The Carmel Pine Cone

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Supervisors approve overdue housing plan

By CHRIS COUNTS

MONTEREY COUNTY is one step closer to putting the kibosh on new Builder's Remedy projects after the Monterey County Board of Supervisors voted unanimously Tuesday to approve a housing plan that's been out of compliance for nearly three years.

"The plan might not be perfect, but it's damn good," 5th District Supervisor Kate Daniels declared.

Once it is certified by the California Department of Housing and Community Development, the plan, officially known as the housing element, will provide a blueprint for growth in unincorporated parts of the county through 2031.

Local control

Just as significantly, the certification of the housing element would give the county more control over where state-mandated housing projects will go.

While it won't put an end to Builder's Remedy projects like Patrick Orosco's plan to build 90 homes at the former Carmel Valley Airfield or an out-of-town developer's proposal to construct 950 units in towers as high as 17 stories at Highway 68 and Laureles Grade, it would force

See **HOUSING** *page 29A*

State weighs lifting water meter ban

By KELLY NIX

WHETHER NEW water hookups will be allowed on the Monterey Peninsula after more than three decades depends on the results of a meeting this week in Sacramento.

On Thursday, the State Water Resources Control Board's Division of Water Rights held a public hearing on whether to lift a 1995 moratorium on new water connections and increased water use at existing homes and businesses.

Long history

In October 2025, the Monterey Peninsula Water Management District asked the board to lift the moratorium, with a trigger that would allow state officials to reinstate it if conditions change.

Water district general manager Dave Stoldt, Monterey County 5th District Supervisor Kate Daniels and others urged the agency to lift the longstanding ban. The restriction has prevented homes from being built on vacant

See **BAN** *page 21A*

Voters choose Buder, Dramov and Karapetkov

■ Two tax measures pass

By MARY SCHLEY

CARMEL VOTERS on Tuesday picked Hans Buder to replace Dale Byrne in the mayor's seat, reelected Alissandra Dramov to the council and chose planning commissioner Stefan Karapetkov to join her. They also approved an additional .375% sales tax and an increase in the transient occupancy tax from 10% to 12%.

Buder, who was elected to the council in 2024, prevailed over challenger David Boland with more than 81% of the total, or 1,121 votes, compared with Boland's 261, according to figures released by the Monterey County elections department.



PHOTO/KERRY BELSER

Mayor-elect Hans Buder addresses supporters after his overwhelming win Tuesday. He called the new city council, which he will lead, "a hardworking bunch."

"I'm deeply grateful for the community's support," Buder told The Pine Cone. "Every election is an opportunity to shape our future, and I want to thank everyone for taking part."

'Getting things done'

The election saw just shy of 63% of Carmel voters cast ballots, well beyond the county's overall turnout of about 37%, but lower than the 2022 general election's nearly 77%.

The mayor-elect said he's excited to see what the new council can accomplish during his term. "This is a hardworking bunch, and we have good chemistry," he said. "It's also a drama-free group, so I think we're going to be able to focus on getting things done, which is exciting."

Buder said the results "clearly show that residents want us to start investing in Carmel again," and in the acceptance speech he delivered at the Seventh & Dolores Steakhouse Tuesday night, he pledged to follow through on his campaign promises to "measure performance, track results and make sure we're constantly looking for ways to do things better, faster and cheaper," "bring a renewed focus to managing tourism and improving parking," and "confront a challenge that too often gets overlooked — the steady loss of full-time residents, especially families with children."

In conceding, Boland said he is proud to have ensured voters had a choice in the mayor's race. "That was my goal, and I'm pleased to have contributed to that," he said.

"In Carmel, there is no shortage of

See **RESULTS** *page 30A*

Prop 40 failed, but wealth tax just getting started

By CAITLIN CONRAD

CALIFORNIA VOTERS soundly rejected a proposed wealth tax on billionaires Tuesday with a little more than 55% voting no on Proposition 40. Support for the measure lost steam in the final month of the campaign as polls predicted defeat, though by narrower margins.

The proposal was brought down in part by a $300 million opposition campaign, funded largely by billionaires the tax would have affected, and by the plausible concern that the measure could cost the state more revenue than it raised.

On a very blue night, voters approved Proposition 42, which would prohibit new state taxes on personal property. The measure was designed to cancel out Proposition 40 if it passed. The results suggest that taxing the rich was less popular than the union behind the billionaire tax, SEIU United Healthcare Workers West, had anticipated.

Still, the fight over wealth taxes in California and across the country is just getting started.

Back to the ballot in 2028?

Tuesday night, as polls closed and SEIU-UHW President Dave Regan received the returns he didn't want, he told reporters that if Sacramento doesn't act to fill the gap left by federal Medicaid cuts, he plans to return it to the ballot in 2028. His measure was defeated despite bringing

Capitol Access

By CAITLIN CONRAD

progressive superstar Sen. Bernie Sanders to California to rally supporters in October.

"People are asking: 'Is it possible?' And you are going to do it and show the world it is possible!" Sanders told a crowd at a San Francisco rally last month.

Proposition 40 offered voters an unprecedented chance to impose a one-time 5% tax on the net worth of California's roughly 200 billionaires. To Sanders' chagrin, voters didn't provide the proof he was hoping for in the Golden State. That isn't likely to deter his plans for a similar federal wealth tax.

The Vermont senator introduced legislation in March proposing a 5% annual wealth tax on billionaires, mirroring the tax Californians just rejected. He predicts it could raise $4.4 trillion over 10 years to expand social welfare programs.

Capital flight

The legislation follows a 2021 proposal by Sen. Elizabeth Warren, who called for an annual 2% tax on net worth above $50 million and a 3% tax on wealth above $1 billion. Warren's proposal failed but helped bring wealth taxes into statewide politics. California's measure was the most ambitious, but it wasn't the only proposal this year. Minnesota lawmakers tried and failed to pass a 1% wealth tax on net assets above $10 million this session,

See **WEALTH** *page 28A*

Fundraisers reveal devastation of Village fire

By CHRIS COUNTS

JUST DAYS after an early morning fire tore through the heart of Carmel Valley Village, 10 GoFundMe campaigns were launched, illustrating the damage to businesses and residents — and the need for help. Together, the campaigns have raised more than $100,000, with the total climbing by the hour.

The fire erupted about 3 a.m. Oct. 28, destroying a two-story office complex behind Jerome's Market and badly damaging galleries, offices and studios, as well as a tattoo parlor and a home. The cause remains under investigation.

Boarded up

Two of Monterey County's best-known glass artists, Alan Masaoka and Nick Leonoff, lost their workspaces. More than $48,000 has been raised for Masaoka, while more than $32,000 has been collected for Leonoff.

A GoFundMe campaign for Leonoff describes the damage.

"His Center Street Marketplace studios, along with many other businesses in the building, suffered extensive fire, smoke and water damage," wrote Heather Lazare, who launched the fundraiser. "The Center Street Marketplace building is now boarded up indefinitely

See **FIRE** *page 22A*



PHOTO/DOUG STEAKLEY

After a fire destroyed numerous businesses and a home Oct. 28, more than $100,000 has been raised to support the victims.

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Sandy Claws

By Lisa Crawford Watson

Chow hound



They knew the moment they met her that they were going to need a better vacuum. Even as a puppy, Tillie's pale golden coat promised plenty of fluff. Today, at age 6, the golden retriever looks like a soft carpet lying at her person's feet during outdoor dining, all silky feathering and big round paws.

Tillie weighs about 74 pounds, thanks in part to the chow hound's opportunistic approach to food.

The other day, Tillie's person stepped out of her Pebble Beach kitchen for just a moment. When she returned, a quarter of a loaf of bread was missing.

"Tillie ran into the dining room," she said, "and tucked herself under the table to enjoy her booty. She looked up at me as if to say, 'I don't know what you're talking about,' but there was a telltale breadcrumb on her lip."

Tillie can't quite reach the kitchen counter with her paws, her person said, so she leans her shoulder against its edge, stretches her neck and seems to hope she'll get lucky. She often does.

"She isn't above doing things she knows she shouldn't, if she can see a reward," her person said, "When we're out at a cafe, she'll reach up before we can stop her and grab someone's food. I have replaced more donuts for people than I can count. She's a vacuum cleaner."

Despite her size, Tillie's person describes her as impish, playful and excitable, especially at the beach, where she races along the shoreline, fur flying.

"She has tumbled a couple of times at the seashore," her person said, "so she stays just ahead of the waves but will brave them to go in after her ball."

Rain Gauge

Last 7 days	Since Oct. 1	Since Oct. 1 avg.
.18 in.	**.94**	**.95 in.**

Measured by MPWMD at Los Padres Dam
Average is for previous 5 years















Dolores St. project gets another OK

By MARY SCHLEY

PATRICE PASTOR and his team at Esperanza Carmel won unanimous planning commission approval Wednesday for plans for a Spanish Revival-style mixed-use complex on Dolores Street south of Seventh Avenue. The vote marked another major action on an application that has undergone a half-dozen revisions and been the subject of numerous hearings, many contentious, since the first version was introduced in 2019.

The planning commission unanimously approved an earlier design in April 2025. But after 11 residents, citing multiple objections, appealed to the Carmel City Council, the council voted 3-0 in September 2025 to send the project back to the commission and require more parking and ground-level landscaping. The council rejected claims that the project needed an environmental impact report, had too much floor area or would harm the historic integrity of the neighboring Mid-Century Modern former bank complex, including its decorative pebble wall.

Esperanza Carmel and architect Jun Sillano submitted revised drawings several months ago. The plans increase the number of apartments from nine to 12, with three designated for low-income tenants, reduce the commercial space and include a 7,534-square-foot basement with 19 parking spaces, accessed by a gated driveway. Total floor area, including the community room in the former bank complex, is 14,579 square feet.

At the Nov. 4 meeting, planning director Andrew Myrick recommended approval of the revised project, which now qualifies for streamlining under state housing law because it includes three affordable units.

'Beyond offensive'

As usual, the hearing drew vocal critics and passionate supporters. Speakers on both sides used strong words as they argued for or against the project.

Carmel Woods resident Cindy Lloyd criticized the proposed landscaping on the ground floor, second story and rooftop terraces, including the plant choices, and said the complex would be too bulky.

Former historic resources board member Julie Wendt said clustering the three "inferior affordable units" at the rear of the complex violates state law and creates "economic segregation."

"It is beyond offensive," she said.

Carmel Art Association member Jeffrey Becom used the occasion to complain about damage to the gallery caused by excavation and construction for Pastor's other major project at Dolores and Fifth. He said neighboring buildings should be protected. Former councilman Mike Brown asked what would happen if a car in the garage caught fire.

An architectural historian said the project would harm the historic integrity of the 7D complex and Reimers' Stonehouse Terrace, whose rear faces Pastor's property, by violating "the void" around them.

"The void is just as integral as the built part" of the bank and Stonehouse Terrace, he said, likening the project to building a baseball stadium in the plaza in front of St. Peter's Basilica in Vatican City. He also called the proposed Spanish Revival-style building "a false historical development."

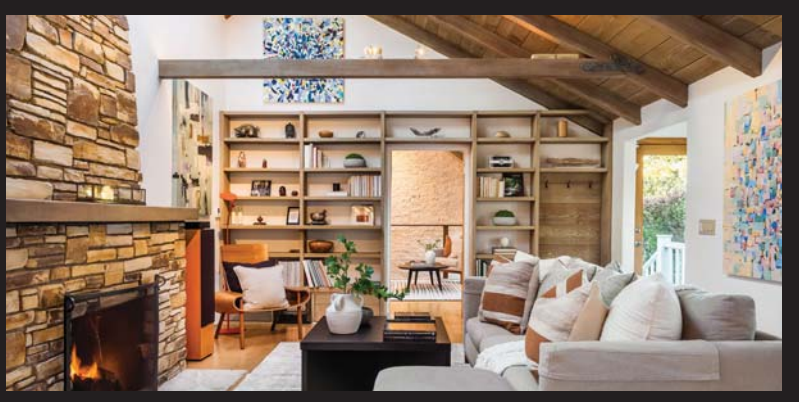
Kristi Reimers, one of the owners of Stonehouse Terrace and a longtime opponent of Pastor's project, has said it will affect the views and light at the rear of her family's complex. She reiterated her objections and said the revised plans fail to meet the council's demands.

"It will change the context of the entire block," she said.

Vinz Koller said the project violates various codes and policies. Former

See **PASTOR** *page 24A*

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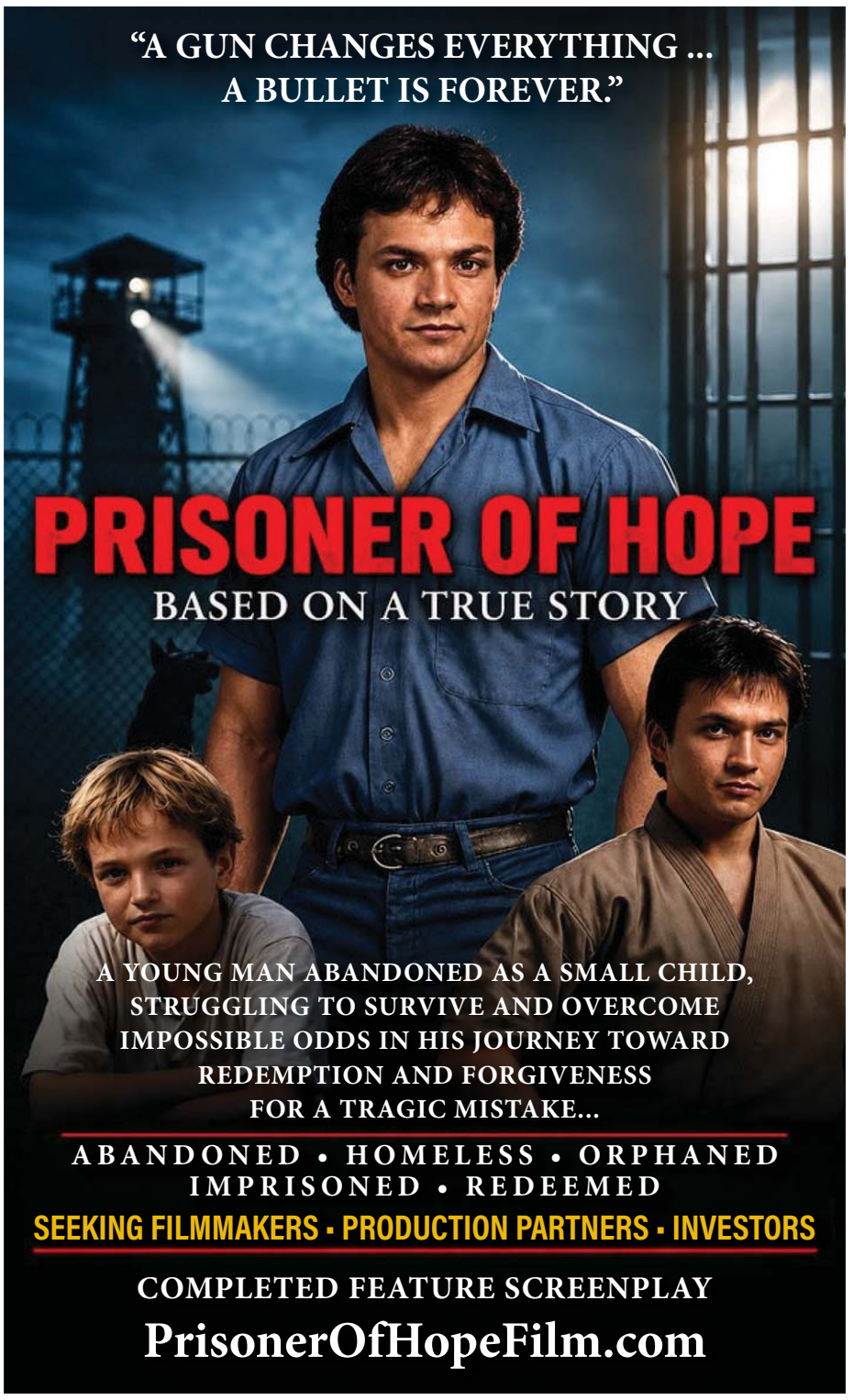
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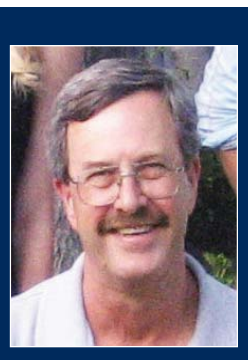


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Police & Sheriff's Log

Spitting case forwarded to the D.A.

HERE'S A look at some of the significant calls logged by the police departments of Carmel-by-the-Sea, Pacific Grove, Monterey, Seaside and Marina. This week's log was compiled by Mary Schley.

MONDAY, OCTOBER 19

Carmel-by-the-Sea: Fall on city property at Mission and Seventh.

Pacific Grove: Vehicle on Ocean View Boulevard marked for 72-hour parking.

Pacific Grove: Dog at large found on Short Street and brought to the Police Department.

Pacific Grove: Vehicle towed on Piedmont because its registration had been expired for more than six months.

Monterey: A 32-year-old woman was arrested at Tyler and Del Monte for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater.

Monterey: Vandalism involving defacement of property reported at West Franklin and Pierce streets.

Monterey: A 60-year-old man was arrested at Pearl and Tyler streets on a misdemeanor bench warrant for failure to appear.

Monterey: Vandalism involving defacement of property at Del Monte Avenue and Camino El Estero.

Monterey: Possession of obscene matter depicting a minor in a sexual act reported on Herrmann Drive.

Monterey: Robbery, first-degree burglary and vandalism involving property damage reported on David Avenue.

TUESDAY, OCTOBER 20

Carmel-by-the-Sea: No calls to report.

Pacific Grove: Vehicle on 14th Street marked for 72-hour parking.

See **POLICE LOG** *page 37A*



The gavel falls

Verdicts, pleas and sentencings announced by Monterey County District Attorney Jeannine Pacioni

Oct. 6 — A jury convicted Ray Gutierrez Jr. of assault by a life prisoner and personally inflicting great bodily injury. Judge Stephanie E. Hulsey presided over the trial.

On May 6, 2022, Gutierrez, a state prison inmate serving a life sentence, stabbed his cellmate approximately 40 times in the face, head and neck with a prison-made weapon. The victim survived after extensive treatment at Natividad Medical Center.

Gutierrez faces 27 years to life plus an additional 13 years in prison, to be served consecutively to his current sentence of 50 years to life.

The Investigative Services Unit at Salinas Valley State Prison and district attorney investigators assigned to the Prison Prosecution Unit investigated the case.

Oct. 6 — Ofelia Garcia Ortega has been charged following an investigation into the death of a premature infant found on Aug. 1 beside a road near an agricultural field.

The infant's mother, identified as Jane Doe, was 14 at the time of the infant's death. Investigators determined that Doe had been sexually assaulted by her biological father, Sergio Perez, and that Perez was the infant's father. Perez has been charged with sexual assault offenses stemming from the alleged abuse and remains wanted in connection with those charges.

The investigation also examined the conduct of Doe's mother, Ortega. Investigators determined that Ortega put Doe to work in agricultural fields at age 13 using falsified documents. Ortega also allowed Doe to drive

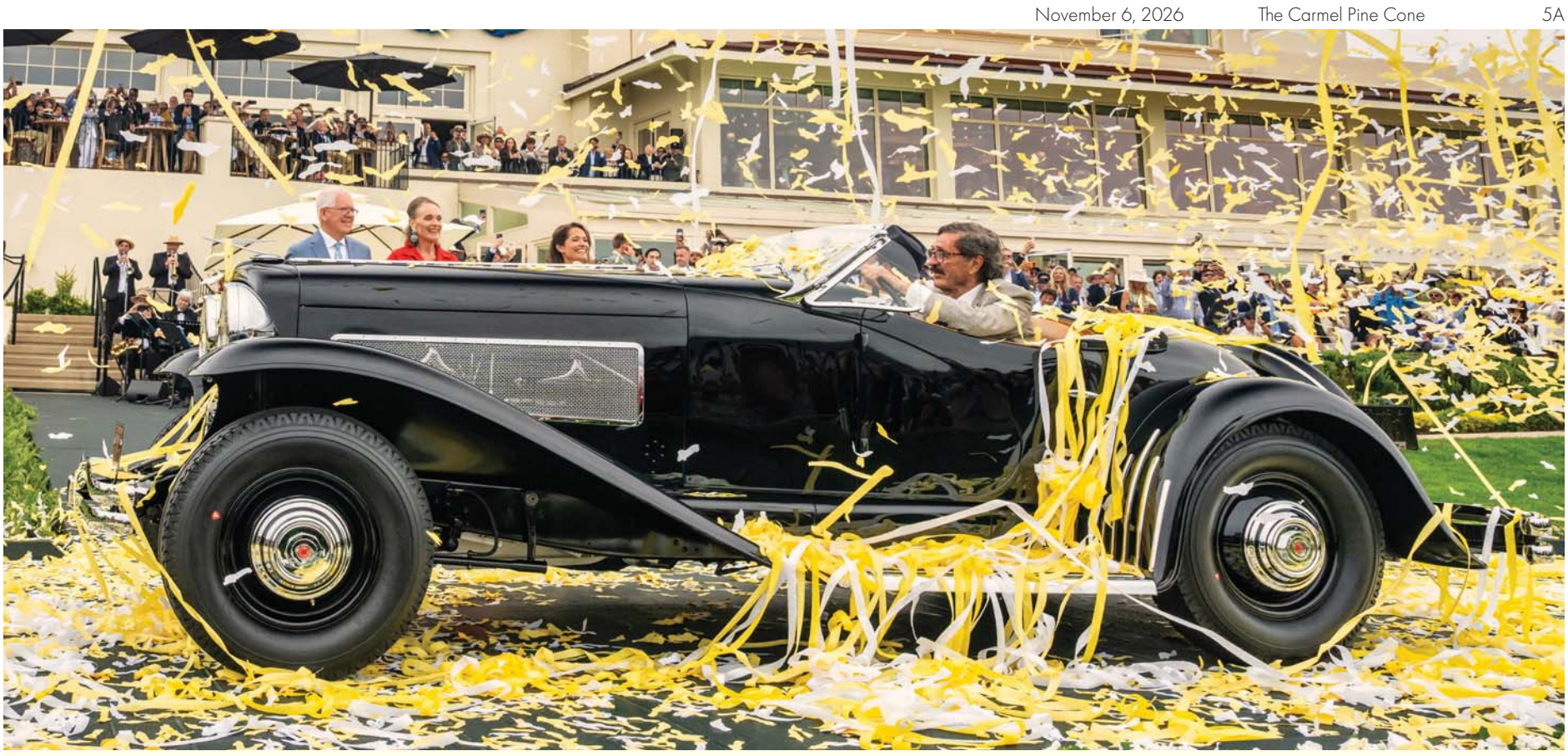
See **GAVEL** *page 31A*



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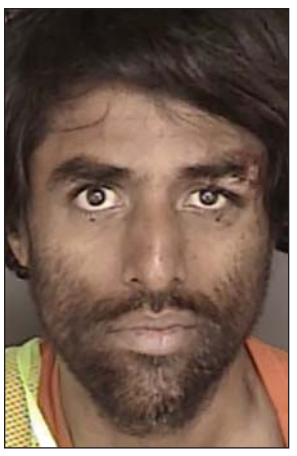
Former PGUSD worker sentenced

By KELLY NIX

A SALINAS man who worked as a teacher's aide for the Pacific Grove Unified School District has been sentenced to 11 years in state prison for fatally stabbing a man in Salinas last year.

Benjamin Bahena, 38, , stabbed Misael Avilez, 54, on Oct. 20, 2025, at about 7:45 a.m. Salinas police found Avilez face down in a pool of blood in the Chinatown area.

"Witnesses revealed that Bahena and Avilez were in a verbal altercation before the fight," the Monterey County District Attorney's Office said. "During the fight, Bahena retrieved a knife, chased Avilez, and fatally stabbed him in the back."



Benjamin Bahena

Bahena fled, but officers arrested him about 20 minutes later a few blocks from the scene after witnesses described him. Prosecutors charged him with murder in October 2025. He pleaded guilty to voluntary manslaughter in a Salinas courtroom Sept. 18 2026.

Monterey County Superior Court Judge Andrew G. Liu sentenced Bahena on Oct. 28 2026, to 11 years in prison, the maximum term

See **STAB** *page 31A*

Embezzlement charges at charter school

By KELLY NIX

TWO FORMER employees of the International School of Monterey are accused of embezzling nearly $300,000 and using the money for personal expenses, including luxury vacations, spa visits, online shopping and a private catering business, according to Seaside police.

The investigation began Aug. 12, when the Seaside charter school reported suspected criminal activity involving its food services director, Terry Bumper, 42, police said. Officers arrested Bumper in late September on suspicion of felony embezzlement.



Rosa Segura

Detectives allege Bumper embezzled about $58,800 by ordering food for his personal business and having the school pay for it, police said in an Oct. 28 news release.

The Monterey County District Attorney's Office filed a felony complaint against Bumper on Oct. 20. He pleaded not guilty.

On Aug. 3, 2026, Bumper "did willfully, unlawfully and fraudulently appropriate to his own use a value exceeding the sum of $950," according to the complaint filed by deputy district attorney Cristina Johnson.

