page 5

the \$85,000 in anticipated costs to build the gates. Recently, Galway, Ireland, Menlo Park's sister city, committed \$500 to support the construction of the gates.

The historical association is working with the city of Menlo Park to determine a site and acquire a building permit, according to Mr. Clendenin. The association planned to formally submit the plans to the

city manager when City Hall opened for business in the new year, he said.

The new gates were slated to go along Ravenswood Avenue between the library and the Barron-Latham-Hopkins gatehouse. But the plans were put on hold after John Arrillaga offered to help fund a new main library at a site somewhere on the city's Civic Center campus.

Another concern is how the site might be affected if the city decides to build a grade separation to lower Ravenswood

Avenue beneath the Caltrain line.

But since the gates will be designed to be movable, and both the library and grade separation are likely years away from construction, Mr. Clendenin said, the association has received support from Mayor Peter Ohtaki to move forward with the project and relocate them if needed. He said he hopes to begin installing the gates in late spring or early summer.

Go to is.gd/gates374 for more details. ▀



Image courtesy of the Menlo Park Historical Association.

A rendering of the proposed movable gates to be installed at the Menlo Park Civic Center between the library and the Barron-Latham-Hopkins gatehouse.

Atherton's 'park whisperer' Steve Tyler retires

By Barbara Wood

It was a rare resident of Atherton who had never met Steve Tyler during his 17 years of working for the town, especially if they'd ever had an emergency requiring town assistance -- a fallen tree, a flooded intersection, a missing street sign.

Mr. Tyler, officially the public works superintendent, but unofficially, as the proclamation Mayor Cary Wiest read at the Dec. 20 City Council meeting said: "jack-of-all-trades including an arborist, a park whisperer, a street sign guru, a storm drain master, a street maintenance connoisseur, and a town historian."

The proclamation honored Mr. Tyler, who retired at the end of the year.

City Manager George Rodericks said Mr. Tyler was "an asset to the town and the organization; he was dedicated — got the job done and found solutions." Mr. Rodericks said he appreciated that Mr. Tyler did not just bring him problems. Instead, "he would come with problems, and potential solutions."

"Steve always did what was necessary to make something

successful," he said.

Mr. Rodericks said Mr. Tyler also "made the folks that worked around him, and for him, feel like family. That made a difference every day."

"He will be missed not just for his institutional memory, but because of who he was and what he meant to those around him," Mr. Rodericks said.

Before Mr. Tyler came to work in Atherton, he spent 19 years working for Caltrans. For the town, he was responsible for overseeing all public works maintenance functions and activities, including streets, traffic control, underground lines, facilities, park and infrastructure maintenance, preventive maintenance, safety programs, and capital improvement programs and projects.

The proclamation in Mr. Tyler's honor describes him as "reliable, dedicated, supportive, generous and always striv(ing) to get better and do better."

"There is no water level too high and no water level too low for



Steve Tyler

Steve and his waist-high rubber boots handling flooding issues; and if there is a problem in the park, Steve is on it, whether it's sprinklers, doors locked, a rose garden not ready or a statue about to fall," the proclamation says.

Mr. Tyler, the proclamation says, could be counted on to provide "a calm, dependable and rational approach to solutions."

He is, the proclamation says, "the type of person who created

a lot of positive goodwill with residents by being thoughtful and considerate in dealing with their concerns; being very responsive and taking the time, with patience, to explain why the town could or could not perform a task — so even though some may not like the answer, they always appreciated Steve's attention and explanation."

With Mr. Tyler's departure, the town is making some changes

in its staffing. It's ending the agreement with Interwest Consulting Group to supply a town engineer, and will instead hire a combination public works director/town engineer.

The town's arborist's job will be reclassified to park manager/town arborist, and an associate engineer will become a senior engineer/maintenance manager.

Or, in other words, it will take three people to replace Mr. Tyler. ■

Murderer of Menlo Park woman denied parole for the seventh time

By Dave Boyce

Stanley Bockman, convicted of a Menlo Park murder in 1985, was denied parole at a Dec. 20 parole hearing at a state prison in San Diego.

Mr. Bockman, 78, pleaded no contest in September 1985 to the second-degree "domestic violence" murder of an ex-girlfriend, Erica Strodel, who lived in Menlo Park, prosecutors said. He was sentenced to 15 years to life in October 1985.

This was Mr. Bockman's seventh parole hearing, San Mateo County District Attorney Steve Wagstaffe said. His next hearing will be in five years.

Offenders given 15 years to life must serve at least 12 years and will remain in prison until a parole board deems it safe for them to be released, Mr. Wagstaffe said.

In the case, Mr. Bockman admitted to stalking Ms. Strodel and going to her Menlo Park apartment on Feb. 16,

1985, prosecutors said. During an argument, he repeatedly stabbed her in the chest and beat her with a baseball bat, inflicting her with major head injuries, prosecutors said. She died of the combination of injuries.

Mr. Bockman waived his right to appear at the parole hearing and his right to be represented by an attorney, prosecutors said. The San Mateo County prosecutor appeared by teleconference. ■

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Contributions to the Holiday Fund go directly to programs that benefit Peninsula residents. Last year, Almanac readers and foundations contributed \$174,000 from more than 150 donors for the 10 agencies that feed the hungry, house the homeless and provide numerous other services to those in need.

Contributions to the Holiday Fund will be matched, to the extent possible, by generous community organizations, foundations and individuals, including the Rotary Club of Menlo Park Foundation, the William and Flora Hewlett Foundation and the David and Lucile Packard Foundation. No administrative costs will be deducted from the gifts, which are tax-deductible as permitted by law.

All donations to the Holiday Fund will be shared equally among the 10 recipient agencies listed on this page.

Boys & Girls Clubs

Provides after-school academic support, enrichment, and mentoring for 1,800 low-income K-12 youth at nine locations across Menlo Park, East Palo Alto, and the North Fair Oaks neighborhood of Redwood City.

Ecumenical Hunger Program

Provides emergency food, clothing, household essentials, and sometimes financial assistance to families in need, regardless of religious preference, including Thanksgiving and Christmas baskets for more than 2,000 households.

Second Harvest Food Bank

The largest collector and distributor of food on the Peninsula, Second Harvest Food Bank distributed 52 million pounds of food last year. It gathers donations from individuals and businesses and distributes food to more than 250,000 people each month through more than 770 agencies and distribution sites in San Mateo and Santa Clara counties.

LifeMoves

Provides shelter/housing and supportive services across 18 sites in Silicon Valley and the Peninsula. Serves thousands of homeless families and individuals annually on their path back to permanent housing and self-sufficiency.

Project Read

Provides free literacy services to adults in the Menlo Park area. Trained volunteers work one-on-one to help adults improve reading, writing and English language skills so they can function more effectively at home, at work and in the community. Basic English classes, weekly conversation clubs and volunteer-led computer enrichment are also offered.

Ravenswood Family Health Center

Provides primary medical and preventive health care for all ages at its clinic in East Palo Alto. Of the more than 17,000 registered patients, most are low-income and uninsured and live in the ethnically diverse East Palo Alto, Belle Haven, and North Fair Oaks areas.

Upward Scholars

Upward Scholars empowers low-income adults by providing them with financial support, tutoring, and other assistance so they can continue their education, get higher paying jobs, and serve as role models and advocates for their children.

St. Anthony's Padua Dining Room

Serves hundreds of hot meals six days a week to people in need who walk through the doors. Funded by voluntary contributions and community grants, St. Anthony's is the largest dining room for the needy between San Francisco and San Jose. It also offers take-home bags of food, as well as emergency food and clothing assistance.

Fair Oaks Community Center

This multi-service facility, serving the broader Redwood City community, provides assistance with child care, senior programs, citizenship and immigration, housing and employment, and crisis intervention. Programs are available in Spanish and English.

StarVista

Serves more than 32,000 people throughout San Mateo County, including children, young people, families with counseling, prevention, early intervention, education, and residential programs. StarVista also provides crisis intervention and suicide prevention services including a 24-hour suicide crisis hotline, an alcohol and drug helpline, and a parent support hotline.

The organizations below provide
major matching grants to the Holiday Fund.



www.siliconvalleycf.org



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Brown picks Menlo Park judge for appeals court

By Kate Bradshaw
Almanac Staff Writer

Judge Mary J. Greenwood of Menlo Park has been appointed by California Gov. Jerry Brown to serve as an associate justice of the Sixth District Court of Appeal. The Sixth District handles cases from Santa Clara, Monterey, Santa Cruz, and San Benito counties.

Ms. Greenwood, 60, has been a Santa Clara County Superior Court judge since 2012.

Between 1982 and 2012, she worked in public defense law in Santa Clara County, as an assistant public defender and deputy public defender in the county's Public Defender's and Alternate Defender's offices.

She also worked as an associate

at the Boccardo Law Firm in 1997 and as an attorney at Coblenz, Patch, Duffy and Bass LLP in 2001.

She earned her law degree from the University of California, Hastings College, and a bachelor's degree from Grinnell College.

Her appointment, announced Dec. 22, will have to be confirmed by the California court system's Commission on Judicial Appointments.

Ms. Greenwood is a Democrat. Her expected annual compensation is \$229,918. ■



Photo courtesy of the governor's press office.

Judge Mary J. Greenwood

Colleagues pick Cary Wiest as Atherton's new mayor

By Barbara Wood
Almanac Staff Writer

Veteran council member Cary Wiest will serve his second term as Atherton's mayor for the coming year, with Bill Widmer serving as vice mayor. Both were chosen for their new roles by their fellow council members on Dec. 20.

Mr. Wiest, 53, was first elected in 2012. He was previously named mayor in late 2013. Mr. Wiest was reappointed to his council seat in 2016 when he and incumbent Elizabeth Lewis were the only candidates to file for the two open seats, and the town chose not to hold an election.

Mr. Wiest thanked his fellow council members for "honoring me with the role as mayor."

"We are a good team and work well together in the interests of the town of Atherton," he said.

Priorities for the coming year, he said, are already in place: beginning construction of the civic center, building a water-capture facility in Holbrook-Palmer Park, and completing and acting on the fiscal review of the Menlo Park Fire Protection District.

He said the town has a number of other projects on its plate for the coming year, including revising its heritage tree regulations, working to update its general plan, updates to the town's website, and studies of traffic and drainage.

While the town is known for its wealth and real estate values, it also has more than 7,000 students attending schools within its boundaries, he said. With

that in mind, the town is working to improve routes used by students to walk and bike to school, to promote traffic safety, and to improve communications between the schools and the town, he said.

In April, the town will be holding an active shooter exercise at Menlo School led by Atherton Police Chief Steve McCulley, and involving a number of other agencies and jurisdictions, Mr. Wiest said.

"I look forward to continuing to support the town and its residents in making Atherton the best it can be," he said.

Mr. Widmer was last chosen as mayor in late 2011. He was re-elected to the council in 2014.

Before Mr. Wiest was named mayor, outgoing Mayor Mike Lempres thanked "all the volunteers and the families who make this town work," including his fellow council members and their families and spouses.

He said there are two projects he is "actually quite proud of" that made significant progress in his term: the completion of the installation on El Camino Real of three pedestrian-activated stoplights, and the progress on building a new civic center.

"Long-term vision is important," he said, noting that both of those projects have been in the works for many years.

Rick DeGolia was nominated as vice mayor by council member Elizabeth Lewis, but he declined the nomination and instead nominated Mr. Widmer. The votes for both Mr. Wiest and Mr. Widmer were unanimous. ■



HOW THE NEW TAX LEGISLATION COULD IMPACT CALIFORNIA REAL ESTATE

BY MICHAEL REPKA, ESQ. (LL.M. (TAXATION) NYU SCHOOL OF LAW '01)

Well, it is now the law of the land. On December 22, 2017, President Trump signed the Tax Cuts and Jobs Act into law, giving the Republicans their first major legislative win since President Trump took office. The sweeping reform will have a significant impact on California.

As Silicon Valley's top listing agent, a high-income taxpayer and a tax attorney, I have been watching the various proposals for tax reform with a keen eye. I was not alone—twice a year DeLeon Realty presents a seminar on the taxation of real estate, which usually attracts an audience of around 60 to 80 local homeowners. When I held the seminar in November 2017, shortly after the House of Representatives outlined its version of the Bill, we had over 200 people in attendance. People were paying attention. Recently, we announced that we will hold a seminar on the recently enacted tax law, and already, we have had over 400 people RSVP. We also have seen a dramatic uptick in listing appointments. Silicon Valley residents are nervous and worried.

Taken as a whole, and in general terms, the new tax legislation should be very good for corporations, shareholders, the very wealthy, and the middle class in the heartland of the country. On the other hand, there may be negative consequences for the "working wealthy," with combined incomes between \$400,000 and \$1.5 million in high tax states, such as New York and California. Unfortunately, the "working wealthy" group makes up a significant portion of the buyer pool of expensive Silicon Valley real estate.

There is substantial amount of confusion about the new rules. Part of the confusion stems from conflicting rules that were contained in the original Bill announced by the House of Representatives on November 2, 2017, and the Senate version passed on December 2, 2017. This confusion is exacerbated by the conflicting, and occasionally misleading, analysis coming from various partisan groups in the government and the media. This article will summarize many of the key provisions that should have a profound impact on California real estate.

TAX RATES

In general, the tax rates have come down. While retaining seven tax brackets, the new legislation reduces the rates applied to most tax brackets. The new brackets are as follows:

Tax Rate	Joint Return	Individual
10%	\$0-19,050	\$0-9,525
12%	\$19,051-77,400	\$9,526-38,700
22%	\$77,401-165,000	\$38,701-82,500
24%	\$165,001-315,000	\$82,501-157,500
32%	\$315,001-400,000	\$157,501-200,000
35%	\$400,001-600,000	\$200,001-500,000
37%	\$600,001+	\$500,000+

The highest tax bracket now starts at \$600,000 as opposed to the \$1 million starting point proposed under both the House and the Senate version of the Bills. This last minute change to the bracket starting point comes with the benefit of lowering the highest bracket rates from the 39.6% and 38.5% (as proposed in the House and Senate Bills, respectively) to 37%. Taken as a whole, these two

changes net out to be a very positive change for the extremely wealthy, but will be costly for couples with a combined taxable income between \$600,000 and \$1.2 million. It should be noted that only the highest bracket brings back what was colloquially referred to as the "marriage penalty." Again, this change may be particularly hard on Silicon Valley families, where it is not uncommon to have both spouses employed at high-paying jobs.

THE GOOD NEWS

The Step-Up in Basis upon Death of one Spouse

The new legislation retains the taxpayer-favorable step-up in basis rule. Under this rule, homeowners with highly appreciated real estate receive a functional forgiveness of the capital gains taxes that would have been due upon sale, if these assets are still held by the taxpayer on the date of his/her death. As a result of this long standing rule, many Silicon Valley homeowners are wisely advised not to sell their highly appreciated real estate prior to their death. Thus, any change to this rule could have resulted in a rapid increase to the number of homes coming onto the market and a corresponding decrease in home values.