Seaside Police Chief Nick

See **EMBEZZLE** *page 31A*

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Pine Inn gets OK to overhaul sidewalks with antique bricks

By MARY SCHLEY

THE SIDEWALKS surrounding the block-sized Pine Inn at Ocean Avenue and Monte Verde Street are slippery, pose tripping hazards and are unattractive. Owner Richard Gunner plans to replace them as part of an overhaul of the hotel and retail complex's courtyards and breezeways. Drawings prepared by architect Erik Dyar call for brick pavers, new trees and plantings, and other improvements — all at Gunner's expense.

At a special meeting Monday, the Carmel City Council voted 4-1 to approve the proposal, with councilman Hans Buder dissenting.

To blend with the complex's interior spaces, the sidewalks will be replaced with brick pavers arranged in a 90-degree herringbone pattern, planning director Andy Myrick explained. At the corners, colored concrete will match the brick while meeting accessibility requirements. Planters will either be repaired with similar materials or left alone, some tree wells will be modified, and eight trees will be removed and replaced with six new ones.

"The proposed project would replace existing undesirable aggregate and brick with pavers that are consistent with the current standards," Myrick said in his Nov. 2 report. "The project would represent a significant improvement to the visual appeal of a full city block." He also noted that the planning commission voted Oct. 21 to recommend the council approve it.

No stone pines

While the plans initially called for Italian stone pines, some residents and councilwoman Alissandra Dramov requested Monterey pines instead, and Dyar agreed. The exception will be on the Sixth Avenue side, where limited space might make a pine unsuitable. The council asked Dyar to work with the city forester to choose an alternative.

See **PINE INN** *page 17RE*



Pine Inn owner Richard Gunner plans to redo all of the sidewalks around the block-size complex and will foot the bill.

PHOTO/PINE CONE FILE

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As Delgado bows out, Marina chooses Moeller as mayor

By LILY PATTERSON

MARINA VOTERS on Tuesday elected a new mayor for the first time in 18 years, with Mike Moeller cruising to victory in the race to become mayor of Monterey County's fastest-growing city.

"I'm thrilled that the folks in Marina put their trust in me," Moeller told The Pine Cone on Wednesday.



Mike Moeller

Moeller, a respiratory care practitioner and community volunteer, captured the seat with 2,297 votes, or 46.2%, according to semi-official results from the Monterey County elections department, while councilwoman Liesbeth Visscher, 67, who was endorsed by longtime Mayor Bruce Delgado, followed with 1,777 votes, or 35.8%. Ana Luz Acevedo-Cabrera, 38, an adjunct engineering professor at Hartnell College, received 896 votes, or 18%.

Campaign finance filings from mid-October showed Moeller had loaned his campaign $100 and received $15,827 in contributions. Visscher reported spending $42,153.91, receiving $17,694 in contributions and making a $30,100 loan to her campaign. Acevedo-Cabrera reported no fundraising activity.

Recent transplant

A Sacramento-area native, Moeller and his wife, Cosette, moved to Marina from Salinas in 2021. They previously lived in Santa Cruz and Moeller commutes part-time to work at Santa Clara Valley Medical Center. Despite being a recent transplant, he quickly became known through involvement in local service organizations and public committees. A member of the Rotary Club of Marina and chair of the Monterey Peninsula Regional Park District Citizens Oversight Committee, Moeller also served on the steering committee for the all-inclusive playground at City Park at The Dunes.

He ran unsuccessfully for city council in 2024.

"There is a serious disconnect between residents and the city council. Marina needs a leader who understands that collaboration is the key," he told The Pine Cone in September.

Moeller's stated priorities include expanding public safety facilities, supporting small-business growth, improving recreation centers, and ensuring budget accountability. He and his wife live on Vista Del Camino Road in the old downtown corridor along Reservation Road.

"There are a lot of community members I rely on for input who have a stronger history than I do — people who have been here for 40, 50 years, even some former officials who were part of the Fort Ord transition," Moeller said.

Rapid growth

Before taking office in December, Moeller said, he has meetings lined up with Delgado, the city manager and staff.

"I'm pretty familiar with land-use policies and various projects going on, but we'll discuss things I'm not privy to, and

See **NEW MAYOR** *page 20A*

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Smith reelected mayor in P.G.

School bond narrowly ahead

By KELLY NIX

PACIFIC GROVE voters reelected their mayor Tuesday, chose city council members and weighed in on new taxes. A former city councilman was leading a three-candidate race for a school board seat.

Incumbent Mayor Nick Smith defeated former councilman Luke Coletti with 56.65% of the vote to Coletti's 43.35%. Smith, first elected in 2024, campaigned on fiscal stability, infrastructure repairs and protection of the city's coast and natural resources.

Coletti's priorities included improving P.G.'s roads and sidewalks, pursuing affordable housing opportunities, protecting the environment and strengthening the business district. He briefly addressed his loss Wednesday morning.

"I ran the campaign I wanted to and put the information in voters' hands," he said.



Nick Smith

Incumbent city councilwoman Lori McDonnell defeated James Orlando Ogle for a citywide council seat with 85.83% of the vote. In District 1, incumbent Cynthia Garfield led Kevin Hanley by more than 8 percentage points. In District 3, Tara Leweling led Andrew Kubica and Susan Goldbeck. Chris Thomas ran unopposed in District 5.

Miller leads school board race

Former P.G. Councilman Dan Miller led the race for the Area 1 seat on the Pacific Grove Unified School District board of trustees. As of Wednesday, he had 37.25% of the vote, followed by Chuck Brinker with 32.41% and Stephen Bennett with 30.34%.

Miller said his priorities as a trustee would include addressing the district's deficit and "wasteful spending," improving school safety and protecting district employees' job security.

"There has been a lot of mismanagement for years," he told The Pine Cone Wednesday. "You can't have debt grow every year and act like your budget is balanced and everything is wonderful."

Miller also wants P.G. students to have consistent, adequate access to mental health care.

"With Covid and everything, kids have been through a lot for the past few years," Miller said. "It's affected their mental health."

New taxes

With all precincts reporting, Pacific Grove Unified School District's Measure K was apparently approved, garnering 67.97% of the vote, just above the two-thirds needed to pass. The $85 annual parcel tax Measure K would generate about $800,000 a year for five years to fund educational programs, staff salaries and general operating costs. A district mailer said the revenue would strengthen reading and math programs and keep after-school programs "affordable."

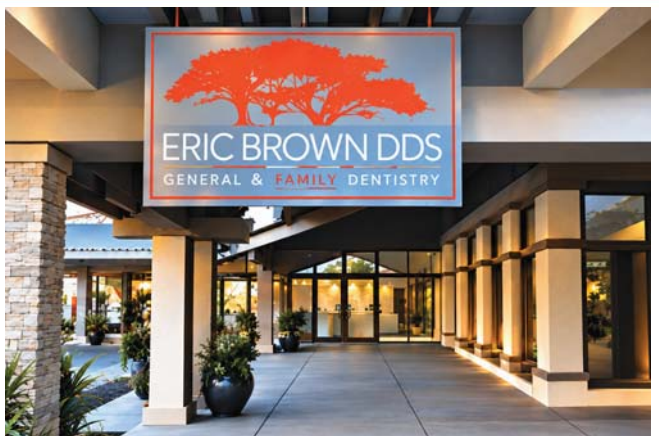
Superintendent Linda Adamson was cautiously optimistic about the results.

"If the current 67.97% holds and the outcome is officially certified it will be a direct reflection of a community that deeply values our public schools," Adamson told The Pine Cone Wednesday. "We

See **OUTCOME** *page 25A*

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BOTTOM ROW
Left to Right:
Janette Nakamura-Bowers, Reception & Scheduling; Esmeralda Sanchez, Lead RDA; Marcia Figueroa, Lead Surgical Assistant; April Hoops, Dental Hygienist; Kristie Fowler, Dental Hygienist; Brianna Martinez, RDA; Hidai Arias, RDA

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VINCENT JOHN LAZZARINO

Sept. 28, 1948 – Oct. 21, 2026

It is with heavy hearts that we announce that Vincent John "Vince" Lazzarino passed away peacefully at home under hospice care after a prolonged struggle with a heart condition this year. He was 78. He is survived by his wife, Debbie; his children; his grandchildren; his sister; his brother; and his cousins.



Vince was born and raised in Monterey and spent most of his life in the Monterey and Carmel areas. He loved classic cars, swimming in the ocean and traveling. In his younger years, he was active in the Rotary Club and participated in competitive dancing.

His family will miss him deeply. We will always remember his positive, outgoing attitude, his smile and the way he was always there for friends and family.

Knowing his time was short, Vince was able to say goodbye to his friends and family. He chose not to have services, preferring that everyone remember their final conversations with him. We find peace in knowing that he is in heaven with the loved ones who preceded him in death.

New use for equestrian center?

By KELLY NIX

THE CITY of Marina is looking for a new tenant to operate a business on a 14-acre property that formerly housed a horse-riding and boarding operation.

On Oct. 13, Marina issued a request for proposals seeking an operator to provide "public-serving activities" at the former Marina Equestrian Center Park at Fifth Avenue and Ninth Street. The federal government deeded the property to Marina in 1998 through the National Park Service's Federal Lands to Parks Program.

"This property represents a unique opportunity to create something special for Marina and the greater Monterey Peninsula," city manager Matt Mogensen said. "We want to hear from creative operators who can see the potential of this property and develop programs and experiences that welcome the public, serve a broad range of community needs and make the most of its open space."

Mogensen told The Pine Cone this week that he did not think the city had received any proposals yet. Prospective operators have until 5 p.m. Nov. 30 to submit them.

Potential uses include community events and festivals, educational programs and camps, youth and school programs, cultural workshops, demonstrations and performances. The city said the site could accommodate youth groups, schools, community organizations, families, visitors and others "seeking diverse recreational, educational and cultural experiences."

The property includes five former military buildings totaling more than 16,000 square feet, along with event spaces, open space and parking. The city said its proximity to more than 86 miles of trails offers opportunities to connect outdoor recreation with educational, cultural and community programs.

'Clear vision'

Proposals may combine several uses or offer other "innovative" concepts consistent with the property's public purpose, according to the city. Marina said it welcomes proposals that "demonstrate a clear vision for the site, meaningful opportunities for public participation and the ability to deliver engaging, sustainable programming."

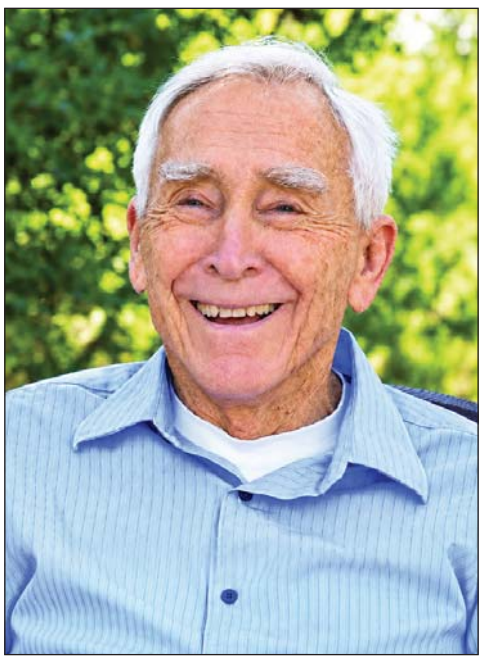
In June, Marina sued the operators of the equestrian business, alleging that they were illegally occupying the city-owned property.

CAPT. BURFORD 'BUD' A. CARLSON, USN (RET.)

Nov. 27, 1929 – Oct. 19, 2026

Burford "Bud" Arlen Carlson went west from his home near the Carmel Valley Vintage Airfield in his 97th year, just 3.1% short of his goal of reaching 100.





Bud was born at a very young age (as he had hoped his obituary would begin) in Jamestown, New York, to Violet Carlson Beahan and Stanley Carlson. He spent his early years with his maternal grandparents in Jamestown, then lived with his mother in Greenwich Village and later on Staten Island, where he finished high school. At 17, he was accepted into the Navy's Flying Midshipman program and entered Cornell University in 1947, setting him on the path to his dream of becoming a pilot. In fact, he learned to fly before he learned to drive.

Bud was an avid juggler. His stepgrandfather, Harry Lind, was a renowned juggling club craftsman and a founding member of the International Jugglers' Association. Bud and his mother were active in the juggling community, and he kept a special set of clubs for performing before crowds of 1,500 or more.

Bud trained as a pilot at Pensacola and Corpus Christi and flew transport aircraft during the Korean War. As he liked to say, he was a lover, not a fighter. He later earned a degree and taught meteorology at the Naval Postgraduate School in Monterey. His 28 years of military service took him aboard the USS Coral Sea; to Yokosuka, Japan, where he commanded the Fleet Weather Facility; and to Christchurch, New Zealand, where he supported Antarctic research as a meteorologist for Operation Deep Freeze. Carlson Glacier in Antarctica bears his name, a fact he discovered only when his buddies told him to Google himself.

It was on a tennis court in Christchurch that Bud met Elizabeth in 1970. Bud was outgoing, eccentric and rarely at a loss for words; Elizabeth was reserved, proper and unfailingly respectful. She married him anyway on Feb. 25, 1972. On the court and off, Bud was a joker who heckled his opponents. When an opponent lobbed the ball, he would return it with "Where do you want it?" — a habit that frustrated Elizabeth, who was quietly competitive on the tennis court. While serving as commanding officer of the Atlantic Fleet Weather Facility in Quonset Point, Rhode Island, he won the Atlantic Fleet Doubles Tennis Championship, an achievement of which he was very proud. His final posting was Bermuda, where he retired as a Navy captain in 1975 at age 45.

Bud hung up the uniform but never the wings. He owned, flew and sold airplanes, and he could identify any aircraft on sight, even when he couldn't remember your name. In later years, he found camaraderie with his wingmen, the Quiet Birdmen, at the Carmel Valley Village Hangar.

After camping their way across Europe in a VW bus and visiting family in New Zealand, Bud and Elizabeth settled in Carmel Valley in 1976 and raised three children: Brent, Kristen and Drew. Bud was a devoted father who showed up for everything. He coached youth soccer, where the essential rules were that the kids should have fun and were welcome to pick flowers during the game if they wanted.

He gave generously of his time to the Carmel Valley community. He served for many years on the board of the Carmel Valley Community Youth Center and was famous for calling bingo after the senior lunch. He volunteered at elections and was a founding member of IMPACT, which helped keep young adults off drugs. In 2009, the Carmel Valley Chamber of Commerce named him a "Good Egg," a fitting honor. He also sent $25 to any nonprofit that asked, then enjoyed dutifully reading all the junk mail that followed.

Bud loved a deal, deplored waste and took his passionate belief in "reduce, reuse, recycle" to the extreme. At the Carmel Valley Community Chapel Thrift Shop, where he volunteered, his motto was "U call, I haul." He would drive extra miles, or run out of gas trying, to reach the cheapest gas station. He arrived late to his daughter's wedding because he had stopped, in his tuxedo, to pick up free firewood.

He cared little about appearances or what people thought of him. He wore mismatched clothes that wouldn't sell at the thrift shop or whatever he found at garage sales, topped off with a straw hat and free sunglasses. His wild bedhead hair was matched by bushy eyebrows that seemed to have expressions of their own. He owned inexpensive used cars but drove them like sports cars. He spent his money on his children, a few creative ventures that were sure to pay off and the dietary supplements that nearly got him to 100.

Ask Bud how he was doing, and he'd give you the weather report: "Partly cloudy, chance of rain." He could lighten a foul mood and would talk to just about anyone, especially strangers. His family called his favorite sayings "Budisms." Among them were "It's good enough for government work"; "Don't go away mad, just go away"; "Think the rain will hurt the rhubarb?"; and "Write if you get work." If you told him, "Well, I'm off," he'd reply, "It doesn't show." His jokes could be inappropriate, and sometimes the punchline never quite landed, but that never stopped him from trying. Bud loved making people laugh and had a knack for bringing levity to almost any situation. He was wonderfully, unapologetically himself.

Bud is survived by his wife of 54 years, Elizabeth; his children, Brent (Danielle) Carlson, Kristen (Duncan) Maitland and Drew (Imren) Carlson, to whom he was "D.O.D." (Dear Old Dad); and his grandchildren, Koru and Kai Maitland and Violet Carlson, who lovingly called him "Grumpy."

Hey, Grumpy. Check six. We're there.

A celebration of life will be held at 1 p.m. Saturday, Nov. 28, 2026, at Hidden Valley Music Seminars in Carmel Valley.

In lieu of flowers, please consider a donation to the Carmel Valley Community Youth Center, the Carmel Valley Community Chapel or a nonprofit of your choice — and enjoy the junk mail!

For more information, visit everloved.com/life-of/burford-carlson.

Panetta promises ‘affordability, accountability’

By KELLY NIX

DEMOCRATIC REP. Jimmy Panetta cruised to reelection Tuesday with a dual pledge: lower Americans’ cost of living and investigate the Trump administration’s “misdeeds.”

Panetta, who represents the 19th Congressional District, received 71.9% of the vote against Republican challenger Peter Verbica. On election night, he said he was honored and humbled to win another term in Congress.

“My work in Congress has always been guided by the principle that good governing is good politics,” said Panetta, who was first elected to Congress in 2016. “Tonight’s overwhelming results reaffirm that belief, bolster my work, and strengthen my commitment to delivering for the people that I proudly serve.”

Two years into President Donald Trump’s second term, Panetta said, Americans might be inclined to disengage. Instead, he cast the election results as a refusal to back down.

“Tonight’s results demonstrate that Americans don’t cower during dark times,” Panetta said Tuesday. “Instead, we face our challenges, stand together, and embrace our obligations through the process of voting.”

Panetta, of Carmel Valley, said that by voting for Democratic majorities in the House and Senate, Americans gave the party a mandate to govern in the 120th Congress — and to deliver on “affordability and accountability.”

Checks and balances

“Living up to our constitutional responsibilities and our system of checks and balances, we will legislate to bring down the cost of living,” he said, “and, at the same time, we will investigate any and all misdeeds by this administration.”

Panetta’s message echoes the Democratic Party’s post-election focus on affordability and accountability. Turning that agenda into law would largely require support from Trump, who has threatened to veto Democratic initiatives.

Democrats also face an internal debate over their approach to oversight. House

See **PANETTA** *page 30A*

ELIO ANGELO CHIAPPE

Elio Angelo Antonio Chiappe was born on May 9, 1932, in Lavagna, Italy, to Narciso and Carmen Chiappe. From an early age, he dreamed of coming to America, a dream he realized in 1955.



As a young boy, Elio attended a seminary in Lavagna, where he received a strong education. Among his cherished childhood memories were the times his father waited outside to take him home, with Elio perched on the handlebars of his father’s bicycle. Elio lost his father when he was just 8 years old. In the years that followed, he learned many practical skills from his grandfather, Giacinto. Those lessons, along with the hardships of growing up in Italy during World War II, helped shape the independence, determination and resourcefulness that defined him throughout his life.

Elio went on to serve in the Italian navy, never losing sight of his dream of making a life in America. In 1955, he arrived by ship in Baltimore with only a few dollars in his pocket. From there, he made his way west to Stockton, California, where he found work picking fruit. There, he met Geraldine Bonora, and the two married in 1956. Together, Elio and Gerry built a life centered on family, hard work and a shared commitment to one another. Their marriage endured for nearly 70 years, through all the joys and challenges of a lifetime together. Gerry’s passing earlier this year was a profound loss for Elio, who missed her dearly.

Determined to build a better life for his growing family, Elio worked multiple jobs to make ends meet before becoming a partner in the Stockton Scavengers garbage company. In 1961, he and Gerry moved with their two young daughters to the Monterey Peninsula, where Elio had the opportunity to become a partner in the John Roscelli Corp., a local garbage company.

A natural entrepreneur, Elio never shied away from a new opportunity or challenge. Over the years, he expanded his business interests into liquid waste services, RV parks and investment properties. He took great satisfaction in turning an idea into something tangible through ingenuity, persistence and hard work.

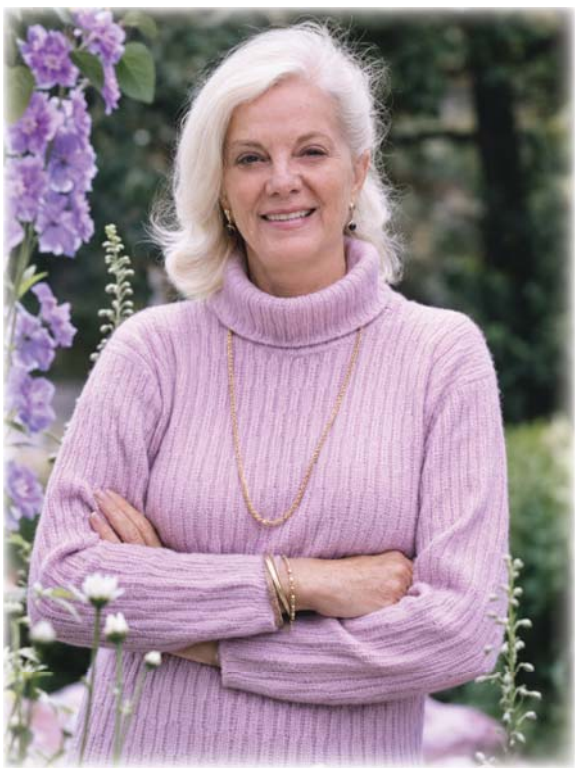
Beyond his work, Elio enjoyed traveling with Gerry throughout the United States and abroad. He also developed a lifelong passion for golf, playing whenever and wherever he had the chance. Among his favorite golfing companions was a group of fellow garbage men affectionately known as “The Swinging Collectors.” He was also a founding member of the Royal Order of Can Carriers.

Elio believed strongly in giving back to his community. For 57 years, he was a devoted member of the Carmel Host Lions Club, an organization that held a special place in his heart. He also served as a volunteer firefighter in Carmel and was a member of the Knights of Columbus.

Above all, Elio was a proud American whose life was defined by hard work, self-reliance, family and faith. His unwavering determination and lifelong “I can do” attitude carried him through every challenge. Elio was often the center of attention, whether gathered with family at home or enjoying his morning coffee group. He loved telling stories and had just a hint of mischief that made him all the more memorable. He loved his family deeply and remained steadfast in his faith in the Almighty Father, in whose loving embrace he now rests. He will be dearly missed and lovingly remembered.

Elio was preceded in death by his beloved wife, Gerry, and his brothers, Luciano and Alessandro. He is survived by his daughters, Sandra Swenson and Julie Chiappe; his four grandsons, Jeffrey (Samantha) Abraham, Andrew Abraham, Mark Swenson and Evan (Taylor) Swenson; his four great-grandsons, Epic, Ace, Stellar and Carmen; his sister-in-law, Georgette Chiappe; and several nieces and nephews, all of whom he loved dearly.

A funeral Mass will be celebrated at 10 a.m. Nov. 16 at the Carmel Mission, followed by a reception in Crespi Hall. In lieu of flowers, donations may be made to the Carmel Host Lions Club.



Margaret ‘Maggie’ Eastwood

Margaret “Maggie” Eastwood, born Oct. 16, 1931, was raised in Alhambra, California. She passed away Oct. 4, 2026, just shy of her 95th birthday. A true Southern California girl, her lifelong love of sand and sea began with weekends at the beach. After high school, she attended the University of California, Berkeley, where a sorority sister arranged a blind date with Clinton Eastwood Jr. After she graduated, Clint and Maggie married in 1954 and moved back to Los Angeles so he could pursue an acting career in Hollywood.

Maggie worked as a swimwear model and a secretary to help make ends meet until Clint’s career took off in the mid-1960s. Wanting to settle down and start a family away from Tinseltown, they relocated to California’s majestic Central Coast. Both loved the natural beauty and peaceful surroundings of Pebble Beach, where they built their dream house. Although they separated in the late 1970s, they remained close friends and co-parents to their children, Kyle and Alison. Maggie was a loving mother who adored her children and took great pride in their endeavors, supporting them at every turn.

A cherished member of the community, Maggie loved playing tennis and swimming at the Beach & Tennis Club in Pebble Beach, supporting charities and attending social functions around Monterey Bay. She could beat almost anyone at ping pong — the only place she ever got a little rowdy.

Maggie played an integral role in developing the Cañada Woods property in Carmel Valley, now known as Tehama. In 2016, she and Clint donated a substantial piece of property in Carmel to the Big Sur Land Trust, reflecting her deep commitment to protecting nature and wildlife. A lifelong jazz fan, she was an avid supporter of the Monterey Jazz Festival and rarely missed the annual event.

Maggie was a kind, sweet soul with a great sense of humor. She was always dignified and generous to a fault. She will be greatly missed by her children, their spouses, her grandchildren, extended family, friends and the entire community.

Donations in her honor may be made at Eastwoodranch.org to help save shelter animals in need.



Marilyn Walker

Born in San Diego, Marilyn grew up primarily in California but spent her elementary school years in South Carolina, where she and her two brothers enjoyed spending time with their mother's family while their father served in World War II. After his discharge from the U.S. Navy, the family settled permanently in Long Beach, California. The birth of Marilyn's sister completed the family.