Section 1031 "Like-Kind" Exchange Rules Unaffected

Under the new rules, "like-kind exchanges" under IRC Sec 1031 remain materially unaltered with regard to real property. Taxpayers are still permitted to defer the capital gains tax on appreciated real property by purchasing qualifying replacement real property. The seller still has 45 days to identify the replacement property and 180 days to close. Under the new rules, however, this provision is only applicable to real property—personal property no longer qualifies for the deferral.

Section 121 Survived a House Scare

Although the House and Senate Bills called for substantial limitations on taxpayers' ability to exclude up to \$500,000 in gain in the sale of their primary residence, the final legislation leaves this rule untouched. Thus, taxpayers can still exclude up to \$500,000 (married, filing jointly) in gain if they have owned the property for more than two years and have lived in the property for at least two of the past five years. There is no phase-out of this deduction. It should be noted that this taxpayer-favorable rule appears to be on Congress's radar screen, and could be repealed at some point in the future.

Corporation Can Bring Money Back to the U.S. at Lower Cost

For many years, U.S. corporations have substantial resources stuck offshore because bringing these profits back into the United States, (a.k.a. Repatriation) would have resulted in a substantial tax. Under the new law, these corporations can bring this money back to the United States at a much lower cost. The hope is that these resources will be put to use in the United States, where they will create jobs and otherwise simulate the economy. However, it is left to be seen whether these repatriated funds will gravitate towards states with lower taxes.

Child Care Credit Increased to \$2,000

Although the popular Child Care credit program was increased to \$2,000 per child, this provision is phased out for taxpayers with combined adjusted gross incomes over \$400,000.

THE BAD NEWS

Reduction of the SALT Deduction

Without question, the most significant change facing California homeowners is the dramatic limitation on the deductibility of state and local taxes ("SALT"), including both state income taxes and county real property taxes. Although, under the newly enacted rules, taxpayers are permitted to deduct up to \$10,000 in state and local taxes, most people that can afford to purchase real estate in Silicon Valley already pay over \$10,000 in state income taxes so this change effectively eliminates the deductibility of all property taxes. This change will reduce the incentive for the purchase of real estate.

Longer term, this change may make it more difficult to attract top talent to the state. As a result, we are likely to see businesses locate high paid operations out of state to the extent practicable. Naturally, these concerns will be counterbalanced, to some degree, by the overall desirability of the state and the robust business environment.

Although we expect this provision to have an immediate and significant impact on the buyers' desire to purchase homes, this impact should diminish over time as some taxpayers realize that state and local taxes were a "preference item" under the AMT rules, and, as such, were already added back. In other words, not all taxpayers were getting a benefit from the SALT deduction so the loss of it will not hurt them as much as they may fear at first.

Reduction in mortgage interest deduction

Under the new law, mortgage interest on loans used to purchase property will only be deductible to the extent of the first \$750,000 of principal amount. This is down from \$1.1 million, which was the combined limit of the \$1 million mortgage amount and the \$100,000 equity line, which could be aggregated to form a combined limit of \$1.1 million. Although existing loans, and the refinance of existing loans, will retain the \$1 million principal amount limitation, the additional \$100,000 has been eliminated.

We do not expect this change to have significant impact on the psyche of potential buyers because interest rates are so low and buyers of expensive real estate have proven undaunted by the non-deductibility of a portion of their mortgage interest.

Overall Reduction in Incentives to Buy Homes

The near doubling of the standard deduction, and the reduction of the deductibility of state taxes and mortgage interest, will have the unintended consequence of reducing the incentive for people to buy rather than rent. We expect this impact to be most pronounced on lower priced homes, but the entire market should feel some sort of effect. While there are both benefits and detriments associated with entry level homes becoming more affordable, current homeowners may want to be prepared for a turbulent ride.

No Elimination of the Personal AMT (But increased to \$1,000,000 for couples)

Although the House Bill called for the repeal of the Alternative Minimum Tax ("AMT") for individuals, the final legislation retained the Individual AMT, but eliminated the corporate AMT. However, the legislation raises the point at which the AMT exemption is phased out, from \$164,100 for joint filers to \$1,000,000 for joint filers. This increased limit, coupled with the reduction of available deductions, should result in a much lower percentage of the population paying AMT.

Changes for Individuals sunset in 2025

Much has been made about the fact that the changes to personal income taxes will sunset after 2025, whereas the corporate changes are permanent. However, I believe this is more of an administrative requirement rather than the long-term intent of the legislation.

Under the "Byrd Rule," any plan for tax reform cannot add to the deficit beyond a 10-year budget window. If it does, a super-majority of 60 votes would be required to pass the Senate, which would require bi-partisan support. By including the sunset provision, only a simple majority was required. Presumably, Congress could extend these changes by simple majority as the 2025 date approaches.

Thus, we believe that the sunset provision was one of legislative convenience, rather than a telegraphing of a long-term intent to eliminate the tax changes for individuals.

No change to capital Gains tax rates (Inc. 3.8%)

Many had hoped that there would be a decrease to the capital gains tax rates, which start at 15% for federal purposes and increase to 23.8%, inclusive of the 3.8% tax on Net Investment Income to fund the Affordable Healthcare Act (i.e., "Obamacare"). Unfortunately, the new legislation leaves these rates in place, including the 3.8% surtax.

Personal exemption (\$4,150) suspended (but this was phased out for couples making over \$320,000)

While the Standard Deduction was increased from \$12,700 to \$24,000, the personal exemption of \$4,150 per dependent was suspended. Thus, the net effect of these two provision will vary from family to family. It should be noted that the old personal exemption was phased out for couples making over \$320,000 whereas the phase-out of deductions has been eliminated under the new legislation.

CONCLUSION

Overall and nationwide, most taxpayers will see a net decrease in their federal taxes as a result of the recently enacted Tax Cuts and Jobs Act. However, there will be a net increase to taxes for many highly paid people in Silicon Valley. This could result in some businesses deciding to form, or move operations, to states with low or no state taxes if otherwise economically feasible. The extremely high cost of living in the Bay Area, most notably with regard to housing, and the non-deductibility of state taxes, may make it more challenging for employers to recruit to this area.

However, the reduction in corporate income taxes and the incentives to move money back to the United States, should have a positive effect on businesses. Silicon Valley's Tech economy is extremely strong, and the area is very attractive. Ultimately, only time will tell whether the strength of the local economy, and the desirability of the area, are sufficient to weather these tax changes that hit us particularly hard.

Want to hear more about tax impacts?
Attend our tax seminar on January 6th, 2018

This is a high-level summary of the recently released tax rules. Readers are advised to discuss the new rules with their tax advisors to determine how the changes will impact their personal circumstances. This article may not be relied upon as tax or legal advice.

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Photo by Natalia Nazarova



Photo by Michelle Le



Photo by Ana Sofia Amieva-Wang

2017 | THE YEAR IN PICTURES

ALMANAC PHOTOGRAPHERS CAPTURED THE SPIRIT OF OUR COMMUNITY THROUGHOUT THE YEAR THAT WE'VE JUST BID FAREWELL. HERE'S A SAMPLING OF THE MOST MEMORABLE IMAGES OF 2017.



Photo by Natalia Nazarova

Top left: The Griffith and Mills families view the solar eclipse at the Menlo Park Library in August. **Top right:** Sarahi Espinoza Salamanca, a DACA recipient, runs a nonprofit app that tells DREAMers how to find scholarship opportunities they're eligible for. **Above:** Will Cowden, Clint Helton and Chase Helton watch rodeo events on July 4 in Woodside. **Left:** A women's march "community action" rally in Courthouse Square in Redwood City on Jan. 21, the day after the presidential inauguration.



Photo by Veronica Weber



Photo by Michelle Le

Top: Sylvia Zerbini stands with Trueno at the Horse Park at Woodside, where Trueno and 11 other stallions were sheltered after being evacuated during the October North Bay fires. **Left:** Menlo Park's 2017 mayor, Kirsten Keith, gives the State of the City speech at the British Bankers Club in October.

About the cover: Clockwise from top left: Chelsea Clinton signs her new book for Aniyah Carson at Kepler's Books in April; Jennifer Jackson speaks to the crowd during a vigil against gentrification by Amazon and Facebook in East Palo Alto in March; Hillview Middle School eighth-grader Louisa Moyer helps a group of new sixth-graders get to know each other through this straw-connecting game; Pomponio Ranch manager Chris Giannini outside the ranch office in June. Photos by Michelle Le

See **YEAR IN PICTURES**, next page



Photo by Michelle Le

YEAR IN PICTURES

continued from previous page

Top: A Stanford student uses a net to gather specimens for his Ecology and Natural History of Jasper Ridge Biological Preserve class. **Right:** Firefighters line up in front of Nativity Church in Menlo Park, where a funeral was held for Matthew Cruz, Andrew Gonzales and Ricky Torres in November. The young men were close friends, and were killed in a car accident on Skyline Boulevard. Mr. Gonzales and Mr. Torres were Fire Explorers with the Menlo Park Fire Protection District and had been considering careers in firefighting. Mr. Cruz had spent three years with the San Mateo County Sheriff's Office Activities League and its teen leadership council and mentoring program, helping children in the North Fair Oaks community.

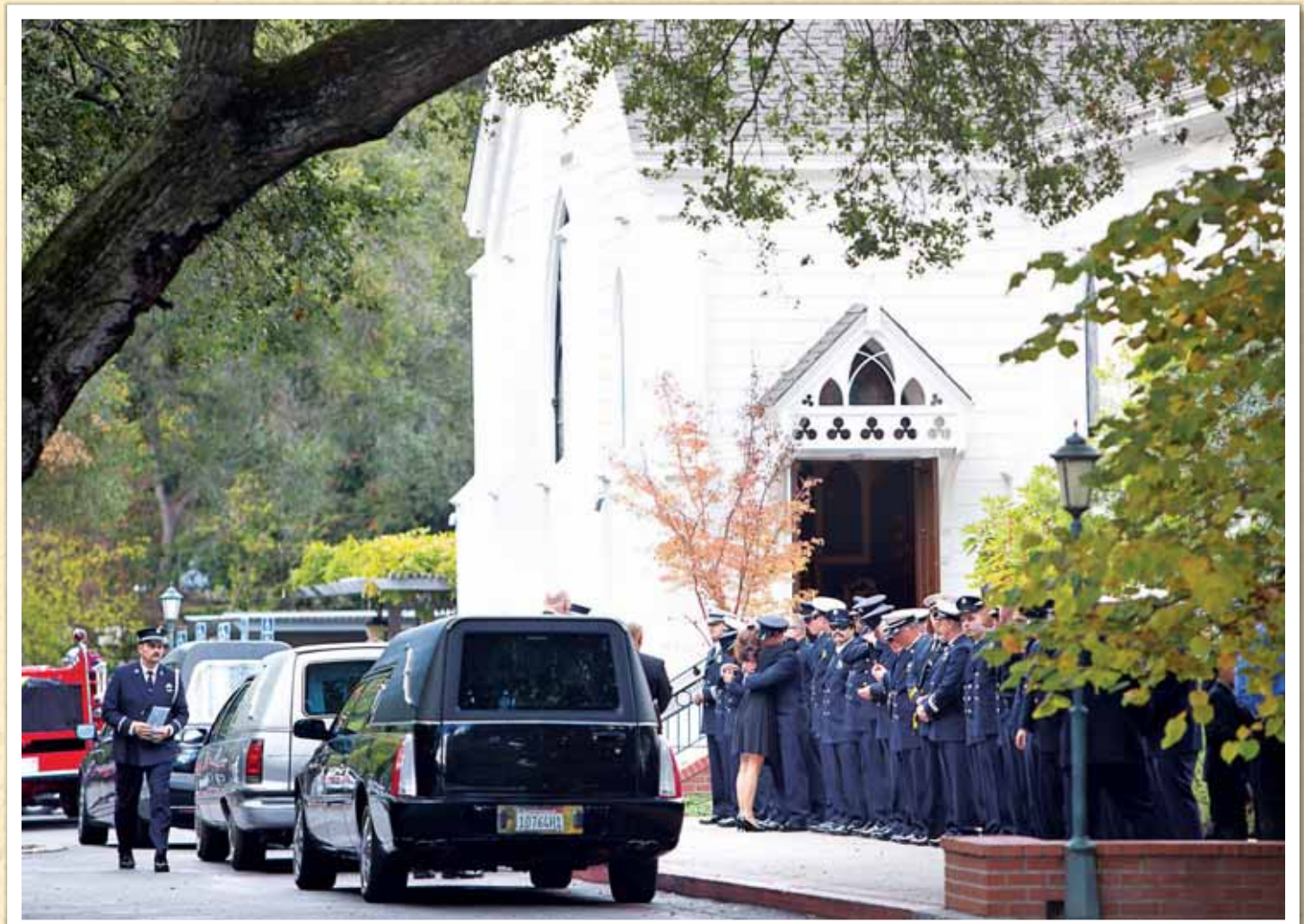


Photo by Michelle Le

Modern melting pot

Malaysian flavors shine
at Menlo Park's Black Pepper

By Ruth Schechter
Photos by Natalia Nazarova

RESTAURANT REVIEW

While I consider myself above-average in food savvy, I have to admit I was a bit stymied when asked to describe a typical Malaysian staple.

Malaysian food crosses all sorts of borders. For centuries, the Malay Peninsula served as a stopping point for ships from the Middle East, India, Europe, China and Indonesia. The resulting melting pot of culture and cuisine has its most powerful influences coming from Thai, Chinese, Indonesian and Indian fare. There are so many culinary traditions intertwined that it's impossible to sum it up neatly.

Happily, the curious now can get a taste of that international medley at Black Pepper, which opened last March in the site last occupied by Menlo Hub. It's sister to Banana Leaf in Milpitas, with a similar menu and overall vibe.

The space is open and modern, with well-spaced tables on two levels. Simple, understated artwork panels make a visual distraction along the side walls. Tables are set with crisp white coverings and minimal settings. A compact bar, separated from the eating area by a frosted glass partition, showcases its bottles along the streetside windows on colorfully backlit shelves. The overall atmosphere is sophisticated but doesn't impart any sense of place or culinary background.

The menu, on the other hand, is exotic and enticing, with variations of South Asian staples like satay, roti, curry and sambal. An appetizer of house-made roti prata (\$4) is served with a delectable curry dipping sauce. The thin layers of fried bread were overly greasy, but who cares when the sauce is that delicious? Another winning starter is the ahi tuna salad (\$15), with generous slices of barely seared tuna on a bed of dressed greens with roasted pumpkin seeds, fresh raspberries and exactly two seared shrimp.