Marilyn married Ken Walker in 1957, and they soon moved to San Luis Obispo, where Ken studied architecture at Cal Poly. Marilyn worked for the county registrar's office and later for the county hospital, where she was introduced to medical administration. They later moved to the Monterey Peninsula while Ken was serving in the Army and welcomed their first daughter, Teresa. Their second daughter, Courtney, arrived four years later, completing their family.

The family settled in Carmel, where Ken, now an architect, designed their dream home. Marilyn was a wonderful homemaker and worked as an administrative assistant for a prominent orthopedic surgeon. She also enjoyed more than 40 years of volunteer service at Community Hospital of the Monterey Peninsula.

In 2001, Marilyn and Ken's second home was completed on their younger daughter and son-in-law's property in Royal Oaks, California. Some years later, Marilyn's sister, who had been widowed, joined the family compound. Marilyn loved being surrounded by her active family and neighbors.

Marilyn's special pleasures included celebrating holidays with her family, supporting her favorite charities locally and abroad, and tending her garden. With dozens of gorgeous roses, other lovely plants and vegetables on the property, she enjoyed a daily view of the bounty and beauty of God's creation.

Marilyn enjoyed praising the Lord by singing in the choir at Church of the Wayfarer. She and Ken later became longtime members of Cypress Community Church.

Marilyn loved Jesus, her Lord and Savior, with whom she is now united in Heaven. (John 3:16)

Those wishing to honor Marilyn may donate to one of her two favorite charities:

SPCA Monterey County
1002 Monterey-Salinas Highway
Salinas, CA 93908
https://www.spcamc.org

Peaceful Valley Donkey Rescue
8317 Duckworth Road
San Angelo, TX 76905
https://donkeyrescue.org/donation-information/

Marilyn is survived by her husband of 69 years, Ken Walker; her daughter Teresa Walker and granddaughter Tabitha Born, both of Northern California; her daughter Courtney Kuhn and Courtney's husband, Joseph, of Royal Oaks; and her sister, Deb Hurdle, of Royal Oaks.

Marilyn will be interred at the Central Coast Veterans Cemetery at a later date.

JOHN EPHRAIM DYER

Oct. 27, 1959 ❖ Oct. 4, 2026

Family and friends mourn the loss of John Ephraim Dyer, a beloved husband, brother, cousin and uncle, who died in Olney, Maryland, on Oct. 4, three weeks before his 67th birthday.

John was born and raised in Carmel, California, where he attended Bishop Kip/All Saints and York Schools before graduating from California State University, Sacramento. He enjoyed summers at the family cabin in the southern Sierra Nevada and was an avid fly fisherman and bird lover.

John relocated to the East Coast, living first in New York and Vermont before moving to Maryland. For the past 10 years, he served as vice president of workforce development at the American Association of Community Colleges in Washington, D.C.

He was preceded in death by his parents, Peter and Jeannine Dyer, and his brother, Peter Dyer.

In addition to his wife, Katee, John is survived by his brother, Stephen (Cindy), of Carmel; his sister, Jane (Alan Cook), of Stockton; and his sister-in-law, Tina, of Talisay City, Philippines. He also leaves behind his brother-in-law, David (Ruth) Snead, of Redmond, Washington; cousins Nicholas Sturch of Monterey, Richard Sturch of Bristol, England, and Susanne Dyer of Fairfield; and many nieces and nephews.

Those wishing to honor John's memory may make a donation to the charity of their choice.

JANE ALLISON MARCHMAN

Jane Allison Marchman passed away peacefully on Sept. 25, 2026. She left a legacy of love, joy, generosity, laughter and care for others. Jane was always willing to help, listen and do what needed to be done. She preferred to work quietly behind the scenes, never seeking attention or praise. She was a devoted friend to her friends and extended family.



Jane was born in Fresno, California, on March 6, 1957, to Allison "Al" and Dorothy Steward. In the early 1970s, her family, which included her two brothers, John and Glen Steward, moved to the San Francisco Bay Area. She attended Homestead High School in Cupertino, California, where she was elected senior class president. After graduating in 1975, she attended the University of California, Santa Barbara, graduating in 1980.

After moving to Southern California, Jane worked for Security Pacific Bank, followed by Horizon Medical Company in Irvine and Epicor Software. In 1994, she met Randy Marchman at a friend's birthday party. They married on Dec. 6, 2003.

In 2007, Jane and Randy moved to Carmel, California, where she became involved in several projects close to her heart. One was Carmel Cares, which grew out of her love for her adopted hometown. Jane took it upon herself to pull weeds at the Sunset Center, and Dale Byrne joined her. From that simple act, Carmel Cares grew into an organization with more than 380 volunteers working to beautify the city.

Jane also helped secure donations to refurbish the American Legion hall, reflecting her deep appreciation for veterans. Her concern for children inspired her to help raise funds for after-school programs at the Carmel Youth Center, where they could have a safe, welcoming place to go. She often delivered food baskets to homebound neighbors to make sure they had enough to eat. Jane always put others before herself.

Jane is survived by her husband, Randy Marchman; her stepson, Adam Marchman; her brothers, John Steward and his wife, Ruth, and Glen Steward and his wife, Dilma; her nephews, Spencer and Andrew; two aunts; cousins; and several close friends who were like family to her.

In lieu of flowers, please consider a donation to one of the organizations Jane held dear: American Legion Post 512, Carmel Cares or the Carmel Youth Center.

Jane leaves a lasting legacy of love and kindness. She will always be remembered for her generosity and dedication to others.

BURNETT JAMES DOUGHERTY

Nicknamed "Happy" or "Hap" for the cheerful disposition he displayed from birth, Burnett James Dougherty was born Dec. 16, 1932, and lived life on his terms. He was a bon vivant who traveled the world, was devoted to golf and made new friends everywhere he went.

Hap was raised in San Mateo. He loved baseball and was a lifelong Athletics fan, following the team from Philadelphia to Kansas City and rejoicing when it moved to Oakland. He graduated from San Mateo High School in 1951 and married Donna Givens in 1953.

He served aboard the USS Wasp and USS Boxer in the Pacific during the Korean War. His son, Patrick James, and daughter, Tara Colleen, were born while he was overseas. He became an electrician with the International Brotherhood of Electrical Workers and was a proud union member for 70 years.

He enjoyed golfing, skiing and biking. He had an 8 handicap in his prime and bragged every time he shot his age — first at 72 and most recently in his 80s. Happy loved his home in Pacific Grove, where he lived for more than 50 years, often recounting how many places he had visited and how lucky he was to live in the best one. You may have spotted him zipping around town, recognizable by his license plate, "It's Hap."

Hap died peacefully Sept. 25, 2026, at the veterans hospital in Palo Alto after a fall at home. He was 93 and lived independently until the end, as he wished.

He is survived by his children, Patrick James (Donatienne) Dougherty and Tara Colleen Malcolm; his grandchildren, Colin (Grace Ting) Dougherty, Camille (Brice) Matson and Robert Malcolm; and his great-grandchildren, Heath Matson, Léonie Matson, Maxwell Malcolm, Rowan Dougherty and Sylvan Dougherty.

Those of you who knew him, please raise a glass to his memory and know that he is happy on the great golf course in the sky.

Obituary Notices

Let us help you pay tribute to your loved one with an affordable obituary in The Carmel Pine Cone.
You'll be surprised at how low our rates are.

For more information please contact:
Anne Papineau (831) 274-8654 | anne@carmelpinecone.com



JOHN E. MATTHAMS

John E. Matthams, a beloved husband, father, friend and architectural designer, died Sept. 22 at age 85.

John, a longtime resident of the Monterey Peninsula, connected with people throughout the community and will be remembered for his talent and the numerous projects he designed along the coast and beyond. Clients, colleagues and friends will recall his charm: the British accent, the ever-chic style and hair, the fun collection of vintage British cars and his passion for turning a client's dream, large or small, into reality.

Born in Rayleigh, Essex, England, John was the only child of Victoria (Sylvia) and Ted Matthams. His father served in the Royal Air Force during World War II, followed by a 40-year career in the British Secret Service. His mother, the daughter of an artisan cabinetmaker, recognized the same artistry in her son. Through her determination, she altered the course of John's life by securing his placement in a professional school rather than the trade school he was expected to attend.

In college, he majored in civic design, then earned a master's degree in architecture from the University of Liverpool. While there, he received a Ford Scholarship that brought him to the United States for a life-changing first visit. He wrote a thesis comparing industrial areas in Detroit with those in Britain, then took time to explore the West Coast, falling in love with Northern California.

One memorable episode from his student days in Liverpool: In 1962, as a member of a school dance committee, he helped hire a not-yet-famous local band, the Beatles.

His career began at age 22 as a city planner for Jersey in the Channel Islands. He next became an architect and town planner for the Grand Bahama Port Authority in Freeport, where his projects included the International Bazaar, a large shopping district with an international theme. After that came a stint as a planner and architect for the New York Port Authority, followed by work as a senior architect for Eastern Airlines in New York and Miami. He also spent several months in Rio de Janeiro working under renowned Brazilian designer Sergio Rodrigues, designing furniture for his showroom and store, Oca.

John's architectural design career began in earnest in 1971, when he established his own firm, International Design Group, in Miami. Projects varied widely, from residences to restaurants, clubs and clubhouses to discotheques, and hospital wings to health clubs. They included such well-known Miami gathering places as OZ, Honey for Bears, Uncle Charlie's, Girard's, Savannah Moon Restaurant and the Cricket Club.

In 1973, John met Sharon on a tennis court in Miami. It was the beginning of a remarkable partnership that would last for the rest of his life. They married in Miami in 1975 and celebrated their marriage a second time in a church in John's British hometown. Their son Chason, now an artist living in Brooklyn, was born in Miami in 1981.

John and Sharon loved to travel. During visits to Carmel, they found themselves drawn to the Monterey Peninsula's natural beauty and the character of its coastal communities. In 1983, while expecting their second son, they made the decision that would shape the rest of their lives: to move across the country to what had become their favorite place in the world. They purchased a modest Victorian house in need of repair in Pacific Grove and transformed it into their home. Their son Kean, now a real estate agent living on the Peninsula, was born shortly after the move.

John established International Design Group in Pacific Grove and once again undertook a wide range of projects that, over the decades, reached beyond the local area to far-flung corners of the world. His first West Coast commissions included bars and nightclubs in downtown San Jose's redevelopment area. Home design was a major focus, with projects large and small throughout the Monterey Peninsula, the Bay Area and Maui, where the family had a second home, as well as in Tonga, where he designed for the royal family, and Bangkok. Commercial work included projects for large fitness center chains, including locations in Moscow, and racetrack facilities in Arizona, Texas and Minneapolis.

John was fortunate to have a career that embodied his passion for creating. The scope of his work reflected his enthusiasm for a diverse range of architecture, design and fine art. After a full day of client meetings and job site visits, John — often seen in his vintage 1959 Mini with the license plate "CUPATEA" — would drive home for dinner. He then spent evenings drawing to music, often late into the night, in his home office attached to the garage. Local architect Sean Robertson, who interned at IDG, recalls the romantic quality of John's hand-drawn renderings of homes, which won over many clients.

As John developed Alzheimer's disease and his memory faded, he stopped practicing architecture and began painting again. Soon, pastoral scenes in the muted hues of dawn and dusk filled the home and were given to friends and relatives. As painting became too complex, John created hundreds of line drawings, from intricate cityscapes to rural cottages. Years after he had stopped drawing and communicating in full sentences, he found a pen in the house and made his final drawing: a wobbly man inside a bubble-like perimeter. Even after he could no longer create or communicate, images of art and design and the names of his family could still briefly capture his attention. His family was by his side when he died.

John is survived by his wife, Sharon; his sons, Chason and Kean; cousins in England; and numerous friends and former colleagues.

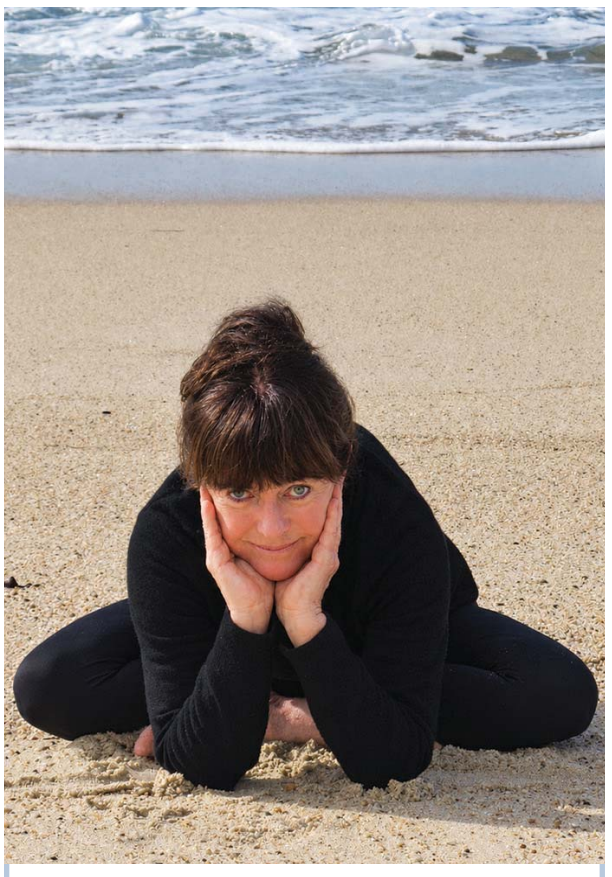


Bettina Elaine Hotelling

Dec. 10, 1933 – Aug. 22, 2026

A CELEBRATION OF HER LIFE
Saturday, Nov. 7, 2026, at 2 p.m.
Monterey First Presbyterian Church
501 Eldorado St., Monterey, California

Reception to follow in Fellowship Hall.



Mary Ann 'Mimi' Schramm

Nov. 25, 1937 – Oct. 16, 2026

Mary Ann "Mimi" Schramm passed away peacefully on Friday, Oct. 16, 2026, surrounded by loved ones. She went to heaven to reunite with the love of her life, Bill; her daughter, Kelly; her sister, Judy; and her parents.

She is survived by her three daughters, Kathy, Karen and Kristin; her five grandchildren, Jeremy, Jason, Morgan, Zoe and Quentin; and her sister, Trish.

Mimi lived a full and blessed life and was married to Bill for 66 years. She traveled the world alongside her husband, who served as a Navy captain before becoming a diplomat at the United Nations. Together, they shared incredible adventures, from picking grapes in Switzerland and snorkeling the Great Barrier Reef to swimming with whales in Palau and Tahitian dancing in Guam.

At home, Mimi found joy in ballet, volunteering at the aquarium, giving back to her community through charitable work and, above all, tending to her beloved garden. An award-winning gardener, she poured her heart into creating beauty wherever she planted roots. As she liked to say, "She may have slept in the house, but she lived in the garden."

Mimi leaves behind a legacy of love, adventure, generosity and beauty. She will be deeply missed by her family and all who knew her, but her spirit will live on in the places she explored, the lives she touched and the gardens she nurtured.

May she rest peacefully, reunited with Bill, with a garden forever in bloom.

Carmel writes history with major school bond

By LILY PATTERSON

CARMEL UNIFIED School District voters approved Measure I, the district's largest-ever general obligation bond, authorizing $250 million to repair aging and outdated school facilities. The measure passed with 56.36% of the vote, or 4,934 votes — 1.36 percentage points above the 55% required for school bond measures to pass.

Throughout the geographically vast district, property owners will be taxed at a rate of $36 per $100,000 of assessed value. The bond is expected to generate about $17.7 million annually for the next 20 years.

More than two decades have passed since the district last successfully passed a bond, which partly explains the price tag. Earlier this year, CUSD finalized its facility master plan, and some taxpayers got an early indication of a major borrowing campaign when the district held a public workshop in January to identify priority projects. In May, Carmel residents received mailers introducing a potential bond measure, featuring images of leaky ceilings at Carmel High School and flooding at the Carmel Child Development Center caused by a broken water pipe.

CUSD says infrastructure needs across its nine schools include plumbing, electrical and seismic repairs, new campus security systems, accessibility and energy-efficiency upgrades, and classroom and playground improvements.

Three new trustees

On Wednesday, school board president Matt Glazer called the election results "encouraging" but declined to comment further because the outcome has not yet been certified.

"I'm very proud of our school district community for showing up with more than 50% voter turnout," Glazer said.

Even proponents have expressed doubts about the bond's size and scope. Trustee-elect Karey Shaffer supported the measure during her campaign but said she is committed to establishing spending guardrails beyond the legal requirements for a citizens' oversight committee and independent audits.

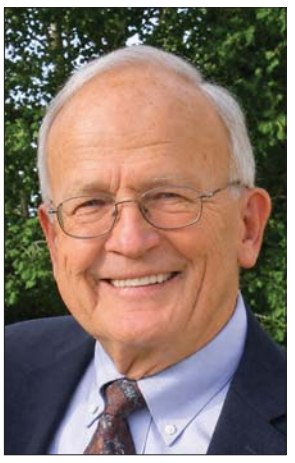
"Our community has said yes to investing in our

See **BOND** *page 23A*

HOWARD JAY COBB

April 27, 1937 – Nov. 1, 2026

Jay Cobb died peacefully at his home at Park Lane Senior Living in Monterey on Nov. 1, 2026, surrounded by the love of his wife, Anne; daughter, Cheryl; and son, Randy.



Jay was born in Milner, Idaho, in 1937, and Anne was born in Pasadena, California. They married in 1959 in Fair Oaks, California, and celebrated 67 years of loving partnership. They were blessed with two children, three grandchildren and two great-grandchildren. Family was Jay's pride and joy.

Jay served in the Army from 1958 to 1961. While stationed at Fort Ord in Monterey, he attended a social function where he met Anne's mother. She showed him a picture of her beautiful 18-year-old daughter and suggested he contact her because they shared common interests. Jay did as she suggested and discovered how much he and Anne had in common, particularly their love of the outdoors. A year and a half later, they married. Their honeymoon included a visit to Sun Valley, Idaho, and three weeks of camping in national forests.

Jay earned his bachelor's degree at Humboldt State, his teaching credentials at UC Berkeley, and his master's degree and administrative credential at San Diego State. He began teaching in the Pacific Grove Unified School District in 1965, later serving as principal and then superintendent before retiring in 1995. Jay also helped form the Teacher Education program at Cal State Monterey Bay and treasured supporting future educators.

Generous with his time and talents, Jay was active in Kiwanis, Rotary, Sons in Retirement and First Presbyterian Church. He chaired Pacific Grove's Butterfly Parade for 30 years.

In 2001, Anne and Jay moved to Oakmont in the Santa Rosa area to be closer to family and grandchildren. They continued their community service, with Jay serving on the Kenwood School Board and both serving on the Kenwood School Foundation. They also spent many years as co-chairs of Oakmont Lifelong Learning through Sonoma State University. In 2020, they returned home to Monterey and settled at Park Lane.

Jay was an avid outdoor enthusiast who fished wherever his adventures took him, from Monterey Bay to Idaho, Montana, British Columbia, Alaska and Mexico. He and Anne enjoyed hiking, fishing, camping and exploring together.

Jay was loved and admired by those whose lives he touched, including students, teachers, parents, friends and community members. His genuine warmth and sense of humor drew people to him. He was a devoted husband, brother, father, grandfather and great-grandfather.

Jay is survived by his wife, Anne; daughter, Cheryl Cobb Egan; and son, Randy Cobb. His legacy of laughter, caring and love will live on through generations of family members and the many people whose lives he touched.

Donations in Howard Jay Cobb's memory may be made to a charity of your choice.



SHARRY SCHMIDT LAUTER

March 18, 1951 ❖ Oct. 1, 2026

Sharry Schmidt Lauter was tragically taken from us on Oct. 1, 2026. She was born March 18, 1951, to Daniel and Loretta Schmidt of Turlock, California. The second of three children, she grew up with her brothers, Michael and Thomas. She graduated from Turlock High School and earned a bachelor's degree in English from the University of San Francisco in 1974, which she later put to use in her teaching career. More importantly, while living in San Francisco, Sharry met her future husband and life partner, Vince Lauter, whom she married in 1973.

Sharry was a bright light in the world, with a radiant smile — an unforgettable figure who forged lifelong bonds and exuded her trademark warmth, optimism and compassion wherever life took her. She was her family's rock, raising three sons as Vince's career with the Department of Defense moved the family around the world before they settled in Monterey in 1993. A devout Catholic, she had uncompromising integrity and brought joy to those fortunate enough to have her in their lives. Sharry was also known for hosting large family gatherings and for her exceptional cooking. More than anything, she deeply loved and cared for her family, who returned that love and care. She cherished every moment she spent with her seven grandchildren.

Sharry was preceded in death by her parents, Daniel and Loretta Schmidt. She is survived by her husband, Vince; sons, Vincent III (Morgan), Michael (Jody) and Daniel (Katherine); seven grandchildren, Penelope, Olivia, Millie, Valentina, Wesley, Donovan and Rocco; and brothers, Thomas (Clara) and Michael (Dana).

A funeral Mass will be celebrated at 10 a.m. Monday, Nov. 9, 2026, at Carmel Mission Basilica. Interment will follow at 1 p.m. at San Carlos Cemetery in Monterey.

Marina utility tax fails by wide margin

By KELLY NIX

MARINA VOTERS rejected a proposed utility tax Tuesday that city officials said would raise $3.83 million a year for public safety, city facilities and other services.

Measure Q, on the Nov. 3 ballot, proposed a 7% tax on water, gas, electricity, telecommunications and video services. The revenue would have gone into the city's general fund rather than being restricted to construction projects.

'Insecurity'

More than 75% of voters opposed the measure. Before the election, city officials said the revenue could help close a nearly $58 million funding gap for a new police station, fire station, city hall and council chambers.

Mayor Bruce Delgado said Thursday that the city could still build a fire station without the tax revenue.

Marina has enough money on hand for a $19 million fire station, Delgado told The Pine Cone.

If the cost reaches $25 million, the city could put other planned improvement projects on hold to cover it, he said.

A new police station and city hall would have to be "postponed many years until a new funding source is found," Delgado said.

"Given the insecurity residents feel with gas prices and other costs of living, this was a difficult time to try to join the cities surrounding Marina that already have a utility users tax," he said.

The ballot language also listed water supply protection, street and pothole repairs, and general city services among the potential uses of the revenue.

Low-income households and qualified seniors would have been eligible for a reduced tax rate of 3.5%, according to the city. The cost to each household would have depended on its utility bills and usage.

William Alvis Nunn Sr.



Fathers often show love through actions more than words — through the things they build, the lessons they share and their quiet but bold presence.

William Alvis Nunn Sr., of Marina, California, was born June 15, 1939, and passed away Aug. 15, 2025. He was 86.

William, known as "Wild Bill," is survived by his wife, Ae Ja; his two sons, Edward Kim and William Jr.; and his five grandchildren. He leaves behind a legacy his family will carry forward.

Services were held Sept. 18, 2025, at the California Central Coast Veterans Cemetery.

WILLIAM EARL EVANS

March 4, 1950 – Oct. 12, 2026

Bill Evans was born in Glendale, California, on March 4, 1950. He liked to say, "It's the only birthday that's a military command!" A sense of humor was Bill's strong suit. He used humor in the speeches he wrote and in conversations with friends and family. Friends described Bill as witty, charming, kind and insightful. Bill filled most rooms he walked into with laughter, stories and ideas.



Bill's first home was in Burbank, California. His family moved frequently after his father left the music business and entered the ministry of the Church of Religious Science. Bill attended schools in Burbank, Lancaster and La Crescenta and graduated from high school in Orlando, Florida.

Bill attended Los Angeles Valley College for two years, where he was on the debate team. He received a full debate scholarship to USC. While at USC, he held several jobs, including one as a speechwriter for the chancellor of the Los Angeles Community College District.

After graduating from USC, Bill taught journalism and public relations at East Los Angeles College while attending Southwestern Law School at night. He graduated from law school and passed the bar in 1979. Bill moved to Monterey in 1980. He practiced law while starting Evan-Moor Educational Publishers with his sister, Joy Evans, and her teaching partner, Jo Ellen Moore.

As president and CEO, Bill helped build Evan-Moor into one of the most respected names in supplemental educational publishing. Under his leadership, the company grew from six books to more than 400 teaching resources, reaching classrooms and homes throughout the United States and around the world. His vision and commitment to quality educational resources helped countless teachers inspire generations of children to learn and succeed.

Bill was a forward-thinking leader who wasn't afraid to take risks, explore new ideas or challenge conventional thinking. He recognized potential in people, believed in their abilities and gave them opportunities to grow. His favorite question to ask employees was, "Are you having fun?" It reflected his belief that meaningful work should also bring joy and fulfillment. He led with kindness, compassion and a genuine interest in the people around him. For many who worked with Bill, his greatest gift was helping others build successful and fulfilling careers.

His influence extended throughout the educational publishing industry. As a board member of the Association of Educational Publishers, Bill helped promote the importance of high-quality educational materials. In December 2005, he was inducted into the association's Hall of Fame in recognition of his outstanding contributions to educational publishing.

Bill met his wife, Marilyn, while she was teaching with Joy and Jo Ellen. They married in 1983. Throughout their more than four decades together, Bill and Marilyn built a life filled with love, laughter, cherished friendships and shared adventures. Their home was also filled with the love and companionship of the beloved pets they nurtured through the years. They loved to travel and visited all seven continents. Their favorite trip was an African safari to Kenya and Tanzania. Bill framed three photographic highlights from every trip.

Bill died peacefully at home in Carmel Valley on Oct. 12, 2026. He would be amused that he died on a holiday. His humor, generosity of spirit, compassion and belief in others leave a lasting legacy among all who knew him.

Bill was preceded in death by his parents, Earl and Mary (Olive) Evans, and his sisters, Joy Evans and Kay Evans Carrick. He is survived by his wife, Marilyn White Evans; his niece, Kimberly Carrick; and his nephew, Sean Carrick. A celebration of life will be held at a later date.

Mary Keeley Branson
Marie Therese Keeley

Monterey / Carmel / Carmichael

June 19, 1933 – Oct. 13, 2026

Mary was born in Janesville, Minnesota, to Joseph and Mary Keeley, the second of eight children. She grew up on the family farm outside Janesville, where the family raised crops, dairy cattle and chickens — typical of the small family farms of her generation.



No corporate farms here. She graduated from Janesville High School and then from St. Mary's School of Nursing in Rochester, Minnesota. After graduation, she and her friend Joanne packed their bags and boarded a train to San Francisco in search of nursing opportunities. While they waited for the train, her father told her he hadn't thought she would be the one to leave Minnesota. As it turned out, she was the only one who did.

While working as a nurse in San Francisco, Mary met Dr. Ronald Branson. After a period of courtship, the couple married in Janesville in 1957. Ronald's medical school and postgraduate training took them to Los Angeles, where their first son was born, and then back to San Francisco, where their second son was born. In 1961, Ronald joined a pediatric group in Monterey. Their third, fourth and fifth sons were born in the years that followed. Mary and Ronald lived on the Monterey Peninsula for more than 60 years before health concerns prompted their move to Carmichael, California.

Amid the blessings and challenges of raising five boys, Mary and Ronald found opportunities to travel together. Entrusting the boys to family members or a longtime sitter, they took short vacations within California, longer tours of Mexico and a safari in East Africa. As empty nesters, they expanded their travels to Canada, Europe, Japan and Siberia.

Raising five active boys, plus a husband, meant balancing schedules filled with school committees spanning several grades; soccer, swimming and football teams; Little League and Pony Baseball; music programs; trips; sleepovers; camping; medical community events; and even quiet time. Her $100 brownies were always a big hit at potlucks. She stoically persevered through it all.

Alongside her children's and husband's activities, Mary made time for herself. Tennis lessons led to weekly group play at Via Paraiso Park. For decades, she also participated in a "Stitch and Bitch" group, where women shared experiences and helped one another navigate life's challenges. She belonged to a regular bridge group whose members took turns hosting. She treasured the friendships she formed over the decades.

As her free time increased, Mary became involved in local politics. She began by volunteering for Leon Panetta's first congressional campaign, which led to a career in his local congressional office and, eventually, with the Panetta Institute.

Mary was also a great cook who never shied away from introducing an "exotic" ingredient and asking for her family's verdict. Who knew a 5-year-old would like squid? Mac and cheese was good, too. An avid fan of Bay Area professional sports teams, she particularly loved the San Francisco Giants, having lived in the city during their inaugural season there. She could often be found watching one game on television while listening to another through an earpiece connected to her portable radio — sometimes following two different sports.

Mary was preceded in death by her husband, Ronald; her parents, Joseph and Mary; her brothers, James (Mary), Eugene (Betty), Phillip, Joseph and Dennis; her sisters, Noreen Bartelt (Richard) and Dorothy, who died in infancy; her sisters-in-law, Diane Roach and Sandra Harris; her daughter-in-law, Cheryl Branson; several nieces and nephews; and many friends.

She is survived by her sons, Michael (Joy) of Seaside, Christopher (Kristina) of Roseville, Thomas of Turners Falls, Massachusetts, Alan of Barrie, Ontario, and Stephen (Kathryn) of Carmichael; 14 grandchildren; six great-grandchildren; her sisters-in-law, Shirley Keeley of Waseca, Minnesota, and Ruth Keeley of St. Peter, Minnesota; and many cousins, nieces and nephews across the country.

Mary was loved by many and will be deeply missed. She was an anchor for her husband and sons, a model mother-in-law, adored by her grandchildren and deeply appreciated by family and friends.

A family celebration of Mary's life will be held in 2027.

Councilman's ballot goes awry after street address change

■ Registrar says procedures were followed

By MARY SCHLEY

Of the more than 600 residents who updated their voter registrations to reflect their new street addresses weeks before Election Day, at least one ran into trouble: Carmel City Councilman Jeff Baron. At the start of the council's Nov. 3 meeting, just a few hours before the polls closed, Baron said his name did not appear on the voter rolls because of an issue with his address.

"I'm a longtime voter," said Baron, who, according to 2024 Monterey County Elections records, registered to vote here in 2010 and cast ballots in 23 contests before the 2024 general election.

"I got the emails that we get from voter registration about my ballot being mailed, counted and whatnot," he said, referring to automated ballot-status messages from the California Secretary of State and Monterey County Elections. But after he dropped his ballot in a box Oct. 29, he heard nothing. By Tuesday, he was concerned enough to go to the Sunset Center polling place and ask questions.

No call

"Lo and behold, my voter registration record wasn't in the database," Baron said.

He spoke with a poll worker, then a county elections employee and then a supervisor, from whom he learned his address change had gone awry.

"It turned out that a couple of weeks ago at the city fair when I updated my voter registration by filling out another card, they had a problem with my address, and rather than calling or notifying me, they just dropped my voter registration," Baron said. "So, my ballot is in a box in Salinas somewhere."

He said a poll worker gave him a provisional ballot to cast.

"To be honest, I talked to staff, and I'm not sure there are not going to be other people who have fallen through the cracks," Baron said. "If you re-registered like they asked us to, and if you are used to getting these emails from the elections people and you have not gotten one, follow through with someone to make sure your vote has been counted."

Baron said he and acting city administrator Brandon Swanson would help anyone else in the same situation straighten out their records and ensure their ballots are counted.

Swanson said Wednesday that he contacted Monterey County Registrar of Voters Gina Martinez to follow up.

The Pine Cone also contacted Martinez. She said Baron's situation "was an isolated incident in which the address entered in the system caused the need for the status to go in review."

'Not set aside'

Baron was not dropped from the rolls, Martinez said, though his information did not appear in the voter registration data the county elections department provided to The Pine Cone on Oct. 20. "He was in the election management system," she said, but his information did not transfer to the electronic poll pad at Sunset Center.

"His ballot was in the process of being reviewed, it was not set aside," Martinez clarified. "There is a process in place to assist voters in this scenario, and the poll workers and elections office followed the procedure in assisting the voter at the polls."

Martinez also explained why Baron was not included in the voter data provided last month.

"Records in review are not typically included on lists as they are being researched," she said. Martinez did not say what specifically prompted the review of Baron's registration.

"Typically, when this occurs, there is some incongruence with the data," she said.

Carmel voters who update their registrations with their new street addresses should subsequently receive a postcard confirming the change.

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Congratulations!

My heartfelt congratulations to

Alissandra Dramov, Stefan Karapetkov, and Hans Buder

Wishing you all the very best as you work together toward a united, vibrant, and thriving Carmel-by-the-Sea.

May your leadership bring our community together and inspire a positive future for the town we all love. ***Go Padres!***

Bobby Richards

Monterey declares itself welcoming to 'transgender and gender-diverse'

By CHRIS COUNTS

AFTER HEARING from residents about discrimination against transgender people, the Monterey City Council voted unanimously Tuesday to declare Monterey a Welcoming City for Transgender and Gender-Diverse People and establish a Transgender Day of Remembrance.

At the hearing, assistant city manager Nat Rojanasathira told the council why the declaration was needed.

"Across the United States, transgender and gender-diverse people continue to face escalating discrimination, stigma and harassment, and legislative efforts to restrict their rights," Rojanasathira said. "The number of anti-transgender hate crimes has risen over the past decade, with a number of incidents locally in Monterey County."

Rojanasathira cited a study by UCLA's Williams Institute suggesting that 59% of transgender adults surveyed "experience violence or harassment" in a single year, while 38% experience verbal harassment, 19% face direct threats of physical violence and 17% face harassment or violence in public restrooms.

School official testifies

A handful of residents spoke in favor of the measure, while only one speaker questioned its necessity. Supporters included a Monterey resident named Fable.

"I'm transgender and I grew up here," Fable said. "The discrimination that we're experiencing is both local and national. My friends and I have had slurs yelled at us here in Monterey. We can use every bit of protection you can give us."

P.K. Diffenbaugh, superintendent of the Monterey Peninsula Unified School District, also spoke in favor of the declaration, calling it "essential."

"I believe that symbolism is important," Diffenbaugh said. "By raising the flag and passing this resolution, you are symbolizing to our youth that they belong, that they are cared for, that this is a community where they are free to be themselves, and that there is nothing wrong with them."

'It's worth it'

Mayor Tyller Williamson said the idea for the declaration came from a local group, Monterey Peninsula Pride.

"We know through data that showing support for folks in the LGBTQ community helps to save lives," the mayor said. "If passing a document and raising a flag makes them feel more included in the community, it's worth it. When Pride approached me about doing this, it was a no-brainer."

The final version the council approved Tuesday omitted a sentence from a draft proposed in October. That draft included a line establishing "a policy governing the use of city resources in connection with certain out-of-state efforts to investigate or penalize individuals or entities for lawful gender-affirming health care provided or received in California."

Council member Ed Smith expressed concern in October about the line and its potential impact on city resources. At Tuesday's hearing, officials made clear that the declaration would not require taxpayer funds.

Smith voted in October against putting the declaration on the agenda but supported the final version Tuesday, saying it "aligns with our city's values."

"It does not mean that we all have to agree with the lifestyle," he said. "It means we are all people with different backgrounds and different preferences and different associations, and even if we don't agree with the choices people make, we don't condemn the people who make those choices."



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NEW MAYOR

From page 9A

what they have in mind, so we can hit the ground running in January," he said.

The urgency reflects not only Moeller's inexperience, but the need to keep pace with the city's rapid growth. Marina is home to CSU Monterey Bay, where enrollment has soared post-Covid. Over the last decade, 1,200 new residences have been completed, according to estimates from the California Department of Finance, and while many are selling for more than $1 million, newcomers have been drawn to market rates below those on the Peninsula.

Mixed-use developments such as The Dunes have sprung up on former Fort Ord land, attracting younger renters with nearby access to Trader Joe's, Target and a Montage Health center. Larger planned communities, including Sea Haven and Marina Station, are under construction a few miles north. And last month, the Marina City Council approved a runway repaving project at the municipal airport, where Joby Aviation has a lease to operate a manufacturing and flight-testing facility. In Marina alone, the company employs hundreds of engineers, test pilots and staff as it seeks to bring electric vertical-take-off-and-landing air taxis and autonomous flight technology to market.

In an interview Wednesday, Moeller was cautiously optimistic about new development. Marina, long described as the county's most ethnically diverse city and on track to become its most economically diverse, is "a patchwork of development" and likely to remain that way for decades, he said. He expressed doubts that the proposed downtown vitalization plan could or should transform the Reservation Road and Del Monte Boulevard corridor into "a vibrant, pedestrian-friendly urban core," as envisioned by city officials.

'A replacement for Fort Ord'

"I'm reluctant to bulldoze central Marina. The buildings are serviceable, and I'm in favor of embracing what we have and making small improvements," Moeller said.

"I view the new growth as a replacement for Fort Ord," he added, noting that Marina's footprint has nearly doubled through the acquisition of land from the decommissioned base.

Measure Q, a proposed 7% utility users tax intended to expand public safety facilities, was soundly defeated Tuesday, with about 25% of voters supporting it. Moeller opposed the measure, and his election-night gathering at Mountain Mike's Pizza was shared with the "No on Q" committee. He said economic growth, better planning and budget cuts could help generate $58 million city officials have suggested would fund new police and fire stations, and possibly a new City Hall.

He said he knows the city has set aside some money for the police and fire projects, but "a decision will have to be made" about whether to redirect funds from other departments or delay another capital project. "It's important to me that we listen to the community and let their voices decide how we shape the city," Moeller said.

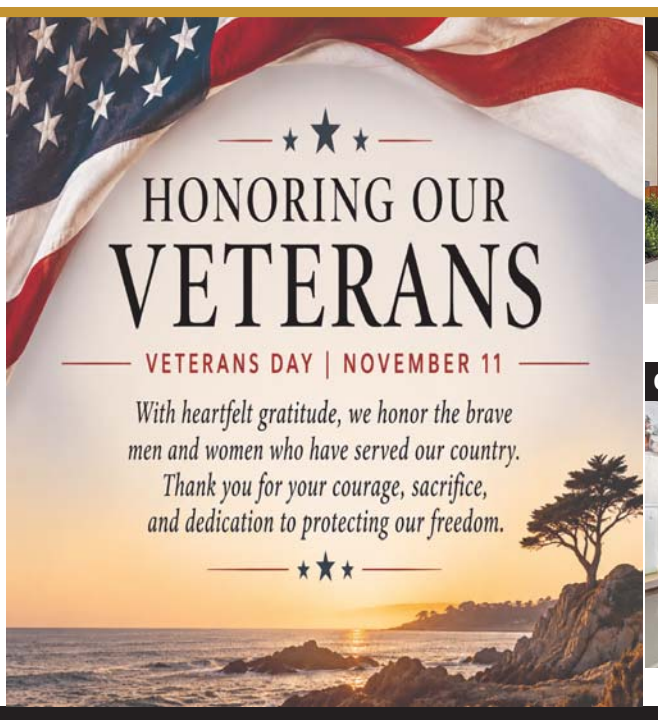
Two city council seats were also on the ballot. Incumbent Brian McCarthy retained his district 1 seat in an uncontested race. The contest for district 4, which includes Marina's historic core and is represented by Visscher, was very close, with 471 votes for Mike Simmons, 468 for Brad Imamura and 417 for Athena Burciaga.



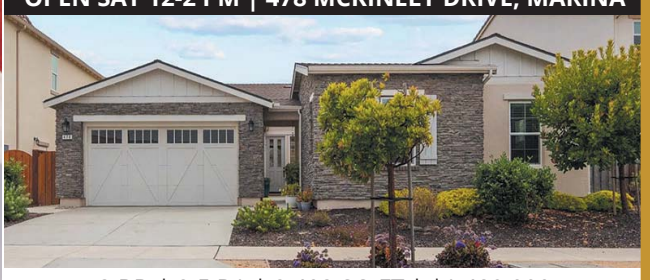
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BAN

From page 1A

lots around the Peninsula, frozen the number of units on developed lots and limited home and business expansions that would increase water use. For example, a shop could not be converted into a restaurant under the restrictions.

"We've demonstrated we know how to live within our limits," said Daniels, who grew up on the Peninsula. "We've developed a new water source, we've expanded storage capacity, we've invested in monitoring and conservation. And we've built roughly a year's worth of water supply in storage."

She pointed to the Peninsula's severe shortage of affordable housing, suggesting that most new homes cannot be built without freeing up water.

"At some point a builder is going to need a meter, at some point a project is going to need water service, and at some point the Monterey Peninsula has to be allowed to build those homes," Daniels said.

The moratorium was imposed in 1995 after the state sharply limited the amount of water California American Water could take from the Carmel River. The utility maintains that its proposed $825 million desalination plant is the Peninsula's only reliable, drought-free water source. The water management district disagrees, arguing that the Pure Water Monterey recycled water project, which supplies about 60% of the Peninsula's water, can meet its needs for several decades without desalination.

'No threat'

Stoldt said the state board's order limited California American Water's legal withdrawals from the Carmel River to 3,376 acre-feet a year. Conditions have changed, he said, because the Peninsula no longer relies primarily on the river for drinking water.

"We now have a replacement water supply," he said, referring to Pure Water Monterey, which went online in October 2025 and produces about 5,750 acre-feet annually.

"Now we are in a situation where we have a supply surplus and will have for a number of years going forward," Stoldt said. "So there is not a threat of a violation."

The Peninsula uses about 9,200 acre-feet of water a year, compared with an available annual supply of 11,204 acre-feet, he said. Surplus water is stored, and Stoldt said that storage would cover the Peninsula's demand through 2048.

"There is no imminent threat of a violation for decades, really," he said, adding that there is also no risk to customers, water rights or the environment. "We believe it's time to make a change."

Wants 'temporary suspension'

California American Water President Sarah Leeper said the utility must plan for the region's long-term water needs and ensure adequate supplies in wet years, dry years and droughts. Citing a climate change assessment, she said more extreme droughts are expected to reduce surface water availability and increase groundwater pumping.

"Cal Am's 2025 urban water management plan shows that current supplies are insufficient, especially in a multiyear drought," Leeper said.

Still, she said higher-than-normal rainfall and other factors have created a water surplus. Cal Am therefore supports a "temporary suspension" of the moratorium until 2030, when its desalination plant is expected to begin delivering water.

Once the desalination plant is operating, Leeper said, Cal Am and state water board officials "will be in a position to make the findings necessary to lift the moratorium in its entirety."

The Cal Am president warned that the utility would have "very few options" for supplying more water once the Peninsula's surplus is depleted.

"If demand exceeds supply, the Carmel River and the Seaside groundwater basin are the only options," she said. She also said that river diversions above authorized limits could harm protected species, including the steelhead population, and expose the utility to state penalties.

Excessive pumping from the Seaside groundwater basin risks seawater intrusion. Leeper said, "Neither Cal Am, its customers, nor those relying on the Seaside basin should be put at risk for lifting the moratorium before a permanent replacement supply is online."

She cited new data indicating that Cal Am customers' water needs have increased in 2026.

"Cal Am is aware of pent-up demand and multiple development projects that are currently awaiting the moratorium to be lifted," Leeper said. "Once complete, additional demand from those new projects will be permanent."

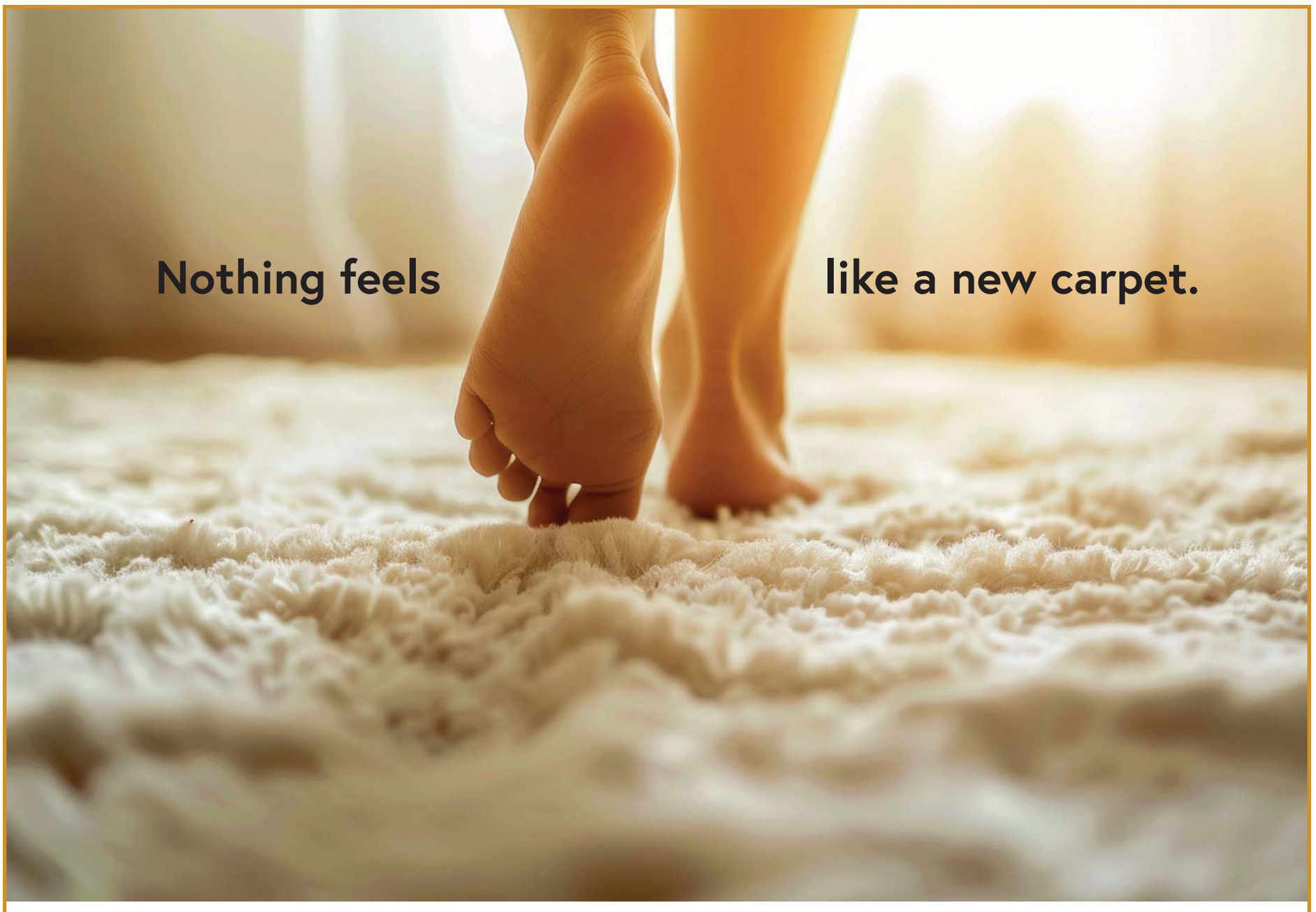
In addition to a temporary suspension, she asked the board to include conditions to protect customers "and ensure that a further moratorium, rationing, fines or administrative liability are not imposed in the event excess supplies are needed to meet an increase in demand." She also requested a "shortages contingency trigger" if demand exceeds 90% of available supplies, along with reinstatement of the moratorium in 2030 "unless a permanent replacement water supply is in place" by then.

The state agency received about 300 comment letters during the initial testimony period, along with five rebuttal statements.

The agency will prepare a draft order for public comment before the board makes a decision at another public meeting.

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FIRE

From page 1A

and will need extensive repairs, if not a complete rebuild."

Leonoff told The Pine Cone that both of his art glass businesses were badly damaged. The fire burned through Leonoff Studios & Gallery, while Nick Leonoff Contemporary Glass Gallery sustained smoke and water damage. Unlike most artists, Leonoff relies on specialized equipment, much of which was damaged along with his artwork. Both spaces are off-limits, so it could be weeks or months before he knows how much of his art and equipment can be salvaged.

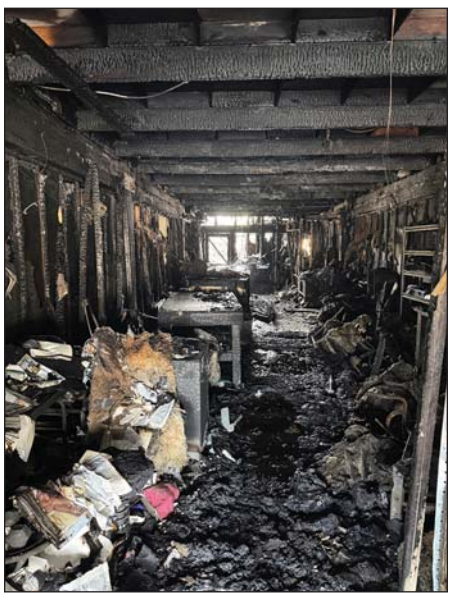
Leonoff and his wife, who live near the Center Street Marketplace, raced to the scene after learning about the fire shortly after it broke out. As he got closer, he "saw an enormous glow in the direction of my studio."

"That moment my heart dropped," he said. "It felt like my worst nightmare was coming true."

A week after the fire, Leonoff is mourning the loss of his studios and galleries, as well as the tight-knit community he enjoyed interacting with at the shopping center. He had developed many friendships with his neighbors.

Now he faces the difficult task of moving forward amid many unknowns.

"I don't know where I'm going to go," said Leonoff, best known locally for his glass pumpkins. "I'd love to stay in Carmel Valley, but I don't know if it's possible. This will not be a quick rebound — we have a long road ahead."



PHOTO/NICK LEONOFF

A glimpse inside Masaoka Glass Design studio shows the damage it suffered in last week's fire.

The gift of accepting

Leonoff is grateful for the donations and encouragement he has received but says accepting such generosity is not easy.

"It's so touching, but I'm a self-made man, so it kind of breaks my heart," he said. "I'm not looking for a handout — I just want to make my art. I have to let go of my pride and accept the gifts."

Losing his studios and galleries has been enormously stressful, Leonoff said, and he has had trouble sleeping.

"I'm trying to prioritize my physical and mental health," he said. "I'm trying to remember to take care of myself."

For now, Leonoff is focused on navigating the insurance process for his studio and gallery, and contacting customers to sort out the complications the fire has caused for his business. Next, he needs to find a new space. He's confident he will. "We're going to be back," he said. "We're going to rise like a phoenix."