Main dishes include a nice variety of fish, prawns and seafood, along with lamb, beef and chicken. Green curry beef (\$22) showcases slices of beef tenderloin in a rich tangy sauce. The flavors of Utama chicken (\$18) are soft, round and almost sweet, with a light chili sauce that adds just a hint of tang. Singapore-style black pepper eggplant and green beans (\$15) is just one of several appealing vegetarian variations and is a terrific balance of textures, spices and flavors.

Another visit had us fighting over Ying Yong noodles (\$19), a deep bowl of different types of noodles and a mix of seafood, chicken and greens in an addictive, thick white sauce — something like egg drop soup on steroids — and a great go-to dish for cold weather.



Top: Ahi tuna salad is served with roasted shrimp and garnished with raspberries.

Right: David and Kay Yim are the chef-owners of Black Pepper restaurant.



Service varies. One visit highlighted seamless and personable table service, with our server making suggestions and sharing anecdotes. Another visit had me whimpering uselessly for my cocktail, which arrived after our plates were almost bare.

Speaking of drinks, Black Pepper touts a tempting selection of custom cocktails (\$14) with alluring names: Rainfalls of Rambutan, Citrus Desire, Electric Blue Breeze. Though tasty, these drinks seem quite skimpy for the price, and try as I might, I could not detect any zing in my Gingerlicious Sparkle until I asked the bartender to make me another, with lots of extra ginger.

As for the desserts, do try the banana granite (\$8), a caramelized banana in palm sugar

syrup topped with ice cream and almonds. On another visit, we sampled the pandan panna cotta (\$8), a creamy mound jazzed up with mildly sweet pandan sauce made from leaves of screwpine, a tropical plant.

Prices overall tend to fall on the high side at dinner, with halibut selections at \$32 and sea bass running over \$40. However, servings overall are generous, presentation is artful and flavors are sophisticated

and well-rounded. Lunch special prices are reasonable and include a nice cross-section of dishes.

Black Pepper is the sort of restaurant that, after finishing a meal, you begin to plan for your next trip back. There's plenty of variety and the kinds of snappy flavors that can make a mouth very happy. 🍴

Email Ruth Schechter at ruths315@sbcglobal.net.

CALENDAR

Theater

"Our Great Tchaikovsky" TheatreWorks Silicon Valley presents a show written and performed by Hershey Felder, which explores both current Russian politics and historical context. Jan. 10-Feb. 11, show times vary. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. theatreworks.org/201718-season/201718-season/our-great-tchaikovsky/

Concerts

Philharmonia Baroque Orchestra All are invited to sing along to a quartet of vocalists from Philharmonia Baroque Orchestra's chorale. They will perform popular repertoire from the Baroque period and beyond, accompanied by a cellist and harpsichordist. Jan. 6, 7:30 p.m. Free. Tateuchi Hall, Community School of Music and Arts, 230 San Antonio Circle, Mountain View. arts4all.org/events/philharmonia-baroque-orchestra

Music

Palo Alto's Silicon Valley Boychoir tryouts Silicon Valley Boychoir will be holding auditions for the January semester. By appointment only and open to second- through fifth-grade boys. High school and middle school boys with choral experience may try out for upper levels.

Jan. 5 and 12, 4 p.m. Free audition, semester tuition. First Lutheran Church, 600 Homer Ave., Palo Alto. svboychoir.org

The Jym Marks Quintet The Menlo Park Library will present a performance of progressive jazz, along with poetry. Jan. 6, 11 a.m.-noon. Free. Menlo Park City Council Chambers, 701 Laurel St., Menlo Park. menlopark.org/jymquintet

Inside the Gun Debate: To Hunt? To Defend? To Assault? Attendees will have an opportunity to hear various viewpoints on gun control and watch filmed interviews with Tom Mauser, whose son died at Columbine High School, and Michael Lang, a concealed weapon firearms instructor. Jan. 3, 6:30-7:30 p.m. Bethany, 1095 Coast Ave., Menlo Park. facebook.com/LTCMenloPark

Talks & Lectures

Tara Sim with Jessica Cluess Tara Sim will discuss her new book "Chainbreaker," the sequel to "Timekeeper." She will be in conversation with Jessica Cluess, author of "A Shadow Bright and Burning" and "A Poison Dark and Drowning." Jan. 5, 7-8:30 p.m. Free. Kepler's Books, 1010 El Camino Real, Menlo Park. Search brownpapertickets.com for more info.

The OFJCC Presents Mike Lewis with Sheryl Sandberg Join Mike Lewis in conversation with Sheryl Sandberg as they discuss "When to Jump," his book that lays out the "Jump Curve" — four steps

to pursue a dream career. Jan. 9, 7-9 p.m. \$32-\$36. Oshman Family JCC, 3921 Fabian Way, Palo Alto. booksinc.net/event/ofjcc-presents-mike-lewis-sheryl-sandberg

Marilyn Yalom with Theresa Donovan Brown Join author Marilyn Yalom in conversation with Theresa Donovan Brown as the two women unravel the mysterious and unconventional history of love and the strange case of the heart. Jan. 9, 7:30-9 p.m. Free, RSVPs requested. Kepler's Books, 1010 El Camino Real, Menlo Park. Search eventbrite.com for more info.

Stanley Hiller: Imagination Set Free Hiller Aviation Museum President and CEO Jeff Bass will visit the Menlo Park Library for a presentation on Stanley Hiller, Jr. Bass will share the story of a Bay Area legend of aviation history and the lore of some of the museum's aircraft. Jan. 10, 7-8 p.m. Free. Menlo Park Library, 800 Alma St., Menlo Park. Search menlopark.org/Calendar.aspx for more info.

Amie Kaufman and Meagan Spooner Authors Amie Kaufman and Meagan Spooner will discuss their new book, "Unearthed," a story that follows a scholar and a scavenger, who are dispatched to the planet of a now-extinct alien race. Jan. 10, 7-8:30 p.m. Free. Kepler's Books, 1010 El Camino Real, Menlo Park. Search brownpapertickets.com for more info.

Film

Movie Matinee A brown bag lunch matinee of "The Big Sick," a 120-minute, rated-R movie

about a Pakistan-born comedian and graduate student who fall in love, but struggle as their cultures clash. Snacks provided. Jan. 11, 11:30 a.m.-1 p.m. Free. Woodside Library, 3140 Woodside Road, Woodside. Search smcl.bibliocommons.com/events for more info.

Food & Drink

Portola Valley Farmers' Market This weekly farmers' market offers farm produce, berries, local eggs, honey and other goods. Jan. 4 and 11, 2-5 p.m. Free. Portola Valley Town Center, 765 Portola Road, Portola Valley. pvfarmers-market.com

Cooking Demo: Easy Vegan Indian (and Beyond) Chef Veena Kallungal demonstrates how to make a number of vegan dishes, including chana masala, carrot halwa, sweet potato stir fry, and vegetable fried rice. Jan. 8, 2-3:30 p.m. Menlo Park Library, 800 Alma St., Menlo Park. Search menlopark.org/Calendar.aspx for more info.

Teens

Teen Gaming Afternoon Teens are invited to join Illusive Comics & Games and Isle of Gamers to try out role-playing games; new board and card games; and Magic, with free demo decks as supplies allow. Jan. 2-5, 2:30-4:30 p.m. Menlo Park Library, 800 Alma St., Menlo Park. menlopark.org/Teens

Glow Party Children in sixth grade and up can enjoy a variety of things that glow: food,

games and something to take home. Participants are asked to wear white or something neon. Jan. 9, 3:30-4:30 p.m. Free. Woodside Library, 3140 Woodside Road, Woodside. Search smcl.bibliocommons.com/events for more info.