The fire scorched painter Deborah Russell's studio, Peridot Fine Art.

"Most of her paintings were badly damaged by smoke and water and, since the space if off-limits, will likely develop mold and mildew soon," wrote Jasmine Stacy, who started that campaign. It has raised more than $2,500. "This fundraiser aims to replace tools, art supplies and furniture, and to help cover some of the costs of acquiring a new studio, since the Center Street spaces are likely to be uninhabitable for the foreseeable future."

Didier Guedj and Judy Hamblin lost their mosaic studio. "The damage is catastrophic," the pair said in a joint statement. "The entire facility has been rendered unusable, and tragically, our physical studio, our specialized tools, our raw materials and an extensive inventory of finished mosaic artwork have been lost to us in the destruction. We have spent our lives building community up through art. Now, we humbly ask our community to help us pick up the pieces — and tile by tile, we will rebuild."

Jacey Vickrey's Lily & Lavender Company was also destroyed in the fire.

"Countless hours of hard work, dedication and passion were lost in an instant," resident Gisella Albarran wrote. "While her business remains, she now faces the overwhelming challenge of starting over."

'We feel blessed'

A campaign for a longtime local family whose home was destroyed in the fire has raised more than $11,000. The couple has three children, three dogs and a cat.

"We were left with only the pajamas we were wearing. In a single morning, we lost our home and our belongings," resident David Martinez wrote. "This fund will help support my family as we recover and begin rebuilding our lives after losing our home and everything in it. Your generosity can help us take our next steps forward. We feel blessed to be part of this small but strong community, and we are deeply appreciative of any help offered."

If you are interested in donating, visit GoFundMe.com, search "Carmel Valley CA," and filter by "Last 30 days" under "Fundraisers" to see all 10 local campaigns. You don't need a GoFundMe account to donate.

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BOND

From page 16A

schools, and I want to honor that trust with accountability. Regular reports are important. There are things we can do to improve the district's processes and to select the most urgent projects with a clear framework. It's the board's job to manage expectations and costs," she told The Pine Cone on Wednesday.

According to results from the county elections department, voters in trustee area 2 strongly favored Shaffer, a Carmel High School parent and research program manager at the Naval Postgraduate School, who received 66.9% of the vote to defeat opponent Art Fernandez.

One of three newcomers to the school board, Shaffer will represent the area around Carmel High School and River School. Trustee area 4 was won by CUSD alumnus Joe Macaluso, who ran unopposed to represent the upper valley and Cachagua.

A licensed social worker and former public administrator for the City and County of San Francisco, Macaluso was Monterey County's assistant director of health services in 2023. Most recently, he was a campaign consultant for Democratic U.S. Rep. Aisha Wahab, who, as of press time, is leading the count in her reelection bid for California's 14th Congressional District.

Appointee or special election?

Macaluso, a CUSD alumnus, returned to the Peninsula in 2021 with his wife and son, who attends Carmel Middle School. In an interview with The Pine Cone last month, the Carmel Valley resident said his priorities include improving mental health and wellness services for students; improving communication among the board, district, teahers and staff; and conducting community outreach. Macaluso supports the CUSD's relatively recent shift to district-based elections because he believes his trustee area has historically been underrepresented.

"There is not one singular Carmel Unified experience. In my district, there is more economic variety than people see on paper, and I want to listen to families who feel isolated," Macaluso said.

Shaffer, whose son and daughter have attended CUSD since elementary school, said she is "very appreciative of the opportunity to be a part of this board."

"Our job is to show up for teachers and staff and to keep faith with families and students. Strong schools build strong communities," Shaffer said.

When the new board convenes Dec. 3, one of its first orders of business will be to nominate a successor to Rita Patel, who appears to have won her race for the Monterey County Board of Education against Megan Whilden.

The panel has 60 days to appoint a replacement or call a special election to fill the remaining two years of Patel's term as the area 1 trustee for Pebble Beach and Carmel-by-the-Sea.

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PASTOR

From page 3A

planning commissioner Ian Martin said he was "astonished you're being asked to ignore what the municipal code requires regarding underground parking and square footage," arguing that the garage would serve commercial rather than residential uses.

"This proposed building still crowds the bank complex," Martin said, adding that it has too little open space and landscaping.

'The nightmare'

Supporters of Pastor's project, including residents Andi Carr and Cari White, former historic resources board member Karyl Hall and Pacific Repertory Theatre executive director Stephen Moorer, urged the commission to move forward.

"Let me describe the nightmare," Hall said before recounting the project's tumultuous history, which began before the 7D complex received historic status. "This has been an extended and painful process."

She noted that the proposed JB Pastor complex is below the 30-foot height limit, has less massing than the maximum allowed, includes three low-income units and more parking, and meets landscaping requirements, though the plan could be loosened up a little bit.

"Please approve it — again," she said.

"It seems truly unfair to keep sending this back for yet another redesign," Moorer said. "When does responding to the city and neighbor concerns become enough?" He asked whether a project proposed by PacRep or one of Carmel's longtime families would face the same treatment.

"This prolonged process has become an embarrassment to me," he said.

Neal Kruse said he was enraged by some of the criticism and that Pastor was "meeting the letter of the law, he redesigns the project, and he comes back to a whole new slew of objections."

"It should be obvious what's happening here is nitpicking," Kruse said. "Give this man his project and be done with it."

No complaints

Commissioners were unanimous in their support.

"I would find the parking is clearly not commercial, and this project respects Sacramento's housing initiatives and the city's housing element, so those are working as intended," commissioner Kevin Ruess said.

Commissioner Stephanie Locke thanked everyone for their comments, called Myrick's staff report and presentation "excellent," and said Pastor and his team "followed the council's direction."

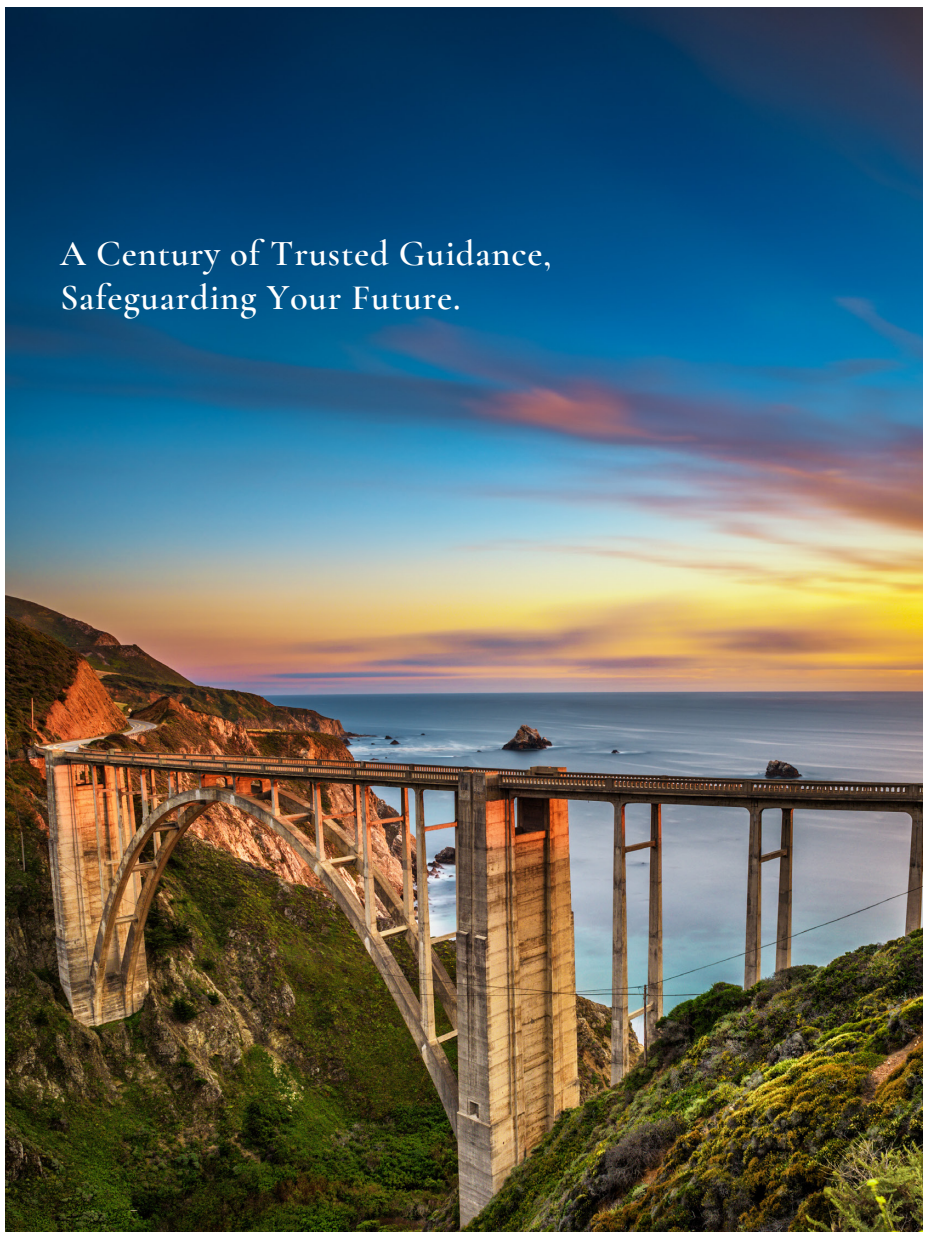
"And then as a big bonus to us, we're going to get three affordable units, which I think everyone should be really excited about," she said.

Commissioner Mel Ahlborn said she was confident the plans met every requirement and that the various issues had been addressed. Chair Michael LePage agreed.

As for the location of the low-income apartments, LePage said: "This is three units in a beautiful building in downtown Carmel. This is what providing housing looks like for this community. If we don't take advantage and approve this type of housing," the city will never meet the number of new units required by the state.

After making a few nonsubstantive changes to the 44-page approval resolution and 65 conditions, commissioners voted 5-0 to approve Pastor's project.

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Where Healthy Aging Happens

This article is part of The Carmel Foundation's monthly column in the Carmel Pine Cone, sharing stories and insights to support healthy aging.

A Few Facts About Affordable Housing in Carmel-by-the-Sea

We've received quite a few questions about The Carmel Foundation's affordable housing lately, so we thought we'd share more!

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Our apartments serve adults 60 and older with limited financial resources. Half are designated for low-income residents, 25% for very-low-income residents, and 25% for extremely-low-income residents. Applicants must live in Carmel-by-the-Sea, Carmel, Carmel Valley, Big Sur, Pacific Grove, Pebble Beach, or Monterey. They must prove residency (beyond a P.O. Box) and income and maintain Carmel Foundation membership while on the waitlist.

Our biggest challenge? There simply aren't enough apartments to meet the need.

Our waitlist has historically stretched five to seven years, with over 150 individuals and couples on the list. With residents often staying for decades, apartments rarely become available. Sadly, many applicants may never have the opportunity to move in.

We wish we could help everyone. We're committed to preserving these homes and grateful to generations of community supporters who made them possible. Our website also lists other local affordable housing opportunities.

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Carmel Reads The Pine Cone

Sheriff mum on Moss Landing shootings

By MARY SCHLEY

THE MONTEREY County Sheriff's Office on Thursday remained tight-lipped regarding the early-morning deaths of two teenagers near Moss Landing State Beach Monday, declining to say whether the children were murdered, committed suicide or died by some other means — other than that they sustained gunshot wounds.

On Nov. 2 just before 2 a.m., Monterey County Sheriff's deputies, California State Parks personnel, and California Highway Patrol officers responded to a citizen's report of hearing gunfire along Jetty Road.

"Upon arrival, deputies located two individuals who were pronounced deceased at the scene. A third individual arrived at a local hospital and was confirmed to have been shot," sheriff's Cmdr. Andy Rosas said. "That person's current condition is unknown. A fourth individual was transported from the scene to a local hospital with non-life-threatening injuries."

Deputies quickly said there was no ongoing active threat to the community, based on the fact that no one was around.

"We do not believe there is anyone related to this who is still in the immediate area or that there is any threat to the surrounding area of Moss Landing," Rosas explained at a press conference at the scene later that day.

"Our detectives are still processing the scene," he said. "We do not have any specific information as to motive, anything that happened, names, ages, whether these individuals knew each other — no details whatsoever."

He went on to caution against speculation and said there are "various ways in which firearms can be used."

"If you listen carefully, we're not calling this a homicide," he said. "We haven't confirmed that this is a homicide or a suicide or any other type of death. We have not made that declaration, yet."

But he confirmed the two teens died from "gunshot injuries."

On Tuesday afternoon, the sheriff's office released their identities: Marco Antonio Perez, 15, of Salinas, and 13-year-old Nathaniel Flores, also of Salinas.

On Thursday, Rosas told The Pine Cone he had no new information.

But the authorities are asking the community for help.

"Anyone with information regarding this shooting is encouraged to contact Monterey County Sheriff's Detective Sgt. Nick Kennedy at (831) 755-3773 or detective Richard Geng at (831) 759-7279," the sheriff's office said. "Information can be provided anonymously."

OUTCOME

From page 10A

are immensely grateful to our voters for their generosity and support in securing a potential $800,000 annually over the next five years." The tax would apply to residential, commercial and vacant lots, with public buildings and houses of worship exempt.

Voters also approved a 10-year increase in the city's sales tax rate from 1.5% to 1.875%, an increase of 0.375 percentage points. The revenue would fund general city services, including 911 response, aging infrastructure repairs and street and pothole repairs.

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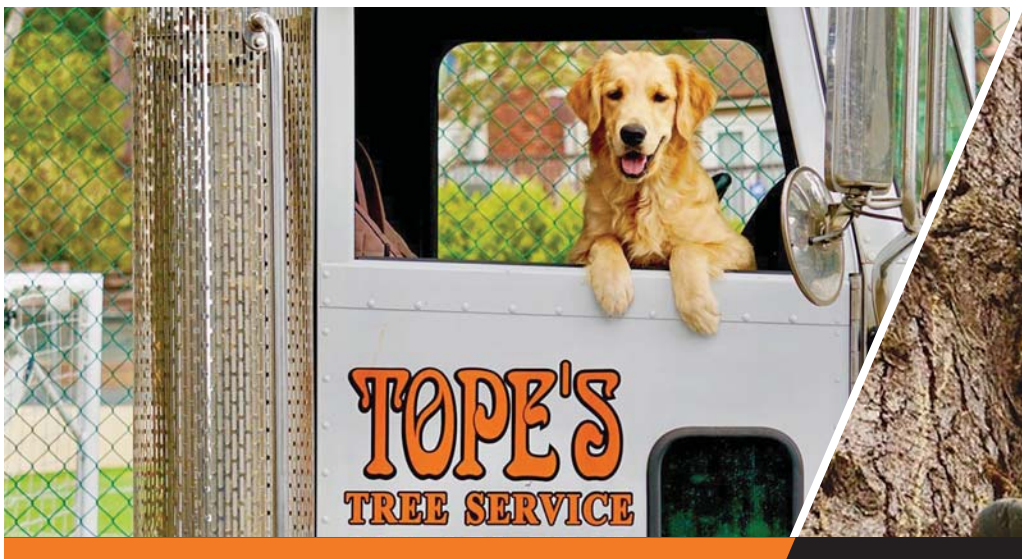
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Editorial

Always being ruined

IF YOU look at this week's letters to the editor, you'll find a short poem by former city forester Greg d'Ambrosio. He urges his fellow Carmelites to "drink in what's left" of the "fading vision" of old Carmel — a "mantle of layered greens shrouding your cottage rooftops," "mossy sidewalls behind rickety gates of old stakes," and "small windowpanes peeking between scented pine boughs." All of it, in his view, is soon to be lost.

The sentiment is familiar. Carmel has been declared on the brink of ruin, or already ruined, for a very long time. In 1960, when John Steinbeck returned to the Monterey Peninsula and wrote "Travels with Charley," he described Carmel-by-the-Sea as a town transformed. "Begun by starveling writers and unwanted painters," it had become "a community of the well-to-do and the retired." Its founders, he wrote, could no longer afford to live there. If they returned, "they would be instantly picked up as suspicious characters and deported over the city line."

Steinbeck felt the change beyond the city limits, too. "I went to the Carmel Valley where once we could shoot a thirty-thirty in any direction," he wrote. "Now you couldn't shoot a marble knuckles down without wounding a foreigner."

Not that d'Ambrosio is wrong to notice what Carmel is losing. Founded in 1888 with just a handful of people and incorporated in 1916 with fewer than 300 residents, no paved roads, no electricity and no sewage treatment, Carmel grew to about 4,700 people in 1980. Today it is a private hideaway for the very rich, but the cottage rooftops and pine boughs d'Ambrosio mourns were, for Steinbeck, already part of a village that had changed beyond recognition. Carmel has never stood still.

What Steinbeck was describing is a shifting baseline in plain sight. Each generation treats the version of Carmel it first knew as the natural state of things. The newcomers Steinbeck called "foreigners" arrived in a town that was already expensive, already far removed from its beginnings, and took it as they found it. Today's residents do the same with an even more exclusive place. The reference point moves, and what once looked like a dramatic change becomes somebody else's ordinary hometown.

This happens well beyond Carmel. Fishermen can come to regard smaller catches as normal because those are the catches they have known. A modern-day hiker may think of a trail that's smooth and level and has bathrooms and parking at the trailhead as part of the wilderness. A city resident who never rode a streetcar may struggle to picture the neighborhoods it once connected. None of this makes people indifferent to loss. It means that memory is a poor substitute for a longer view.

Carmel's building rules offer another example. The town now regulates new development very closely. Consider the trouble Patrice Pastor ran into trying to tear down a small, exposed-pebble concrete wall. It is not a grand historic structure. It's a modest piece of mid-century concrete, yet removing it became a fight over what ought to remain.

A fight over a pebble-concrete wall would have puzzled Carmel's founders. It would have puzzled Steinbeck, too. Today, even an unremarkable wall can become something to defend. That instinct can prevent careless destruction. It can also turn residents who want to change their own town into interlopers.

D'Ambrosio knows Carmel's trees, and he is right to worry about losing them. The shade, the old gates and the modest cottages matter. But protecting them is not the same as treating every remnant of the past as sacred.

Carmel will change. The question is what its rules protect and who they serve. If a proposal would cost the town a mature tree or a cottage that gives a street its character, say why that loss matters. If the real objection is simply that something is new, be honest about that, too.

D'Ambrosio asks Carmelites to drink in what's left. They should. They should also remember that the Carmel they want to hold on to was once somebody else's unsettling new version of the place.

BEST of BATES



"And when you live in this little jewel, you become part of Carmel's history."

Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. Letters cannot exceed 350 words, and must include the author's name and home town. We reserve the right to determine which letters are suitable for publication and to edit for length and clarity.

The Pine Cone only accepts letters to the editor by email. *Please submit your letters to mail@carmelpinecone.com*

Where to put the noise

Dear Editor,

The Harmony Habitat project proposes to add noise to Forest Hill Park because pickleball wasn't bad enough?

And the reasoning is to "develop, collaborate on and implement a legacy project."

The words sound nice. And it's just what residents around the park need: a bunch of kids banging on steel "instruments" all day. It was also suggested that the project consider "spacing the instruments out rather than having them clustered together and using coatings and other measures to deaden the sound a bit."

A "bit"? It was even suggested that the project start with fewer instruments so residents could get used to the sound.

Maybe it isn't a bad idea. Perhaps we all could have grown up mentally healthier if we'd been able to bang on metal all day and drive our parents and neighbors insane.

And it's just what the park's neighbors need: another battle to fight.

Allow me to be proactive and helpful instead of sarcastic by suggesting that the Harmony Habitat folks install the instruments in their own backyards, where they could personally savor the music.

Oh, wait, I have a better idea: Spend the money to add music classes, band and choir, starting in elementary school, like we adults had growing up. It's real music, real bonding and real education — fulfilling for kids while they're young and later in life.

Jon Levy, *Carmel*

Only footprints

Dear Editor,

If you are planning a visit to Carmel-by-the-Sea — or already return whenever you can — you probably picture white-sand beaches, coastal views, marine wildlife and the natural beauty that make Carmel special. As you walk along the shoreline, you are also visiting part of a nationally protected marine sanctuary. The birds, fish, sea otters, harbor seals and many other species you may see depend on a clean, healthy environment to survive.

That is why what you leave behind matters. A plastic bottle, food wrapper, dog waste bag or child's toy can quickly reach the ocean, where an animal may mistake it for food. Birds, mammals and other marine life can become ill or die as a result. Every piece of trash detracts from the beauty you have come to enjoy.

See **LETTERS** *page 28A*

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How many careers fit into one life? He's still finding out.

Great Lives

By LISA CRAWFORD WATSON

BORN IN 1941 in Baltimore to a Jewish immigrant family whose members had seen more in Vienna than he'd care to imagine, Hugo Gerstl teethed "on a wooden spoon" in the back of a small family delicatessen in the worst part of town. He began working there by the time he was 7 and still remembers dipping his hands into ice-cold water to extract slimy herring. It wasn't long before the deli went under.

To an outside observer, the kid didn't stand much of a chance. Yet Gerstl disagrees, believing that privilege is a matter of perspective and life is a wonderful place to be. Besides, he was born into some pretty strong and determined stock.

His family used the last of their savings to buy a 1946 Ford coupe, in which they drove across the country to a better life in Los Angeles. Gerstl laid the foundation at UCLA, where tuition was $68 a semester. After earning a bachelor's degree in political science and history, he went on to earn his law degree as well. He passed the bar in 1965 and embarked on a remarkably diverse career.

Learn by doing

"I joined the U.S. Air Force and served as a judge advocate," he said, using the military term for a lawyer. He said he served "first at Luke Air Force Base in Arizona, and then in Ankara, Turkey, where I lived for two years. To work through my fear of flying, I learned how to pilot a plane and flew my own private plane for about a dozen years."



Hugo Gerstl

From then on, Hugo Gerstl seemed determined to prove that one lifetime could accommodate any number of careers, provided he didn't waste much time between them.

"Like most people, I've had my 15 minutes of fame, maybe a bit more," he said. "I've just done it over and over in different fields of endeavor. I've written more than 30 books and have produced and arranged more than 50 commercially released pop and rock 'n' roll records."

When asked how he trained for such a prolific career in words and music, he said, "Sometimes the best way to learn is by doing."

"What wasn't my role?" he mused. "I was a composer, arranger, conductor, musician, chorus member, hand clapper. Back then, we did it all. I worked with the Blossoms, the Crystals, the Ronettes, Bob B. Soxx & the Blue Jeans, the Wall of Sound, just about everybody. I worked with Glen Campbell a long time before he became famous. A super guitarist, he played on everyone's sessions."

Gerstl's instruments are piano and drums, although he has arranged music for many others. He also conducted groups ranging from a four-piece ensemble to a 35-piece orchestra. "And a chorus — back when I was producing musicals at Fort Ord," he said.

Turning the page

In 1989, Hugo Gerstl added another career to his résumé when, having decided he'd lived enough to have something to say, he started writing. He published 10 nonfiction books in the United States before his next gig — as a novelist — began in 2005. For the next 13 years, he published through Tel Aviv-based Dekel Publishing House, then bought back his copyrights in 2018, when he launched Pangaea Publishing Group.

"Sixteen of my novels have been published," he said. "One of them, 'Scribe,' went to No. 2 on the Portuguese bestseller list, and 'Against All Odds,' 'Assassin,' 'Amazing Grace,' 'The Wrecking Crew,' 'The Deathmaster' and 'The Legacy Saga' (four volumes thus far) have done extraordinarily well. My books have been translated into Portuguese, Czech, Turkish, German and Hebrew." His bibliography also includes additional nonfiction works.

Yet when asked to reflect on all his accomplishments, Gerstl said, "No big deal. None of it. Lots of people have accomplished what I have. And a far greater number have achieved much more."

Fractured world

At 85, Hugo Gerstl, who has survived three serious bouts with cancer and is nearly 10 years into remission, is still writing. He recently released "Makin' the Scene: Growing Up White, Jewish, Somewhat Talented, and Part of the Early Days of L.A. Rock and Roll," which is available on Amazon.

Gerstl believes his most important discovery has been understanding what really matters in life. For him, that means devoting himself to the happiness of Lorraine, his wife of 40 years and an educator, taking pride in all their children and doing what he can to bring happiness and healing to a fractured world.

Proofreading Art Buchwald and meeting Jimi Hendrix

Carmel's Artists

By DENNIS TAYLOR

A FEW minutes past 6 a.m., with the sun ascending, Willa Strupat gazed sleepily through the window of her parked car, watching two men talk near the front doors of a gym in Seaside.

The gym manager was late, and the doors were locked. Strupat, an artist with a curious imagination, guessed from the men's body language that they probably didn't know each other.

Someone arrived with the keys. Strupat grabbed her workout bag. Then the men did something that surprised her.

"They didn't go into the gym," she recalled. "They left. They left together."

After exercising, Strupat drove home, went to her easel and recreated what she had seen in "The Negotiation," a 14-by-16-inch oil painting on panel. It fits into the body of work she has created over more than 30 years.