Lessons & Classes

Paint Like Matisse This class will jump into the mind of artist Henri Matisse and create pieces inspired by his work. Canvas, palette, and paints will be provided. Ideal for all skill levels and for ages 12 and older. Registration required. Jan. 7, 2-4 p.m. Free. 2 Dinkelspiel Station Ln, 2 Dinkelspiel Station Lane, Atherton. Search eventbrite.com for more info.

Community Groups

Book Group A discussion on "The Summer Before the War," a story that follows a Latin teacher in a small Sussex town that goes to war in the Balkans, by Helen Simonson. For adults ages 55 and older. Jan. 8, 1-2 p.m. Free. Woodside Library, 3140 Woodside Road, Woodside. Search smcl.bibliocommons.com/events for more info.

Literature Book Club The Menlo Park Library's Literature Book Club will discuss "The Sellout," by Paul Beatty, the first American to win the Man Booker Prize. Jan. 9, 7:15-8:30 p.m. Free. Menlo Park Library, 800 Alma St., Menlo Park.

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Photo by Frances Freyberg

Hikers take in the scenery along the new Harrington Creek Trail at the La Honda Creek Open Space Preserve.

Trail opens in open space preserve

A new six-mile trail is open through the southwest portion of the La Honda Creek Open Space Preserve, a 6,100-acre sanctuary on the western slope of the Santa Cruz Mountains that includes grasslands, forests and some cattle ranching.

The trail, free and open to hikers and equestrians, is actually two trails — the Harrington Creek Trail and the Folger Ranch Loop Trail. At the trailhead at 900 Sears Ranch Road are a restroom and a 22-space parking lot, said Cydney Bieber of the Midpeninsula Regional Open Space District.

The new trails provide panoramic views of some 3,200 acres heretofore unseen by the public, Ms. Bieber said. The trails are dotted with interpretive signs about nature and local history.

Equestrian access is by permit only, with horse-trailer parking at the Event Center about two miles west of the intersection of Sears Ranch Road and state Highway 84. The Folger Ranch trail will be closed after the winter's first heavy rain, Ms. Bieber said.

The preserve is open daily from sunrise to sunset.

Go to is.gd/lahonda for more information.

Go to is.gd/EQpermits for more about equestrian permits.

Cattle grazing

The district spent \$1.2 million on the new trails, with funding from Measure AA, a \$300 million bond measure approved by district voters in 2014. The project included rehabilitating ponds to provide water for cattle and for the breeding of

California red-legged frogs, a threatened species. The district also removed invasive plant species and repaired roads to keep sediment out of creeks.

Hikers and equestrians may see cattle grazing at the preserve, an example of ranching traditions co-existing with recreational activities. This is the second open space district area to allow cattle and, since it is a working ranch, visitors must stay on the trails.

The upper portion of the preserve — the Allen Road entrance — has been open to visitors with a permit. Trails through the central area of the preserve are in the district's plans, with a tentative opening in 2020, Ms. Bieber said. The long-term plan includes a system of 30 miles of trails, including connections to neighboring preserves.

■ POLICE CALLS

These reports are 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 unless convicted. Police received the reports on the dates shown.

ATHERTON

Hit-and-run with injury: A 22-year-old woman jogging on Barry Lane was found unconscious on the road and taken to the hospital. She told police she'd been struck at 3:53 p.m. on Thursday, Dec. 21, by a silver sedan with a "Blue Lake Tahoe" bumper sticker. Police say there weren't any witnesses. Residential surveillance cameras in the area did not capture footage of the vehicle. Dec. 21.

Thefts:

■ A thief rummaged through two unlocked vehicles parked in the driveway of a home on Rittenhouse Avenue and stole sunglasses, lacrosse equipment and a duffel bag. Estimated loss: \$400. Dec. 19.

■ Someone damaged the mailbox of a home on Fair Oaks Lane and stole mail. Dec. 19.

Stolen vehicle: A silver 2009 Toyota Prius, license number 6LZT634, was stolen from the south gym parking lot along Ringwood Avenue at Menlo-Atherton

High School. Dec. 21.

MENLO OAKS

Fraud: A resident of Menlo Oaks Drive told police she'd been sending "large amounts of money" over several months to a man who told her the payments were required before she could receive her winnings of nearly \$1 million. Dec. 22.

MENLO PARK

Fraud: The owner of a safe deposit box at Bank of America on Santa Cruz Avenue told police that eight bracelets and two necklaces are missing from the box, and that he could not recall if he left the items outside the box when he examined them in December 2016. Estimated loss: \$16,200. Dec. 11.

Commercial burglary:

■ Someone smashed a window at J Maliksi & Associates architectural firm at 675 Menlo Ave., entered the building and stole a computer. Estimated loss: \$2,500. Dec. 14.

Thefts:

■ A bicyclist discovered that his bike, parked in the 500 block of El Camino Real, had had the wheels and tires stolen. Estimated loss: \$200. Dec. 14.

■ A thief cut a bike lock and stole a bike from a carport on Coleman Avenue. Estimated loss: \$50. Dec. 10.

Found property: Someone found a pouch containing \$500 in cash near the

Wells Fargo Bank on Santa Cruz Avenue and turned it over to police. Dec. 13.

WEST MENLO PARK

Thefts:

■ Someone stole a laptop computer from a workplace in the 2500 block of Sand Hill Road. Estimated loss: \$2,800. Dec. 8.

■ A vehicle parked at Alpine Road and Piers Lane was found with a window smashed and a purse stolen. Estimated loss: \$700. Dec. 23.

Fraud: A resident of Cloud Avenue discovered an unauthorized purchase debited to a personal bank account for a loss of \$437.40. Nov. 14.

WOODSIDE

Vandalism: Five mailboxes were found damaged in the vicinity of Old La Honda Road and Skyline Boulevard. Estimated loss: \$500. Dec. 9.

PORTOLA VALLEY

Vandalism: Someone damaged a driveway lamp in the 200 block of Westridge Drive. Estimated loss: \$20. Dec. 25.

Suspicious circumstance: A resident of Cresta Vista Lane told police he'd received a letter demanding \$4,500, sent via electronic transfer, or "personal information would be divulged to his family and friends." Dec. 21.



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Viewpoint

IDEAS, THOUGHTS AND OPINIONS ABOUT LOCAL ISSUES

Make Menlo Park great again with Trump-linked lobbyist?

By Beatrix Geaghan-Breiner

The increasingly frustrating traffic in Menlo Park has incited residents to urge the City Council to take action. The city has plans to initiate public infrastructure projects to ease traffic, but these projects require additional outside funding. One of the city's targeted projects is a costly reconfiguration of the Dumbarton Corridor, which would more efficiently move drivers between Alameda, San Mateo, and Santa Clara counties.

California's needs rank low on President Trump's priorities, so it is unlikely that Menlo Park will get the necessary federal funding without an insider connection. According to Menlo Park's 2017 mayor, Kirsten Keith, a goal last year was to hire a lobbying firm to represent Menlo Park in Washington, D.C., to garner federal funding for projects. However, when city staff proposed hiring Mercury Public Affairs in a Nov. 2 report, the council received more than 70 emails from Menlo Park residents objecting to these plans.

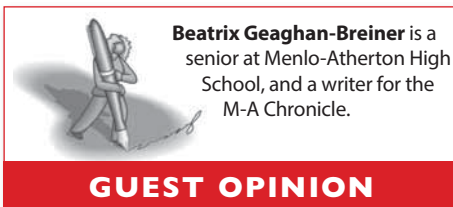
Mercury Public Affairs is a D.C.-based lobbying firm managed by conservatives. The City Council responded to the negative public reaction by postponing a decision on the plan, pending more discussion. Nevertheless, hiring Mercury is still very much a possibility.

Let's take a look at the Mercury team.

A team leader could be Mercury partner Vin Weber, a former Minnesota Republican congressman and a person of interest in the FBI's Russia investigation. Robert Mueller's grand jury is looking into Mr. Weber's communication with pro-Russian Ukrainian politicians and how that might tie into Trump's relationship with Russia.

The firm proposed Mercury Managing Director Bryan Lanza to work with the city. Mr. Lanza, deputy communications director for the Trump-Pence campaign and director of communications for Trump's transition into office, was also the communications director of Citizens United, a right-wing nonprofit that was the successful plaintiff in the 2010 Supreme Court case that gave advantages to moneyed interests in campaigns.

Through Twitter, Mr. Lanza bashes Democrats, especially Hillary Clinton, and retweets President Trump. Following the Nov. 5 Texas church massacre, Mr. Lanza posted a video of Ms. Clinton, dismissing her opinion on gun laws and her presence in the national conversation. He avidly supports the president's notions of "fake news," opposes NFL anthem protests, and



GUEST OPINION

defends repeal of the Deferred Action for Childhood Arrivals (DACA) act.

In contrast, Menlo Park, along with Redwood City and San Francisco, is a sanctuary city. City officials, including police, are not to assist Immigration and Customs Enforcement agents in their investigations into the immigration status of residents.

Mr. Lanza is against nearly everything the Menlo-Atherton High School community stands for. Our community came together at the sit-in DACA protest, where M-A Dreamers struggled through tears to tell of their hopes, dreams, and fears following repeal. Our football team recently "took a knee" during the anthem at the Sacred Heart Preparatory game. Last November, 1,000 M-A students walked out to protest Trump's election, waving Mexican flags and posters reading "#SiSePuede" ("Yes We Can"), "My Body My Choice," and "Brown and Proud."

From my experience at M-A, I submit that our student body and staff unite against hate and collectively support the minority voices that the Trump administration is trying to silence.

Do we want to align our city with the

Trump administration? On one hand, D.C. is dominated by Republicans. Conservative lobbyists will be more effective in making connections — arranging meetings, phone calls, and access of every kind.

However, hiring Mercury does not sit right with much of the Menlo Park community. Residents writing on the City Council email feed and Nextdoor sharply criticized the plan. One resident wrote that she would rather "sit in traffic for the next 8 years than sell [her] soul to the man who has divided this country." Alternatively, some residents offered a utilitarian perspective, focused on securing funding, regardless of Mercury's political bent.

To me, and to many other residents, hiring Trump supporters to represent us undermines our city's values. Our neighborhoods and surrounding cities are home to undocumented citizens, and members of the LGBTQ+ and other minority communities. What will it say about our city if we hire people who advocate against these people's rights?

Councilwoman Keith says that this topic may be reassessed in January, during the council's 2018 goal-setting process. When the matter does return to the City Council for discussion, public opinions will be important.

Let the council hear your opinion — email it to city.council@menlopark.org.

LETTERS

Our readers write

Accommodate interests of people, not ideology

Editor:

It's crystal clear: House Speaker Paul Ryan let the cat out of the bag urging American women to have more babies, saying their lack of procreation was stunting economic growth. "People — this is going to be the new economic challenge for America. People."

Translation: Plan your families and lives to accommodate our national economy (our conservative agenda). That's a predictably Republican mindset: businesses first, people second.

If the economy is not working well, a democratic government's job is to help the economy evolve to accommodate its citizens' pursuit of happiness, not the other way around on behalf

of corporate, religious, or political/economic ideology.

Don Barnby
Spruce Avenue, Menlo Park

City needs to be part of traffic solution

Editor:

(Menlo Park City Councilman) Rich Cline should pay heed to the metaphor about living in glass houses and throwing stones.

Menlo Park is now and has been for many years the source of major traffic problems on the Peninsula. Almost every city on the Peninsula has at least one through connection from El Camino Real to Highway 101 and El Camino Real to I-280. Some, like Palo Alto have several such connections and expressways and even freeways. Menlo Park has none.

For years the city held up completion of a four-lane interconnection to I-280 that goes partly through Palo Alto on Sand Hill Road, and the city has

steadfastly refused to seriously address the almost continuous traffic jam on El Camino Real from south of Middle Avenue to beyond Valparaiso Avenue (except perhaps to only make matters worse by approving numerous housing projects on El Camino along that stretch).

If Menlo Park wants the cooperation of good neighbors, the city leaders need to be what they would like others to be. In short, the city needs to be a part of the solution and less a part of the problem which affects not just residents of surrounding cities but the people of Menlo Park, too.

Stan Gage
Old Spanish Trail
Portola Valley

Spare the air? Ban garden equipment too

Editor:

As of the end of 2017, we had 16 winter-season "Spare the Air" days, many of them consecutive. It was *cold!* Why is

the burning of wood in a stove, to keep one warm, banned, but leaf blowers, lawn mowers, chain saws and other gasoline-powered garden equipment are not banned on Spare the Air

days? Gasoline engines not only cause air pollution, but also noise pollution.

Jackie Leonard-Dimmick
Walnut Avenue, Atherton

What's on your mind?

From City Hall politics and the schools to transportation and other pressing issues, the Almanac aims to keep readers informed about their community. But we also want to hear from you.

Tell us what's on your mind by sending your letters to letters@AlmanacNews.com. Or snail-mail them to: The Almanac, 450 Cambridge Ave., Palo Alto, CA 94306.

Letters should be no longer than 300 words.

You can also submit a longer piece of 450 to 600 words for consideration to publish as a guest opinion column.

Questions? Email Renee Batti at rbatti@AlmanacNews.com, or call 650-223-6528.

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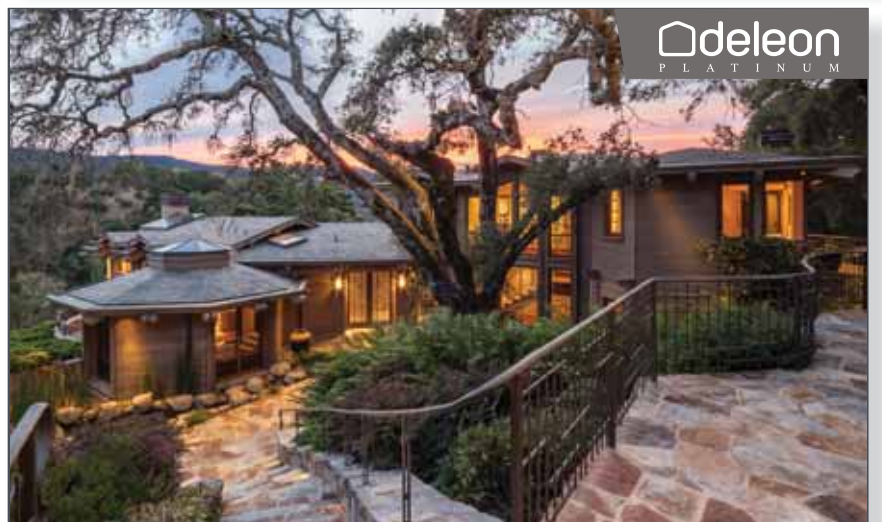
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Keri Nicholas | 650.533.7373
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Joe Parsons | 650.279.8892
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Bulletin Board

115 Announcements

SAN ANTONIO HOBBY SHOP

130 Classes & Instruction

Massage for pain, senior care

133 Music Lessons

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135 Group Activities

FUMCPA Christmas Eve Services!