Letting the viewer finish

Much of her work leans toward impressionism or expressionism, sometimes blending the two. She avoids intricate detail, leaving room for viewers to bring their own interpretations.

"I prefer to let the viewer finish the piece," she said.

"If they want to see detail, they'll see it."

When painting faces and figures, Strupat suggests moods and emotions through posture, body language and small details: a sagging shoulder, a head resting wearily on a hand, a faraway gaze, subtly pursed lips or a finger stroking a chin.



PHOTO/DENNIS TAYLOR

Seaside artist Willa Nogales Strupat paints landscapes, seascapes, still lifes and evocative faces and figures.

"That's my niece," she said of "Waiting," a portrait of a young woman whose slightly off-center stare seems fixed on nothing. "She's very introspective, thinking deeply about things. I always feel like she's waiting for something."

Seeing things differently

Strupat also paints landscapes and seascapes, frequently outdoors and often from an unexpected angle.

"I try to go plein air painting once a week, usually with a regular group of about three or four other artists, but if nobody shows up, I'll paint by myself — something I enjoy very much," she said.

"I don't like painting with a huge group, because they'll frequently be painting the same thing," Strupat explained. "If that's the case, I'll try to march to my own drummer. I want to paint something unique, not what somebody else sees."

Raised in Pasadena, Willa Nogales, the fifth of seven siblings, remembers following her own path throughout childhood.

"I certainly wasn't a follower," she said. "I loved volunteering for stuff. I worked at a food bank. I did all kinds of things to raise money for community projects, hospitals and other things."

'Like a drug dealer's house'

"When I was in middle school, I started raising money for St. Jude's Children's Hospital. They made me a ZIP code chairman — put me in charge of collecting all the funds in my neighborhood," Strupat recalled."I had piles of cash all over our living room, and my mom got really mad because it looked like a drug dealer's house."

Her family was "very poor," she said, until her father began earning more money designing album covers for Columbia Records. The job came with perks.

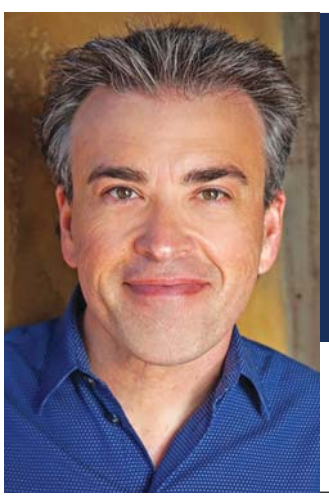
"We got invited to every music event you could imagine," she said. "I got to go to all the concerts free. I went backstage and met Jimi Hendrix. We went to a party with the Chambers Brothers. I have a collection of 750 albums, and never had to pay for one until I moved away."

She left home at 17 and enrolled at Pasadena City College, where she met art instructor Walter Holland, who remains her mentor.

'This is what I want to do'

"I took my very first painting class from him and immediately decided, 'This is what I want to do,'" said Strupat, who credits Holland with teaching her about composition and how to mix paint.

See **ARTIST** *page 39A*



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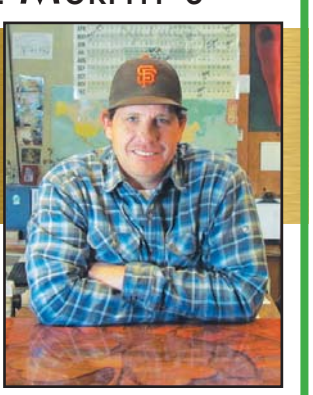
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WEALTH

From page 1A

while Maryland, Illinois and Washington introduced proposals of their own.

Wealth taxes come with plenty of baggage. One of the biggest challenges is the possibility that wealthy people will head for greener pastures when a tax is proposed.

An October paper by George Mason University economist Tyler Cowen predicted that capital flight could make Proposition 40 a net revenue loser for California. The top 1% of Californians already pay 45% of the state's income tax, and the state's billionaires contribute an estimated $3.5 billion to $5.8 billion in personal taxes. The paper estimated that the wealth tax could produce a net loss of $38.9 billion, rather than the $100 billion in healthcare funding its backers projected.

The mere prospect of Proposition 40 motivated some of the state's wealthiest taxpayers to announce plans to leave, taking a substantial share of California's billionaire wealth with them. Capital flight in response to taxes on net worth is a concern policymakers have faced before. Of the 14 European countries that once had wealth taxes, 11 have repealed them. France, the most recent example cited by critics, replaced its broad wealth tax with one focused on real estate.

Of course, it's even easier to move out of state than out of a country. Fears of billionaire flight helped propel Gov. Gavin Newsom and other Democrats to oppose Proposition 40, warning that it would drive money and innovation across state lines. Newsom, a likely presidential contender, has said he would support raising federal taxes on billionaires without endorsing Sanders' wealth tax.

More pertinent to future state politics is that Gov.-elect Xavier Becerra has declared himself opposed to an asset tax. Speaking broadly, Becerra said he favors increasing income taxes on top earners if the state can prove "you're not paying your fair share."

How Becerra would raise taxes on the ultrawealthy remains to be seen. California already has the nation's highest marginal income tax rate, at 13.3%, but that applies to realized income — money earned as a salary or from selling assets — rather than unrealized gains, such as increases in stock value. Which raises another problem for wealth taxes: the legal battles they would face.

Taxation or asset seizure?

Had Proposition 40 passed — in Monterey County, it was favored by voters 38,922 to 38,743 — it would almost certainly have faced challenges in state and federal court. The list of possible claims is long and could include due process, equal protection, takings and right-to-travel arguments. Any attempt to pass a national wealth tax would likely face some of the same legal hurdles.

Less attention has been paid to whether the Constitution itself limits the government's ability to tax accumulated wealth. The question is whether taxing accumulated wealth could constitute a taking of private property under the Fifth Amendment's just compensation clause.

Courts have generally distinguished taxation from eminent domain. But those distinctions have developed largely in the context of taxes on income after it is realized. Things get more complicated when assets are illiquid, as much billionaire wealth is. A wealth tax is levied on ownership itself, raising the question: At what point does liquidation become a forced transfer of ownership?

America went big for Democrats on Tuesday, even electing six members of the Democratic Socialists of America to the House of Representatives. Wealth redistribution is central to their politics, so further attempts to tax billionaires — and a warmer reception for proposals such as Sanders' levy — seem likely.

At the same time, California's election united and mobilized a disparate group of billionaires, many of whom have supported tax increases in the past, into a potent political force. Led by Google co-founder Sergey Brin, tech leaders with different political affiliations and viewpoints joined forces in an unprecedented effort to oppose the wealth tax, arguing it threatened California's future as a center of innovation.

Politico reported that current and former California billionaires spent hundreds of millions of dollars in the state's 2026 elections, with a major share directed at defeating Proposition 40. Brin alone spent about $102 million on the opposition effort — nearly 40 times what he had spent on politics in the preceding two decades — making him one of the state's biggest political players.

The political machine Brin helped build is unlikely to disappear from California politics anytime soon. What it means for Washington and any future attempt at a national wealth tax remains to be seen.

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In May 2026, our own veteran Ben Heinrich, former Air Force pilot, visited the Normandy American Cemetery above Omaha Beach in Normandy, France where Americans landed on D-Day in 1944. There he was asked to lay roses at the memorial statue, The Spirit of American Youth Rising from the Waves.

This Veterans Day, we thank Ben and every veteran for their service and sacrifice.

With gratitude,
The Heinrich Brooksher Real Estate Group









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LETTERS

From page 26A

You can make the greatest difference by preventing litter in the first place. Before you leave the beach, pause and make sure you have everything you brought with you. We want everyone who comes after you to enjoy a clean Carmel. By taking responsibility for your waste, you help keep Carmel special.

Carolyn White, *Carmel*

Lost in transition

Dear Editor,

Here's one thing that happened after the street mapping: Xfinity assigned my account to an absent neighbor's house four doors down the street, and vice versa. If either of us made a change, needed a technician or moved, Xfinity would have the wrong service address, and things would become deeply complicated.

When I turned to the City of Carmel for guidance, I was met with blank stares and unanswered emails. Apparently, the address job ended when someone hit "send" on a spreadsheet, leaving some of us scrambling to untangle the fallout.

I can appreciate that the address project was big and complex. But with direct lines to Xfinity management, maybe our paid public servants could have made a phone call on our behalf?

So, for the benefit of anyone still stranded: Go to Xfinity in person, bring ID, and ask an agent to process an address correction ticket.

This closes your existing account and creates a new one linked to the correct address without disrupting your service. It takes about 30 minutes.

You can also call Xfinity or use the online Xfinity Forum, but be sure to request an address correction ticket for a misassigned address on an active account so they don't think you're moving.

Leslie Dunn, *Carmel*

Still here

Dear Editor,

My wife and I have taken a number of long walks around town recently, and I'm happy to report that adding house numbers hasn't — at least to our eyes — brought Carmel to ruin, killed tourism, harmed the town's identity/image/brand or resulted in the widespread depression of property values. But we'll be vigilant and keep our eyes open.

Chuck McKenzie, *Carmel*

What will the police do?

Dear Editor,

Regarding the proposed Pacific Grove diversity, equity and inclusion resolution to make Pacific Grove an ICE-free zone: Would this mean the city's police department could not cooperate in any way with the arrest, removal or detention of a person who is in the country illegally on city property?

There are a lot of opinions on this issue. Mayor Nick Smith brought the resolution before the P.G. City Council on Oct. 21, but the city manager put it off for further study until the Nov. 4 meeting.

Understandably, this issue is contentious. My concern as a P.G. resident is, "What if?" What if ICE locates a person suspected of being in the country illegally who is

See **OPINIONS** *page 38A*

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HOUSING

From page 1A

projects of that ilk to go through the standard county review process.

Before the vote, a handful of residents urged the supervisors to approve the housing plan.

"In just the last year, we've seen 11 Builder's Remedy applications in various stages in our county," Shari Dinkel of Carmel Valley said. "It is evident that these applications are multiplying in a race against the clock."

Jeff Greenberg, who lives across from the Carmel Valley Airfield, agreed. "We need a housing element because Builder's Remedy will further destroy our county and destroy your ability to rule over your county," Greenberg told supervisors.

Resident Donna Lawson also chimed in. "Although this latest version of the housing plan is flawed, no one in our five unincorporated districts deserves reckless Builder's Remedy projects," Lawson said.

Not everyone was in a hurry to see the plan move forward. Karen Cameron of Salinas suggested there hasn't been adequate public input.

"You're put in position where you pretty well have to approve this thing to keep things flowing, but I'm extremely disappointed in the public commenting allowed, particularly in regard to the environment," Cameron said. "This is 2,464 pages of documents. It's really hard to read."

Cameron was one of several speakers who objected to the allocation of 725 units to property known as Tarpy's Flats on the south side of Highway 68 near the Monterey airport.

Compounding consequences

Director of housing and community development Craig Spencer spelled out the downsides the county faces for not having a certified housing element. "There are consequences that come with being late, including facing fines, lack of ability to retain grant funding possibilities, and the potential for state intervention with permitting authority should things be delayed," Spencer said. "We are looking for action today — the consequences should it not happen today are going to be compounded for every month we are late."

Before he joined his colleagues in approving the housing element, 1st District Supervisor Luis Alejo addressed the lengthy process the document has gone through.

"This is an example where the process in California under our state law is contributing to the crisis — the bureaucracy, the length, the time and the money that is spent," Alejo said. "When people ask why it takes so long to build housing in California, this is just one example. I'm hoping that after today we're closer to getting the state to sign off and not move the goalposts."

Now the document moves on to the state housing and community development department for certification. Spencer offered an encouraging assessment of its chances. "We have a statutorily compliant housing element and a letter from the state determining our housing element is statutorily compliant with state law," he said.

Planning for the future

According to state law, Monterey County must plan for 3,326 new housing units. But to account for "potential site development constraints" and other factors, the county has planned for 5,897 units at 56 sites in unincorporated areas. The breakdown includes 1,256 for those with very low to extremely low incomes, 939 for people with low incomes, 712 for residents making moderate salaries, and 2,990 market-rate units. The plan allocates 642 new units in Carmel Valley, where opposition to new homes is strong.

Everybody reads The Pine Cone









RESULTS

From page 1A

thoughtful discussion," he added. "I hope the next two years bring a renewed focus on turning those discussions into action."

'Getting more done'

Dramov, who topped the council race with 910 votes, or just under 42%, said she's happy not just with the choices voters made regarding candidates, but with their support of the two tax increases, "so we can tackle the enormous amount of deferred maintenance we need to do throughout the city to fix our aging roads, sidewalks and public buildings and repair and maintain our beach and forest."

Even though the complexion of the council is significantly shifting again, with Byrne and councilman Jeff Baron not running for reelection and a fifth member to be determined as Buder ascends to the mayor's seat, Dramov said voters' choices indicate they want the council to continue on the trajectory it's followed over the past two years.

"I'm very proud of what we've accomplished this term, and I'm enthusiastic to keep working for our constituents in the next term and getting more done," she said, adding that Karapetkov's experience on the planning commission and work as an enterprise architect will help the council "find solutions and follow through on our infrastructure plans."



PHOTO/KERRY BELSER

Alissandra Dramov receives congratulations after her reelection to the city council Tuesday night.

Karapetkov, who was elected with 702 votes, or just over 32%, said he was pleasantly surprised by the response at the polls.

"I expected a very close race, so seeing such a strong showing of support was both unexpected and deeply gratifying," he said.

Having raised and spent less than $2,000 on his bid for office, Karapetkov said he owes "a great deal to the residents who encouraged me to knock on doors, spend time talking with people outside the post office and engage directly with the community."

"One of the most rewarding experiences was discovering how a 15-minute conversation could turn someone who initially disagreed with me into a supporter," he said. "It reinforced my belief that listening and thoughtful dialogue really matter."

He said he's looking forward to working with Buder and his fellow councilmembers to turn practical ideas and conversations into improvements and action. "My priorities remain protecting our town's character, improving infrastructure, addressing parking and ensuring that city government operates efficiently and responsibly," he said.

Former two-term councilman Bobby Richards, who came in third with 566 votes, or 26%, said he was a bit shocked by the outcome, as he'd planned to first focus on bringing "our residents, businesses and city hall together and start the healing process over Measure M," which was the most contentious issue on the Carmel ballot. Richards was the only candidate who opposed the TOT increase.

After the new council is installed next month, one of its first tasks will be to decide how to fill Buder's council seat for the remaining two years of his term. According to the Government Code, the council must appoint a replacement or call a special election within 60 days of the start of the vacancy.

Past councils have opted for appointment over staging a costly special election. In 2000, the council chose the next-highest vote-getter to fill the vacancy, selecting attorney Gerard Rose. Former councilmembers Steve Hillyard, Carrie Theis and Carolyn Hardy were appointed via an application process.

Richards said he will not seek appointment to finish Buder's term.

Higher taxes

Voters resoundingly decided to raise taxes, primarily on visitors, by adding .375% to the local sales tax (921 votes in favor and 492 against) and increasing the hotel tax rate from 10% to 12% (1,000 votes in favor and 427 against). Proponents, including the Carmel City Council, have estimated the taxes will generate an additional $3.8 million for the general fund.

Buder observed that Measure M, the hotel tax increase, got "a little heated at times."

"And now it's time to come together and focus on the work ahead," he said in his speech.

Although the additional money will go into the general fund and therefore can be spent on anything — a distinction that's important on the ballot, since a general tax increase only requires 50% plus one vote to pass — Buder said he plans to "make sure that every additional dollar from these measures goes toward capital improvements."



Stefan Karapetkov

"I'm going to make a promise to you tonight: that one of our first orders of business in January will be creating a formal council policy earmarking these funds exclusively for capital projects," Buder said.

Stilwell Hotel owner Mark Stilwell, who spearheaded the opposition to Measure M, said he is pleased the sales tax increase passed.

"As for Measure M, we are obviously very disappointed that the facts we presented, showing that the tax is both unnecessary and counterproductive, didn't resonate with the 43% of registered voters who ultimately approved it," he said. "We tried our best, but we got caught up in the 'over-tourism' sentiment in town, even though our overnight hotel guests, as opposed to all the 'day-trippers,' don't contribute to that problem, though they do contribute 30% of the city's annual revenues."

With the decision made, Stilwell said time will tell which side is right, and he celebrated the fact that the drive against "Misguided Measure M" brought together a "broad coalition of longtime residents, including many former city council members, local organizations and our hard-working hospitality community."

"Hospitality people are by their nature positive and resilient, so we plan to move forward and work with the city toward Carmel's best future," he said. "That's all you can do if you really love and care about Carmel, as we do."

PANETTA

From page 13A

Minority Leader Hakeem Jeffries drew criticism from congressional progressives Wednesday after saying the party should not "get even" with the Trump administration and should instead focus on making life more affordable for Americans.

Democrats are estimated to hold 259 House seats, compared with 176 for Republicans.

Panetta, a moderate Democrat, said the path ahead means "working with anybody who helps me govern" and "fighting anybody who threatens our democratic values."

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EMBEZZLE

From page 6A

Borges told The Pine Cone that school officials became suspicious after Bumper bought food at Costco for a school event. Officials "noticed the high cost and the low inventory," he said.

"When they began to look into that purchase, they discovered a pattern of purchases for food that are highly allergic for school menus, such as seafood and spicy foods," Borges said. They "later learned many of the purchases Bumper was making were for his personal catering business, Flava 2 You."

Investigators also reviewed Bumper's work emails and found he "was leasing out the school kitchen and related equipment" and collecting payments through Venmo, Borges said.

"He had no authority to do this and the school was unaware," Borges said. "It is alleged that Bumper embezzled upward of $59,000 over a period of five years."

'New level of betrayal'

While detectives were investigating Bumper, the school reported suspected crimes involving its chief financial officer, Rosa Segura, 45, of Hollister.

"If we thought Bumper's actions were egregious, Segura took things to a whole new level of betrayal," Borges said.

Police allege Segura embezzled about $238,000 for personal expenses, including luxury vacations, restaurant meals, spa visits and online purchases. Borges said she used a school-issued credit card and wrote checks to herself from school funds.

"The school administration was extremely cooperative and very frustrated with this level of betrayal," Borges said.

Detectives are investigating where Segura vacationed and which services she paid for with the school's money, the police chief said.

She was arrested Oct. 22 on suspicion of felony embezzlement and booked into the Monterey County Jail. She later posted bail and was released. Johnson said Tuesday that the district attorney's office had not yet reviewed her case for criminal charges.

Investigators have found no evidence that Bumper and Segura worked together or that the alleged embezzlements were connected, police said.

STAB

From page 6A

for voluntary manslaughter. The offense is classified as a serious and violent felony under California's three strikes law.

Bahena was a teacher's aide — a position the district calls a paraeducator — for Pacific Grove Unified School District until September 2024.

In 2021, Bahena worked part time in the district's summer adult transition program, according to a district report. An online database shows he received more than $50,000 in salary and benefits that year. He also participated in Pacific Grove High School's Class of 2021 commencement ceremony.

Avilez's obituary said he was employed at Soledad State Prison, "where he proudly served as lead groundskeeper for more than seven years."

He later worked at the post office and spent a few years traveling with a local carnival.

Avilez is survived by his three children, his mother and other family members.

"Known for his generosity, he would give the shirt off his back, leaving a lasting impression on everyone who knew him," the obituary said.

Bahena remained in Monterey County Jail as of Thursday morning and is expected to be transferred to state prison to serve his sentence.

GAVEL

From page 4A

without a license and remain out of school for many months.

Ortega has been charged with two felony counts of displaying or possessing a forged identification card under California Penal Code Section 470b, one misdemeanor count of permitting a child to suffer or be endangered under Section 273a(b), and one misdemeanor count of contributing to the delinquency of a minor under Section 272.

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Hatton Fields | Ellen Armstrong | 831.204.2204

Hatton Fields saw steady activity in the third quarter, with 4 sales totaling $12.0M, compared with 4 sales totaling $8.7M in 3Q25. The median sale price increased modestly to $2.36M from $2.29M a year ago, while sales ranged from $1.65M to $5.66M. The quarter's top sale, an ocean-view home on Ladera Drive, closed at $5.66M and accounted for nearly half of total dollar volume.



Buyer interest remained strong for well-positioned homes, with properties selling an average of 3.2% off list price, including one sale at full asking price. Average days on market was 67 days, though this was heavily influenced by the Ladera Drive sale, which spent 154 days on the market; the remaining three homes averaged just 38 days.

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The Carmel Pine Cone

Section 2

Playoff roundup: Stevenson girls head to NorCal golf championship

Peninsula Sports

By DENNIS TAYLOR

THE DEFENDING champion Stevenson Pirates fell short of repeating their title at Tuesday's Central Coast Section girls golf championships but accomplished a more important goal. As a top-three finisher in the team standings, the Pirates qualified their entire squad for Monday's California Interscholastic Federation Northern California Championships at Poppy Ridge Golf Course in Livermore. Stevenson will also defend its NorCal title.

St. Ignatius won the CCS team championship with a cumulative score of 382. Valley Christian placed second at 383, and the Pirates scored 388 for third.

The highest individual finisher from the Pacific Coast Athletic League, Jenny Johnson of Pacific Grove, recorded an even-par 71, missing an individual qualifying spot at NorCals by one stroke.



PHOTO/KERRY BELSER

Senior Lucinda Wu tied for 23rd place with a five-over-par 76 for the Pirates, who failed to defend their 2025 CCS crown but qualified as a team for Monday's NorCal Championships in Livermore.

Team depth

Stevenson's highest finisher, junior Emma Mao, tied for 19th place. The team's depth, though, earned the Pirates a spot at NorCals as a full team.

Mao's team-best score of 75 was 4 over par and eight strokes behind Victoria Cui of Crystal Springs Uplands, who won medalist honors with a 4-under-par 67. The top six finishers at CCS recorded under-par rounds.

Stevenson senior Lucinda Wu carded a 76 to finish 23rd, followed by junior Cherise Thain (77, tied for 27th), junior Allison Chan (79, tied for 35th), sophomore Melinda Ma (81, tied for 42nd) and junior Leah Homsy (82, tied for 82nd).

Santa Catalina's top finisher, Candy Liu, tied for 23rd at 76. Other Cougars in the tournament were Anika Minami (83, 48th), Allison Darmawan (87, 55th), Emma Trull (94, 75th), Helen Xiao (97, 81st) and Lucinda Galindo (103, 93rd).

A total of 114 golfers finished the round, and four others withdrew.

Stevenson placed third as a team in the 2025 state tournament at Poppy Hills Golf Course, where Wu placed fifth individually.



PHOTO/KERRY BELSER

Emma Mao, a junior, posted Stevenson's best score — a four-over-par 75 — at Tuesday's Central Coast Section Girls Golf Championships, leading the Pirates to a third-place team finish at Laguna Seca Golf Ranch.

■ Girls volleyball

The No. 3-seeded Carmel Padres swept The King's Academy in Tuesday's quarterfinal round of the CCS Division 4 tournament at Carmel High, winning 25-18, 26-24 and 25-21. The victory earned Carmel a semifinal road matchup with second-seeded Menlo School on Thursday. Results of that match were not available at press time.

The Padres got strong performances at the net from Maddie Willoughby and Julie Watkins, exceptional back-row play from Hallie Crabbe, and precise setting from Aspen Ashe.

Menlo advanced to the semifinals with a 27-25, 25-12, 25-18 victory over seventh-seeded Stevenson.

The Pirates earned their quarterfinal berth against Menlo with a first-round win over Seaside, 25-14, 25-13 and 25-18.

In the Division 5 bracket, Santa Catalina lost in four sets to Crystal Springs Uplands despite 10 kills and 19 digs from Hana Wong, and 20 assists and 16 digs from Ansley Brosseau.

The finals in all brackets are scheduled for Saturday.

■ Girls water polo

For the second time in three years, Stevenson's girls water polo program has been rewarded — and cursed — with the

See **SPORTS** *next page*



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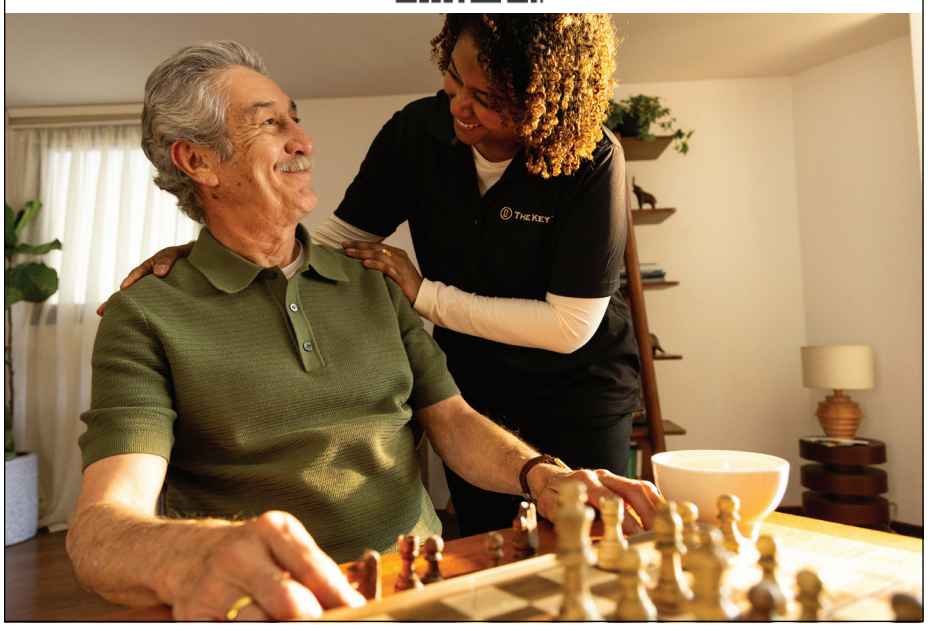
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SPORTS

From previous page

ultimate compliment from the CCS seeding committee: The Pirates were moved from the Division 2 playoff bracket into the Open Division, where they'll face the top teams in the section.

After winning the PCAL championship for the eighth straight year and claiming the Division 2 sectional title in three of the past four years, Stevenson (16-9 overall) was seeded No. 7 in the eight-team bracket.

The Pirates will travel Saturday for a 1 p.m. game at Sacred Heart Prep (18-6), a school Stevenson coach Jon Burke led to 10 consecutive CCS Division 2 championships from 2007 to 2016.

"I like the irony," Burke said. He joined Stevenson in 2020, the year of the Covid pandemic, and led the school to its first CCS Division 2 titles in 2022, 2023 and 2025.

Saturday's game will be the fourth time Burke's Pirates have faced his former school. Sacred Heart Prep beat Stevenson 18-10 in the 2021 CCS Open Division quarterfinals, then defeated the Pirates twice at the NorCal Invitational: 18-6 in 2023 and 10-3 in 2024.

■ Boys water polo

Barring an opening-round upset, PCAL rivals Stevenson (20-5) and Carmel (18-8) are on course to meet Thursday in the semifinal round of the CCS Division 2 tournament.

Stevenson, seeded No. 2, must first defeat No. 7 Westmont (11-11) in Saturday's 2:30 p.m. game at Sacred Heart Prep in Atherton. Carmel, the No. 3 seed, must get past sixth-seeded Willow Glen (10-10) in its quarterfinal match at 11:30 a.m. at Soquel High.

PCAL champion Stevenson defeated runner-up Carmel 10-7 in a league match Oct. 7, then won again, 15-12, in the PCAL postseason tournament final Oct. 31.

On the opposite side of the bracket, No. 1 Harker (13-12) opens against No. 8 Prospect (20-6), and No. 4 Leland (12-11) takes on No. 5 Aptos (18-7).

Stevenson beat Leland 20-18 and Aptos 18-11 this season. Carmel defeated Leland 18-9 and 15-7, and beat Harker 14-10.

Times and venues have not been determined for the semifinals or the Nov. 14 championship game.

■ Cross country

PCAL Gabilan Division champion Jasper Bolante, a Carmel senior, is expected

Continues next page



PHOTO/KERRY BELSER

Sophomore Melinda Ma's 81 was fourth-best among Stevenson golfers Tuesday, but the talent-deep Pirates qualified as a team for Monday's NorCal Championships, where they are the reigning champions.

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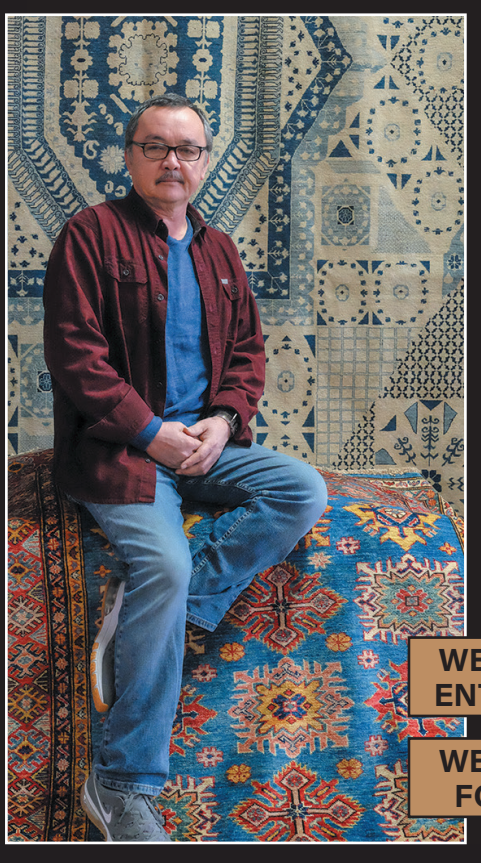
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to be a high finisher at the CCS championships, scheduled Nov. 14 at the Crystal Springs Course in Belmont, and his freshman teammate, Henry Bartle, also is expected to do well.

Carmel junior Jasmin Jin, and Stevenson's Landyn Martis and Julianna Cullers have qualified for the girls race.

■ Field hockey

The Stevenson Pirates won the PCAL this season with a 12-0 record (17-4-2 overall), outscoring their opponents 125-19. They received a No. 6 seed, though, and will face No. 3 Archbishop Mitty (16-4) in Saturday's 1 p.m. quarterfinal at Mitty in San Jose.

The winner advances to Wednesday's semifinals against either No. 2 Saint Francis (17-2) or No. 7 Gilroy (11-6-2), at the higher-seeded team's venue.



PHOTO/KERRY BELSER

Leah Homsy, who transferred to Stevenson this year, will be part of a Pirates lineup that will defend the NorCal championship on Monday in Livermore.

The other side of the bracket matches No. 1 St. Ignatius (17-1) against No. 6 Valley Christian (12-5-4), and No. 5 Los Gatos (15-2) against No. 4 Christopher (15-3).

Stevenson beat Leland 6-0, Christopher 3-1 and Los Gatos 6-4 this season. The Pirates split with Leigh, losing 2-1 and winning 3-0, and tied Gilroy 0-0.

The semifinals are Wednesday, with the final scheduled for Nov. 14.

■ Flag football

Carmel, seeded No. 5 in the CCS Division 3 bracket, was eliminated in Monday's quarterfinals by No. 4 King City, 34-0.

The Padres got 215 yards passing from Kaelani Sagin, who completed 30 of 39 passes, and 89 yards on eight receptions from Delilah Herro.

■ Football

Postseason hopes for Carmel and Stevenson might hinge on the outcomes of their regular-season finales.

The Padres (5-4 overall, 3-3 in the Gabilan Division) traveled Thursday to take on Salinas (4-5, 4-2).

Stevenson (5-4, 2-2 in the Mission South) hosts first-place King City (9-0, 4-0) at 2 p.m. Saturday.

A victory for either Carmel or Stevenson could improve its chances with the CCS selection committee, which meets at 10 a.m. Sunday to set the brackets.

Quarterfinal games will be played Nov. 13 or 14.

■ Girls tennis

The seeding meeting for the team tournament is at 10 a.m. Saturday. Team matches are scheduled for Tuesday, Thursday and Saturday, Nov. 14. The singles and doubles tournaments are scheduled for Nov. 16, 17 and 18.

Gabilan Division co-champions Santa Catalina (11-1) and Stevenson (14-3) — both 9-1 in the Gabilan — are likely to be represented.

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Art center welcomes otter artist, painter's observant eye strikes gold

Art Roundup

By CHRIS COUNTS

FOUR NEW shows open Friday at the Pacific Grove Art Center, including painter Edi Matsumoto's "Otter Therapy," which imagines what the world would be like with the playful, semiaquatic mammals taking leading roles in famous paintings and hit Hollywood films.

"Created over the past two and a half years, 'Otter Therapy' features approximately 30 anthropomorphized sea otters inspired by classic art, including Renaissance masterpieces, and familiar cultural icons," according to the art center, which is at 568 Lighthouse Ave. "The works reinterpret recognizable images with humor and are intended to offer viewers a moment of lightness."

Shortly after opening her gallery at 539 Mission Street, Matsumoto began searching for a subject to paint when someone mentioned sea otters. "A very wise artist friend told me that if I want to sell paintings, I need to paint landscapes, seascapes or sea otters," she told The Pine Cone.

Also new at the art center are "Inspiration to the Expanded View," which features art by members of a Santa Cruz-based painting group; "Fragmented Being," which includes work by artists Raven Cook, Luke Metcalfe and Iphigenia Wilder, who explore how memories shape and distort identity; and "Starting Line" by mixed-media and textile artist Bernadette Renois.

The art center will host a free public reception from 6 to 8 p.m. Friday.



This seascape by painter Karin Leonard of Santa Cruz is featured in a new show opening Friday at Pacific Grove Art Center.

■ Chasing nature's light

Showcasing an artist whose work captures her natural surroundings in exquisite detail, Winfield Gallery hosts a free public reception Saturday from 3 to 5 p.m. for painter Andrea Johnson.

"Andrea keeps her observant eye closely attuned to the world of living things," according to the gallery. "The plant and animal kingdoms are her domain, their abundant variations on form, pattern and color the substance and stimulus that motivate her art."

The artist, meanwhile, commented on her quest to find the perfect light for a painting. "These moments are fleeting and can often find me sprinting with my camera to the hilltops behind my house — or driving up and down River Road to find the exact location where the setting sun's rays are illuminating a sliver of the Gabilan Mountains under a heavy purple cloud," Johnson said.

The gallery is at 756 Dolores Street.

■ Museum hosts talk

Creativity meets ecology Thursday at 5:30 p.m. when the Pacific Grove Museum of Natural History hosts a panel talk on how art influences conservation. The speakers include photographer and curator Becca Boring and scientific illustrators Erin E. Hunter and Monica Loncola.

"The museum's mission is to inspire discovery, wonder and stewardship of our natural and cultural worlds," the museum's Maya Sosa said. "The bridge that crosses those worlds is often beautiful and insightful artistic work, and we're excited to feature three artists who make a major impact with theirs."

Admission is $15 for museum members, $25 for general admission and $10 for students. The museum is at 165 Forest Ave.



Painter Edi Matsumoto's "The Otter Supper" is included in a solo exhibit that's on display at the Pacific Grove Art Center through Dec. 10.

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from Dr. Steven MacDonald, D.C.

Dr. MacDonald's specialty is the Cervical Spine and Skull alignment. The skull and the cervical spine (Cranial-Cervical segment) must be in alignment to keep the rest of the body in balance. This section of the spine houses and protects the most important area of the central nervous system-the brain and brainstem. There are also so many life forces housed here, often called the mouth of God where the skull meets the cervical spine. The nervous system, Cerebral spinal fluid, circulatory system must be able to flow freely here to keep us healthy. Head and neck injuries and stress can misalign this area and interfere with these systems. Old and new injuries can hurt this spinal alignment and then be the cause of many of the symptoms people have today and distort posture later in life. Headaches can occur, balance problems, middle ear problems, neck and shoulder pain, mid and low back pain, poor memory, brain fog, blurred vision, speech, mood, depression, numbness and tingling, constipation, Fibromyalgia and Chronic Fatigue. Cranial-Cervical misalignment can hurt every system in the body. It's not something to take lightly.

The NUCCA UPPER CERVICAL system of chiropractic can gently and specifically treat the Cranial-Cervical spine to be of help to all problems people can experience. This treatment can also correct full spine, pelvis and leg length imbalances.

The NUCCA chiropractic care entails a 3- dimensional x-ray evaluation and analysis to determine specific spinal misalignment measurements, so that the proper gentle adjustment can be given.

The goal of treatment is to offer relief from the problems many experience. Treatment can help a person be healthier and more active. This care should be part of any other care one receives for their health care.

Steven N. MacDonald, D.C.
Board Certified * NUCCA *
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POLICE LOG

From page 4A

TUESDAY, OCTOBER 20

Pacific Grove: Officers responded to the area of Pine Avenue and Eighth Street for a violation of a restraining order involving a habitual violator. The suspect was not located and is wanted for contempt of court for disobeying a court order and criminal threats.

Pacific Grove: Dog at large on Lobos Avenue.

Monterey: A 19-year-old woman was arrested at Del Monte and Palo Verde for driving under the influence of alcohol and driving while under 21 with a blood-alcohol level of 0.01% or greater.

Monterey: Outside agency assist at Camino El Estero and Anthony Street.

Monterey: Vehicle towed on Alvarado Street as authorized by ordinance.

Monterey: Burglary and grand theft at Del Monte Shopping Center.

Monterey: A 33-year-old man was arrested at Tyler Street and Munras Avenue for a post-release community supervision violation, possession of a controlled substance, a felony warrant from another jurisdiction, probation violation and possession of unlawful paraphernalia.

WEDNESDAY, OCTOBER 21

Carmel-by-the-Sea: Vandalism to a vehicle at Camino Real and Eighth Avenue.

Carmel-by-the-Sea: Subject spat on another person at San Carlos Street and Ocean Avenue. A private parking attendant was issuing a citation to an unauthorized vehicle when the owner approached him. Verbal arguments were exchanged, and the owner subsequently spat on the attendant. The attendant requested to pursue charges. The subject was no longer on scene when officers arrived, and the case was forwarded to the district attorney's office.

Carmel-by-the-Sea: Traffic collision on private property on Mission Street.

Carmel-by-the-Sea: A 41-year-old Orchard Park man was arrested at San Carlos Street and Ocean Avenue for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater. He was transported to the Carmel Police Department, booked, cited and released to a sober party.

Pacific Grove: Vandalism without suspect information on Cedar Street.

Pacific Grove: Subject admonished for trespassing at a business on Ocean View Boulevard.

Pacific Grove: Vehicle on Piedmont Avenue marked for 72-hour parking.

Pacific Grove: Vehicle towed on Piedmont Avenue for registration that expired more than six months earlier.

Pacific Grove: Ammunition turned in for destruction at Sinex and Grove Acre avenues.

Monterey: Battery reported on Lighthouse Avenue.

Monterey: Open container in public and possession of an open package of marijuana in a vehicle reported on Sand Dunes Drive.

Monterey: Theft of $950 or more from an elder or dependent adult reported on Alvarado Street.

Monterey: A 29-year-old woman was arrested on Abinante Way for theft of less than $950 from an elder or dependent adult by a caretaker, theft by misrepresenting herself as an access card holder, obtaining credit or other benefits using another person's identity, and obtaining money by false pretenses involving more than $400.

Monterey: Insufficient funds check for less than $950 reported on Casanova Avenue.

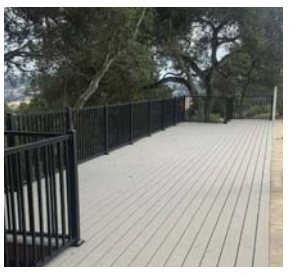
Monterey: Domestic incident reported on Jefferson Street.

Monterey: Obtaining money by false pretenses involving more than $400 reported on Toda Vista.

See **LOG** *page 8RE*

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OPINIONS

From page 28A

selling drugs at the high school? Could Pacific Grove police collaborate with ICE? What if a person previously identified as being in the country illegally is suspected of human trafficking at Asilomar? Would P.G. police be forbidden to assist? What if another person suspected of being in the country illegally is sitting at a picnic table at Lovers Point with a loaded rifle on the table or a visible weapon? Would it be hands-off for P.G. police?

U.S. Immigration and Customs Enforcement is doing its job. Why shouldn't Pacific Grove police assist? The City Council would be foolish to pass a resolution that fails to protect residents from criminal activity, regardless of the perpetrator's immigration status.

Carol Marquart, *Pacific Grove*

Anniversary thanks

Dear Editor,

Carmel-by-the-Sea's charm and character are exemplified by the efforts of Leslie Fenton, the activities commission, public works, VIPs and other unsung champions who help make our village shine.

Friday's anniversary parade and Saturday's 110th birthday celebration reflected who we are as a community — engaging, friendly and fun. Creating events like these requires significant planning, preparation and coordination, work that is often invisible to those of us who simply enjoy them.

Please know that our gratitude is heartfelt. Expressing thanks feels inadequate, but it is a message that deserves to be shared loudly. Carmel-by-the-Sea is a special place to call home, made even more memorable by people who go above and beyond to bring these celebrations to life.

With sincere appreciation, thank you, Leslie, and thank you to everyone who helped put smiles on the faces of our residents during these 110th anniversary events.

Graeme Robertson *and the Carmel Residents Association Board of Directors*

Happy ending rescue story

Dear Editor,

The Pine Cone's Oct. 23 article, "Three-Legged Dog and Her Six Puppies," did more than tell a heartwarming story: It inspired an adoption. We had been following the dog online and were so moved that we adopted the mother, Fifa, now named Phoebe.

Phoebe is extraordinary. Despite losing a leg and battling Valley fever, she raised six puppies, all now adopted, and has a loving home of her own. Thanks to her dedicated foster family at Peace of Mind, she arrived housetrained, well-socialized and full of affection.

Peace of Mind's commitment extends well beyond adoption. Its veterinary team continues to oversee Phoebe's care, including her spay and dental care, as well as lifelong treatment for Valley fever. This is community animal rescue at its finest.

Our heartfelt thanks to Peace of Mind Executive Director Carie Broecker, Dr. Shahla, co-fosters Cameron and Kristi, and the entire team for their compassion and care. We are equally grateful to The Pine Cone for bringing much-needed attention to animal rescue through its thoughtful reporting. Special thanks to Laurie Machado, executive director of AFRP, who organized the participation of local rescue organizations at St. Philip's Lutheran Church's Blessing of the Animals, and to The Pine Cone for helping promote the event. Together, these efforts show how local journalism, dedicated volunteers and rescue organizations can make a meaningful difference for animals and the families fortunate enough to adopt them.

Stories like Phoebe's remind us that rescue animals don't need to be perfect to be perfect companions. They simply need someone to give them a chance, a home and lots of love. Please adopt!

Mica and Laureen Hill, *Carmel*

Carmel — Once

Dear Editor,

Oh, your lush natural beauty,
A mantle of layered greens shrouding your cottage rooftops,
Their mossy sidewalls behind rickety gates of old stakes — post grapes.
Small windowpanes peeking between scented pine boughs
Toward a shaded lane beyond.
Drink in what is left of that fading vision, old friends,
Beyond tomorrow — but rooftops, sidewalks and gravel — fewer shaded lanes,
Where a village once nestled in a forest by the sea.

Greg D'Ambrosio, *Carmel*



ARTIST

From page 27A

After earning associate degrees in art and science, she moved on to California State University, Los Angeles. There, she lost interest in food science and graduated with a degree in literature instead.

"I literally amassed 396 credits at Cal State — I really should have a master's degree from there," said Strupat, who paid for her education as a competitive pairs dancer, a skill she developed in her teens.

"Years ago, you could win money at dance contests, and my partner and I entered them all over L.A.," said Strupat, who also worked as a proofreader in the Los Angeles Times newsroom throughout college, for seven years in all.

"I really loved that, but sometimes it could be scary," said Strupat, who frequently checked columns by Art Buchwald, whose reaction to corrections she remembers vividly.

"Whenever I had to call him and tell him about an error in his column — especially at first — there were only expletives coming out of his mouth," she recalled.

A well-paying sales job took her to Texas, where she married. Later, in Southern California, she gave birth to a daughter, Elizabeth, now a 34-year-old professional photographer in London.

Strupat's career also included 11 years as an art teacher at Saddleback College, a federal government job in Stuttgart, Germany, a brief stint with MCI WorldCom and three years as a representative for Maimeri Paint, a maker of oils, acrylics and watercolors for artists. The Maimeri job took her to Italy.

"They sent me there to watch how they mixed paints to create every color," she said. "I still use their paint today."

Finding Monterey

Strupat first moved to Monterey in 2011, bought a house and lived on the Peninsula until her job with the U.S. Army took her to Germany. She returned to the Monterey area in 2014.

In addition to figures, portraits, landscapes and seascapes, her portfolio includes scenes from everyday life, still lifes and architecture, often rendered in a soft palette.

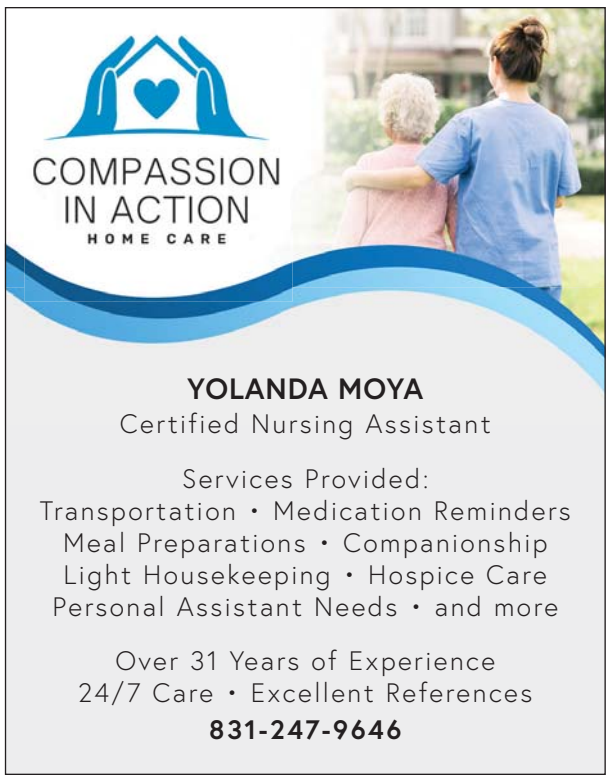
Some of her art is on exhibit at the Meals on Wheels Community Center, 700 Jewel Ave. in Pacific Grove.

Other pieces can be seen in the Avery Gallery at Seaside City Hall, at Monterey Peninsula Airport and in the Monterey County Health Department building in Salinas.

She is also represented in San Francisco by Studio Gallery on Pacific Avenue and West Portal Gallery on West Portal Avenue.

For contact information and images of Strupat's work, visit willasart.com.

Dennis Taylor is a freelance writer in Monterey County. Contact him at scribelaureate@gmail.com.