145 Non-Profits Needs

PlantTrees \$0.10/ea ChangeLives!

For Sale

215 Collectibles & Antiques

Mountain View High School Wear

Vintage Mountain View Mugs

240 Furnishings/ Household items

Baby Einstein Walker - \$25

245 Miscellaneous

2018 Free Events Calendar - \$00.



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Jobs

500 Help Wanted

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Home Services

715 Cleaning Services

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751 General Contracting

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Legal Notices

995 Fictitious Name Statement

PALM VILLAS REDWOOD CITY
PALM VILLAS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 275882

The following person (persons) is (are) doing business as:
1.) Palm Villas Redwood City, 2.) Palm Villas, located at 1931 Woodside Road, Redwood, City, CA 94061, San Mateo County.

Registered owner(s):
FOREVER YOUNG ASSISTED LIVING, INC.
1931 Woodside Road
Redwood City, CA 94061
California

This business is conducted by: A Corporation.

The registrant commenced to transact business under the fictitious business name(s) listed above on 2008. This statement was filed with the County Clerk-Recorder of San Mateo County on December 5, 2017. (ALM Dec. 13, 20, 27, 2017; Jan. 3, 2018)

FENZI DOG SPORTS ACADEMY
THE DOG ATHLETE
FENZI DOG TRAINING
FENZI TEAM TITLES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 275950

The following person (persons) is (are) doing business as:
1.) Fenzi Dog Sports Academy, 2.) The Dog Athlete, 3.) Fenzi Dog Training, 4.) Fenzi Team Titles, located at 937 Canada Rd., Woodside, CA 94062, San Mateo County.

Registered owner(s):
FENZI DOG ENTERPRISES, INC.
937 Canada Rd.
Woodside, CA 94062
California

This business is conducted by: A Corporation.

The registrant commenced to transact business under the fictitious business name(s) listed above on 2010, 2013, 2016. This statement was filed with the County Clerk-Recorder of San Mateo County on December 11, 2017. (ALM Dec. 20, 27, 2017; Jan. 3, 10, 2018)

AVANTI PIZZA FRESH PASTA
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 275966

The following person (persons) is (are) doing business as:
Avanti Pizza Fresh Pasta, located at 3536 Alameda De Las Pulgas #4, Menlo Park, CA 94025, San Mateo County.
Registered owner(s):
MODERN FUSION GRILL LLC

3536 Alameda De Las Pulgas #4
Menlo Park, CA 94025
This business is conducted by: A Limited Liability Company.
The registrant commenced to transact business under the fictitious business name(s) listed above on 6/1/2004. This statement was filed with the County Clerk-Recorder of San Mateo County on December 12, 2017. (ALM Dec. 20, 27, 2017; Jan. 3, 10, 2018)

RHG CONSTRUCTION
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 275979

The following person (persons) is (are) doing business as:
RHG Construction, located at 174 Longview Drive, Daly City, CA 94015, San Mateo County.

Registered owner(s):
RAMIL H. GUEVARRA
174 Longview Drive
Daly City, CA 94015

This business is conducted by: An Individual.

The registrant commenced to transact business under the fictitious business name(s) listed above on 12/13/17. This statement was filed with the County Clerk-Recorder of San Mateo County on December 13, 2017. (ALM Dec. 20, 27, 2017; Jan. 3, 10, 2018)

BAY GENERAL CONTRACTOR
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 275767

The following person(s) is (are) doing business as:
Bay General Contractor, located at 308 Sheridan Drive, Menlo Park, CA 94025, San Mateo County.

Registered owner(s):
HOANG CHIEU NGUYEN
308 Sheridan Drive
Menlo Park, CA 94025

This business is conducted by: An Individual.

The registrant commenced to transact business under the fictitious business name(s) listed above on 04/15/2008. This statement was filed with the County Clerk-Recorder of San Mateo County on November 29, 2017. (ALM Dec. 27, 2017; Jan. 3, 10, 17, 2018)

File No. 276009
FICTITIOUS BUSINESS
NAME STATEMENT

The following person(s) is (are) doing business as: NRG Residential Solar Solutions, 804 Carnegie Center, Princeton, NJ 08540, County: Mercer
Registered Owner(s): NRG Residential Solar Solutions LLC, 804 Carnegie Center, Princeton, NJ 08540, DE
This business is conducted by: a limited liability company.

The registrant commenced to transact business under the fictitious business name or names listed above on: 12/11/2012.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
Signature of Registrant:
Kevin P. Malcarney

Print name of person signing. If corporation, also print corporate title of officer: Kevin P. Malcarney, Secretary
This statement was filed with the County Clerk of SAN MATEO COUNTY on December 14, 2017.

Notice - In accordance with subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk. Except, as provided in subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code).

New Filing
MARK CHURCH, COUNTY CLERK
SAN MATEO COUNTY
BY: XIMENA CASTILLO,
Deputy Clerk
CN944113 10723937 SQ Dec 27, 2017, Jan 3, 10, 17, 2018

EL DORADO TOWING SERVICES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 276122

The following person (persons) is (are) doing business as:

El Dorado Towing Services, located at 429 Macarthur Ave., Redwood City, CA 94063, San Mateo County; Mailing address: 6295 Escallonia Dr., Newark, CA 94560.

Registered owner(s):
EMILIO PRIETO GOMEZ
6295 Escallonia Dr.
Newark, CA 94560

This business is conducted by: An Individual.

The registrant commenced to transact business under the fictitious business name(s) listed above on 12/08/17. This statement was filed with the County Clerk-Recorder of San Mateo County on December 27, 2017. (ALM Jan. 3, 10, 17, 24, 2018)



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49 Pulitzer Drive
2910 Shoemaker Drive
209 Sheffield Lane
1035 Middle Avenue
672 Partridge Avenue
3816 Hamilton Way
1040 Hermosa Way
175 Greenoaks Drive
567 Santa Clara Avenue
1056 Riverton Drive
1776 Palo Alto Way
606 Magnolia Drive
668 Partridge Avenue
401 Stockbridge Avenue

1 Princeton Road
1321 Hobart Street
128 Buckthorn Way
1390 Westridge Drive
6 Friars Lane
1193 McBain Avenue
1523 Elm Street
97 Santiago Avenue

1811 Stanford Avenue
1776 Stockbridge Avenue
655 Torwood Lane
562 Lakeview Way
115 Walnut Street
119 Emerson Street
809 Paulson Circle
977 Santa Cruz Avenue
2724 Cowper Street
1028 Rosewood Avenue
151 Sylvan Avenue
6 Friars Lane
519 Placitas Avenue
Hobart Avenue
53 Pulitzer Drive
261 Stanford Avenue
1416 Woodberry Avenue
1705 Eaton Avenue
233 Arden Road
562 Hillcrest Way
2250 Waverley Street
2101 Princeton Street
539 Beresford Avenue
538 Quartz Street
1150 Quince Avenue



215 Coleridge Avenue
758 Channing Street
2160 Santa Cruz Avenue
13321 La Paloma Road
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