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PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261818
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ANGELES Y QUERUBINES DAYCARE, 38 Las Lomas Dr. #C, Royal Oaks, CA 95076.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ARACELI CARDOSO, 38 Las Lomas Dr. #C, Royal Oaks, CA 95076.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Not Applicable.
S/Araceli Cardoso
Date signed: Sept. 13, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 18, 2026.
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1051)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261969
The following person(s) is(are) doing business as:
Cowboy Latte, 24520 Outlook Dr, Unit 29, Carmel, CA 93923,
County of Monterey
Registered Owner(s):
GOOD CLEAN FUN ENTERTAINMENT LLC, 24520 OUTLOOK DR, UNIT 29, CARMEL, CA 93923; CALIFORNIA
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name listed above on Not applicable
S/ John Strong, Managing Member
This statement was filed with the County Clerk of Monterey County on 10/14/2026 10/30, 11/6, 11/13, 11/20/26
CNS-4090633#
CARMEL PINE CONE
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1052)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261945
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
BEACH BUDDIES RC, 660 Pine Ave., Apt. 1, Pacific Grove, CA 93950.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
BEACH BUDDIES RC LLC.
State of Inc./Org./Reg.: CA
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Cameron Clarke, Managing Member
Date: Oct. 9, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 9, 2026.
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1053)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262034
Filing type: ORIGINAL FILING.
The following person is doing business as:
1. BUYERS REAL ESTATE
2. BUYERS PROPERTY MANAGEMENT
3. BUYERS CONSTRUCTION
17040 Arriba Way, Salinas, CA 93907
County of Principal Place of Business: MONTEREY
Registered Owner:
JOEL MERLE DENNING, 17040 Arriba Way, Salinas, CA 93907-8811
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business names listed above: Not Applicable.
S/ Joel M. Denning
Date signed: Oct. 23, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 23, 2026.
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1055)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261960
Filing type: ORIGINAL FILING.
The following person is doing business as:
Mil Pétalos y Raíces, 526 #B Fremont St., Salinas, CA 93905
County of Principal Place of Business: MONTEREY
Registered Owner:
ISMAEL SOTO MORENO, 526 #B Fremont St., Salinas, CA 93905
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business names listed above: Oct. 13, 2026.
S/ Ismael Soto Moreno
Date signed: Oct. 13, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 13, 2026.
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1058)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262053
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
BERNABE CARPET CLEANING, 500 Windsor St., King City, CA 93930.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
LEOCADIO BERNABE ROMERO.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 27, 2026.
S/Leocadio Bernabe Romero
Date signed: Oct. 27, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 27, 2026.
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1059)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262057
Filing type: NEW FILING - with CHANGE(S) from the previous filing.
The following person(s) is (are) doing business as:
CARMEL SPEECH THERAPY, 3785 Via Nona Marie, Suite 104, Carmel, CA 93923.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
CARMEL SPEECH THERAPY, INC., 140 W. Franklin St., Suite 203 #151, Monterey, CA 93940.
State of Inc./Org./Reg.: CA
This business is conducted by a corporation.
Registrant commenced to transact business under the fictitious business name or names listed above on Sept. 11, 2026.
S/Kayla Piorkowski, CEO
Date: Oct. 27, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 27, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026. (PC 1102)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262067
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
VARCELLE, 20 Russell Rd., Spc. 55, Salinas, CA 93906.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
NATAN MONROY CASTILLO, 20 Russell Rd., Spc. 55, Salinas, CA 93906.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Natan Monroy Castillo
Date signed: Oct. 29, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 29, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1105)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261872
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ERIC Q. RUIZ BUILDING DESIGN & CONSULTING, 14 Tulip Circle, Salinas, CA 93905.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ERIC QUINTANILLA RUIZ, 14 Tulip Circle, Salinas, CA 93905.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2010.
S/Eric Quintanilla Ruiz
Date signed: Sept. 29, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 29, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1106)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262019
The following person(s) is(are) doing business as:
Rarefied, 818 University Ave, Salinas, CA 93901, County of Monterey
Registered Owner(s):
Julio Palacios-Aguilar
This business is conducted by an individual
Registrant commenced to transact business under the fictitious business name listed above on Not applicable
S/ Julio Palacios-Aguilar
This statement was filed with the County Clerk of Monterey County on 10/21/2026 11/6, 11/13, 11/20, 11/27/26
CNS-4092530#
CARMEL PINE CONE
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1108)

SUPERIOR COURT OF CALIFORNIA
COUNTY OF MONTEREY

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 26CV005739
TO ALL INTERESTED PERSONS: Petitioner, BRANDON JENNINGS THANEPAHN-TROSKY, aka BRANDON JENNINGS THANEPAHN, filed a petition with this court for a decree changing names as follows:
A. Present name:
BRANDON JENNINGS THANEPAHN-TROSKY, aka BRANDON JENNINGS THANEPAHN
Proposed name:
BRANDON J. T. TROSKY

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING:
DATE: Dec. 8, 2026
TIME: 11:00 a.m.
DEPT: 13A
The address of the court is 1200 Aguajito Road, Monterey, CA 93940.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Carmel Pine Cone.
(s) Ian A. Rivamonte
Judge of the Superior Court
Date filed: Oct. 20, 2026
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1109)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262030
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
BLUEPRINT SIGNATURE BUILDER, 1250 San Lucas Ave. Apt. A, Seaside, CA 93955.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ALDAIR MARTINEZ, 1250 San Lucas Ave. Apt. A, Seaside, CA 93955.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 1, 2026.
S/Aldair Martinez
Date signed: Oct. 16, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 23, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1110)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262021
The following person(s) is (are) doing business as:
CENTRAL COAST COOL RIDES, 26545 CARMEL RANCHO BLVD, CARMEL, CA 93923
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
LIBERTY EV LLC, 320 HONEY CT, GILROY, CA 95020
This business is conducted by: a limited liability company.
Registrant commenced to transact business under the fictitious business name listed above on: 10/12/2026.
S/ Mark Wells, Managing Member
Date signed: Oct. 22, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 22, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1115)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261870
The following person(s) is (are) doing business as:
YOGA WITH YAS, 333 N. PALM CANYON DR, STE 102, PALM SPRINGS, CA 92262.
County of Principal Place of Business: RIVERSIDE
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
A FASHION GAL LLC, PO BOX 4013, CARMEL BY THE SEA, CA 93921.
This business is conducted by: a limited liability company.
Registrant commenced to transact business under the fictitious business name listed above on: 05/12/2026.
S/ Yasemin Paetsch Newgren, Managing Member
Date signed: Sept. 12, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 29, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1116)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262101
The following person(s) is (are) doing business as:
SOL VIDA, 26365 CARMEL RANCHO BLVD, CARMEL, CA 93923.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
JHL BRANDS LLC, 26365 CARMEL RANCHO BLVD, CARMEL, CA 93923.
This business is conducted by: a limited liability company.
Registrant commenced to transact business under the fictitious business name listed above on: Not Applicable.
S/ Jack Cassady, Manager
Date signed: Nov. 3, 2026
This statement was filed with the County Clerk of Monterey County on Nov. 3, 2026.
Publication Dates: Nov. 6, 13, 20, 27, 2026 (PC 1117)

HTTPS://CARMELPINECONE.COM

NOTICE OF PUBLIC HEARING TO CONSIDER ORDINANCE 2026-03

ORDINANCE 2026-03

Notice is hereby given that the Board of Directors of the Carmel Area Wastewater District will hold a Public Hearing at 9:00 a.m. on Thursday, November 19, 2026, at the District office, 3945 Rio Road, Carmel, CA 93923, to consider adopting Ordinance 2026-03.

The Public Hearing will begin at or shortly thereafter:
9:00 A.M., Thursday, November 19, 2026

SUBJECT OF THE HEARING:
An ordinance amending **Ordinance No. 68** to permanently change the regular meeting schedule for the months of November and December, so that regular meetings in those months will be held on the third Thursday of the month at 9:00 a.m.

REASON FOR THE AMENDMENT:
The purpose of this change is to avoid scheduling conflicts with the Thanksgiving and Christmas holiday seasons and to support participation by Staff, Board members, and the general public.

Any questions regarding this date change should be sent to the General Manager, Barbara Buikema, at downstream@cawd.org.

Posted:
November 6, 2026

Publication dates: Nov. 6, 2026 (PC1112)

REACH YOUR CLIENTS IN THE CARMEL PINE CONE



The Auto, Home & Garden Section is Published Every Other Week

Meena Lewellen (831) 274-8655 meena@carmelpinecone.com

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Carmel-by-the-Sea will conduct a Special Public Hearing on Wednesday, November 18, 2026, at 4:00 PM, or as soon thereafter as possible. Immediately prior to the Public Hearing, the Commission will visit some or all the project sites in person as part of a Tour of Inspection. Interested members of the public are invited to attend both the Tour and the Hearing.

This meeting will be held via teleconference and in person in the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. **To participate via teleconference, use this link:** https://ci-carmel-ca-us.zoom.us/j/81892604909?pwd=jFxmNN2AALlrGtRz1CB8jcfwQEono0.1 **To participate via phone, dial +1 (669) 444-9171**. Webinar ID: 818 9260 4909. Passcode: 001916.

All interested people are invited to attend in person or via teleconference at the time and place specified above to give oral or written testimony concerning this matter. Written comments may be submitted to the Community Planning & Building Department at City Hall located on the east side of Monte Verde Street between Ocean and Seventh Avenues, Carmel-by-the-Sea, California, 93921, or P.O. Box CC, Carmel-by-the-Sea, California, 93921, or by emailing smaluki@ci.carmel.ca.us prior to the meeting. With respect to written comments, please submit them at least 2 hours before the meeting to ensure they are provided to the legislative body and made part of the record. Comments received after that time and up to the end of the public hearing will be saved as part of the record but may not be provided to the legislative body prior to or during the public hearing.

The staff report and relevant documents will be available at least 72 hours in advance of the meeting on the City's website at http://www.ci.carmel.ca.us and found by clicking on "Government" and then "Meetings." The Planning Commission meeting will be broadcast live on the City's website at https://carmelbytheseaca.portal.civicclerk.com/ and the City's YouTube Channel at https://www.youtube.com/c/CityofCarmelbytheSea and archived there after the meeting. For more information regarding Planning Commission meetings, please contact the Community Planning & Building Department at (831) 620-2010.

DS 26118 (Nye)
Franshisca Delgado, Agent
1012 Junipero Avenue (Junipero Street 2 Southeast of 10th Avenue)
Block: 119 Lot: 4
APN: 010-072-017-000
Consideration of a Combined Concept and Final Design Study, DS 26118 (Nye), and Coastal Development Permit for substantial alterations to a single-family residence at 1012 Junipero Avenue located in the Single Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-072-017-000
Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case"

DS 26182 (Benefield)
Michael Roesner, Designer
1195 Carmelo Avenue (Northwest corner of Carmelo Street and 12th Avenue)
Block: X Lot: 17 AND 19
APN: 010-279-020-000
Consideration of a Track 1 Design Study Referral, DS 26182 (Benefield), for the expansion of a deck to over the garage located at 1195 Carmelo Avenue (Northwest corner of Carmelo Street and 12th Avenue) in the Single-Family Residential (R-1) District. APN 010-279-020-000.
Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

City of Carmel-by-the-Sea
Andrew Myrick, Director of Community Planning & Building

Publication dates: Nov. 6, 2026 (PC1113)

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Historic Resources Board of the City of Carmel-by-the-Sea will conduct a Public Hearing on Monday, November 16, 2026, at 4:00 PM, or as soon thereafter as possible. Immediately prior to the Public Hearing, the Board will visit some or all the project sites in person as part of a Tour of Inspection. Interested members of the public are invited to attend both the Tour and the Hearing.

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. **To view or listen to the meeting remotely**, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the following link to view or listen to the meeting via Zoom teleconference: https://ci-carmel-ca-us.zoom.us/j/88188362744?pwd=9H2DI5GuqQ2eCddEodDJusxbLVYlhX.1. **To listen to the meeting via telephone, dial +1 669-444-9171**. Webinar ID: **881 8836 2744**. Passcode: **001916**.

All interested people are invited to attend via teleconference or in person at the time and place specified above to give oral or written testimony concerning this matter. Written comments may be submitted to the Community Planning & Building Department at City Hall located on the east side of Monte Verde Street between Ocean and Seventh Avenues, Carmel-by-the-Sea, California, 93921, or P.O. Box CC, Carmel-by-the-Sea, California, 93921, or by emailing smaluki@ci.carmel.ca.us prior to the meeting. With respect to written comments, please submit them at least 2 hours before the meeting to ensure they are provided to the Historic Resources Board and made part of the record. Comments received after that time and up to the end of the Public Hearing will be saved as part of the record but may not be provided to the Historic Resources Board prior to or during the Public Hearing.

The staff report and relevant documents will be available at least 72 hours in advance of the meeting on the City's website at http://www.ci.carmel.ca.us and found by clicking on "Government" and then "Meetings." The Historic Resources Board meeting will be broadcast live on the City's website at https://carmelbytheseaca.portal.civicclerk.com/ and archived there after the meeting. For more information regarding Historic Resources Board meetings, please contact the Community Planning & Building Department at (831) 620-2010.

DS 26188 (Wagner)
Erik Dyar, Architect
1060 Mission Street (Mission Street 3 northeast of 11th Avenue)
Block 118, Lots 14, 16
APN 010-075-023-000
Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 26188 (Wagner) for exterior alterations and site improvements at 1060 Mission Street (Mission Street 3 northeast of 11th Avenue) in the Single-Family Residential (R-1) Zoning District and Archaeological Significance (AS) Overlay District. APN: 010-075-023-000

DS 26111 (Sweet)
Thomas Bateman Hood, Architect
236 11th Avenue (southwest corner of Casanova Street and 11th Avenue)
Block L, Lot 1, 3
APN 010-273-001-000
Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 26111 (Sweet) for exterior alterations and site improvements at 236 11th Avenue (southwest corner of Casanova Street and 11th Avenue) in the Single-Family Residential (R-1) Zoning District. APN: 010-273-001-000

DS 26040 (Smith & Chi)
Thomas Hood, Architect
1171 Monte Verde Street (Monte Verde Street 2 northwest of 12th Avenue)
Block F, Lots 7, 9
APN: 010-184-004-000
Consideration of adding the historic "John L. Hinds House" located at 1171 Monte Verde Street (Monte Verde Street 2 northwest of 12th Avenue) in the Single-Family Residential (R-1) District, APN 010-184-004-000, to the Carmel Register.

City of Carmel-by-the-Sea
Andrew Myrick, Director of Community Planning and Building

Publication dates: Nov. 6, 2026 (PC1114)

CARMEL • PEBBLE BEACH • CARMEL VALLEY & THE MONTEREY PENINSULA

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This Week

Live Music,
Clubs and Events

Chamber Music Monterey Bay kicks off 60th season with all-star lineup

PERFORMING A pair of masterpieces from the 19th century, **Chamber Music Monterey Bay** opens its 60th season with a concert Saturday, 7:30 p.m., at Sunset Center. The performance brings together a collection of "celebrated" chamber musicians, including pianist **Orion Weiss**, violinists **Grace Park**, **Todd Phillips** and **Brendan Speltz**, violist **Luke Fleming**, and cellists **Andrew Janss** and **Peter Stumpf**. The chamber music group calls Weiss "one of the most sought-after soloists and chamber music collaborators of his generation," who performs with "a warmth that reflects his engaging personality."

The program includes Ernest Chausson's Concerto in D Major, Op. 21, which the group calls "a beautiful and expressive work for violin, piano and string quartet that blends rich harmonies with passionate musical dialogue," and Franz Schubert's String Quintet in C Major, Op. 163, which the group describes as one of chamber music's "most beloved masterpieces, celebrated for its emotional depth, lyrical beauty and breathtaking musical expression."

Tickets start at $30, with discounts for college students and active military. A limited number of tickets are available for students in grades 3-12 and their music teachers.

A pre-concert talk starts at 6:30 p.m. Sunset Center is located at San Carlos and Ninth. Call (831) 625-2212 or visit chambermusicmontereybay.org.

On a High Note

By CHRIS COUNTS

■ Fleetwood Mac forever

Paying tribute to Fleetwood Mac, the New Jersey-based **Tusk** takes the stage Friday, 7 p.m., at Golden State Theatre in Monterey.

Led by singers **Kathy Phillips**, who plays Stevie Nicks, **Scott McDonald**, who portrays Lindsey Buckingham, and **Kim Williams**, who takes on the role of Christine McVie, Tusk meticulously re-creates a performance by Fleetwood Mac during its heyday in the mid-1970s, playing hits such as "Dreams," "Go Your Own Way," "The Chain" and "Landslide." Tickets start at $47.

Playing at Golden State Saturday at 7 p.m. is heavy metal pioneer **Y&T**. Still led by co-founder, singer and lead guitarist **Dave Meniketti**, the Oakland-based group has been cited as a major influence by many rockers, including drummer Lars Ulrich of Metallica and members of Mötley Crüe**.** This year marks the 50th anniversary of the group's debut album, "Yesterday and Today." Tickets start at $46.



New Jersey's Tusk pays tribute to Fleetwood Mac Friday, 7 p.m., at Golden State Theatre in Monterey.

A busy week at Golden State also includes shows by **Broken Social Scene** (indie rock, Sunday at 4 p.m., tickets start at $60), and singer and guitarist **Paul Cauthen** (country, Tuesday at 7 p.m., tickets start at $46).

The theater is at 417 Alvarado St. Call (831) 649-1070 or visit goldenstatetheatre.com.

■ Not So Young anymore

Celebrating the music of Neil Young, **Not So Young** plays Thursday, 7:30 p.m., at Wave Street Studios in Monterey. The event celebrates Young's 81st birthday with "a band featuring a dedicated group of musicians from Santa Cruz that capture the mood and raw energy of the classic Neil Young songbook," said the performing arts center, which is at 774 Wave St.

Tickets are $25. Visit wavestreetstudios.com for more details.

■ Free in the park

An all-volunteer group that performs during graduations and balls at Naval Postgraduate School, **The Del Monte Brass** presents a free patriotic-themed Veterans Day concert Wednesday, 10:15 a.m., in Devendorf Park. The music will be followed by a ceremony at 11 a.m. The park is located at 544 Sixth Ave.

See **MUSIC** *page 45A*

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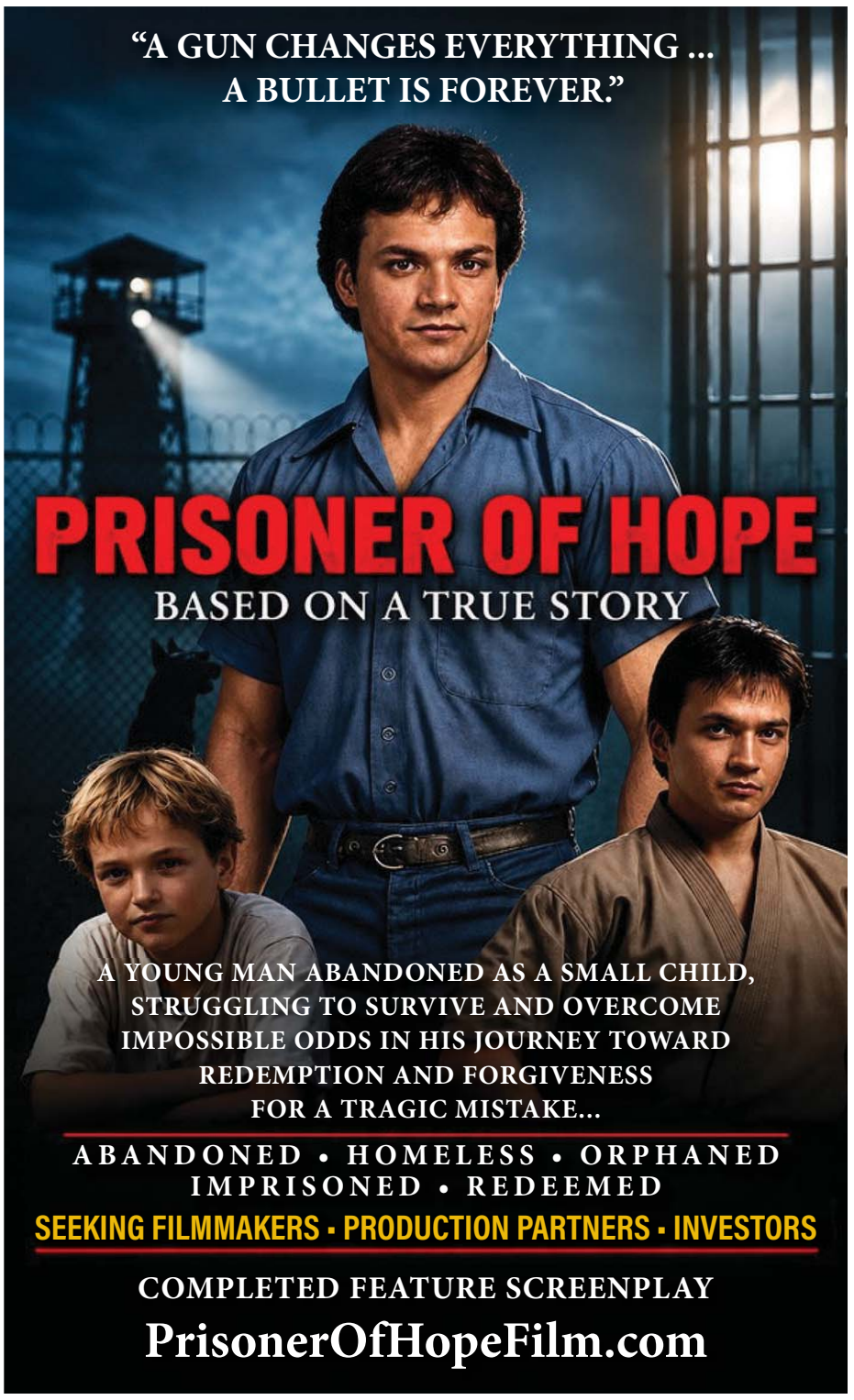
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FOOD & WINE

A Michelin-starred lunch, dinner with Dom, and a party for the chefs

WITH THE time change comes a craving for cozier evenings, comfort food, and the celebrations that the holidays bring. Think twinkly lights and sparkling wines, special meals out with friends, season-inspired splurges and the other delights that make the longer nights and shorter days more tolerable.

Soup to Nuts

Thanksgiving options are beginning to pour in, too, as a gentle reminder that some planning may be in order — so keep an eye out for those in next week's Soup to Nuts.

■ Lunch at Chez Noir

Fans of chef Jonny and wife Monique Black's elegant and intimate Michelin-starred Chez Noir will be delighted to hear the downtown Carmel restaurant will open for lunch on weekends starting Nov. 7. And they may be particularly pleased if Chez Noir's traditional nighttime prix fixe is too much to handle, since lunch will solely offer items a la carte.

The restaurant is the unique creation of a culinary power couple. After mentor Renny Parziale helped Jonny Black discover his passion for the culinary arts while in high school in Virginia, Black received a full scholarship to the Culinary Institute of America in Hyde Park, N.Y. and graduated with honors in 2007. He cooked in New York City, then trained in European kitchens before returning to the U.S. to work at restaurants in New York, Washington, D.C., and San Francisco, including stints at Quince and the highly regarded Dominique Crenn's Atelier Crenn, Petit Crenn and Bar Crenn. He spent 10 months at Sierra Mar at the Post Ranch Inn in Big Sur before working as a private chef while refining his business plan for Chez Noir.

Monique Black began her career as a line cook at New York City restaurants Colonie and Governor. After relocating to San Francisco, she took a front-of-house job at Quince. The Blacks worked together at Pineapple and Pearls in Washington, D.C., they came back to California. They opened Chez Noir in summer 2022.

Continues next page



With Chez Noir launching weekend lunch service, chef/co-owner Jonny Black will be in the kitchen even more on Saturdays and Sundays.

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FOOD & WINE

From previous page

Since then, their menus, wine list, service and staffing have consistently impressed, earning them multiple accolades, including a Michelin star. Black visits farmers markets weekly to develop highly seasonal dishes for his frequently changing menu. To learn more — including about lunch, which will be offered from 11 a.m. to 2 p.m., with limited reservations and walk-ins welcome — visit cheznoir.com. The restaurant is at 431 Fifth Ave.

■ Fresh fare at Gromada

Gromada, a recently opened restaurant in the thoughtfully overhauled former Roux space, is owned by veteran chef Matt Zimny, his wife, Michelle his sister, Heather, brings her wine knowledge and industry experience to the enterprise.

Gromada is a Polish word "used to describe a tight knit village or collective community." In the kitchen, Zimny draws on his Polish heritage, Michelle's Japanese roots and whatever is fresh at the local farms and markets to create the menu.

Last week, the restaurant hosted Carmel Valley neighbor Twisted Roots Winery for a five-course dinner that showcased Zimny's creativity and the pleasures of well-paired food and wine.

The dinner opened with creamy Hokkaido scallop crudo with apple and fennel paired with Twisted Roots' dry California brut, a crisp sparkling wine that has evolved beautifully since winery owners Josh and Julie Ruiz introduced its first vintage several years ago.

Sliced beets, goat cheese, rose water and cardamom followed, alongside a dry but fruity rosé of cinsault, a less common grape varietal and one the Ruizes prefer over pinot noir. The first two dishes were lovely but a bit under-seasoned, perhaps to better complement the wines.

Another uncommon wine, picpoul blanc, accompanied seabass — Zimny said he was surprised to have the fishmonger bring him a 50 lb. specimen — with a delicious setup of celeriac, celery, mussels, shiso, lemongrass and ginger. The main course featured super tender venison loin with pomegranate, chanterelles and bone marrow paired

Continues next page

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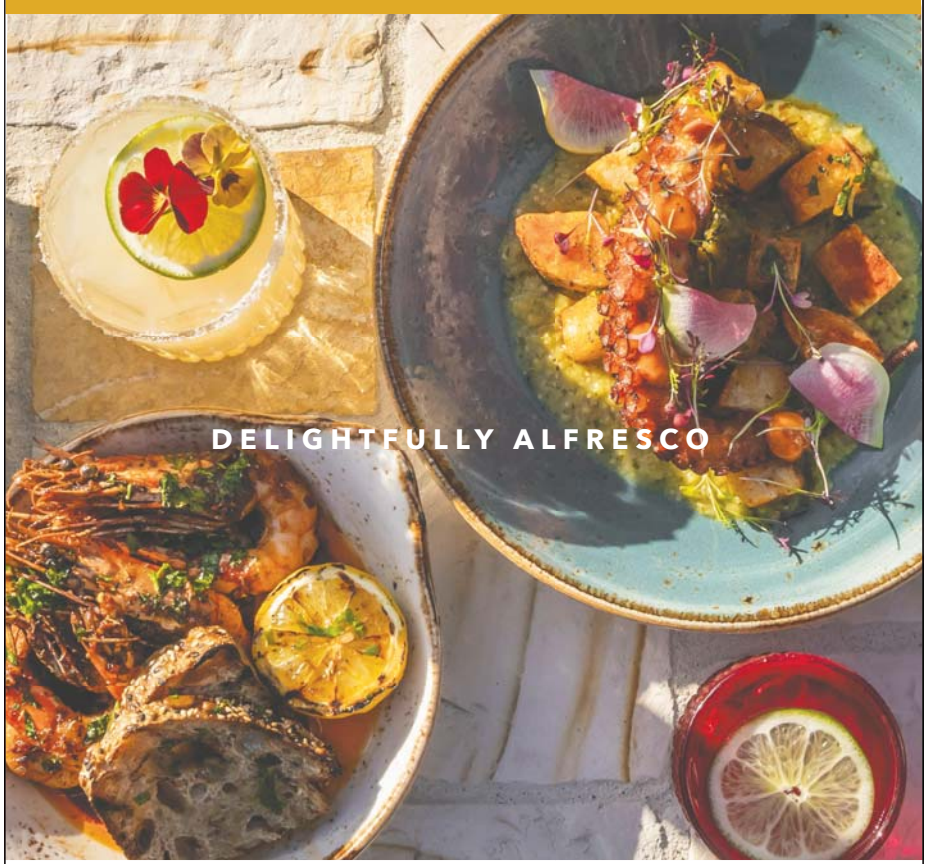
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FOOD & WINE

From previous page

with Twisted Roots' fantastic petite sirah.

The evening wrapped up with a rich chocolate dessert with huckleberry mousse and 1918 Old Vine Zinfandel made from Julie Ruiz' pre-Prohibition family vineyard in Lodi.

Prix fixe dinners can be tricky, timing wise, but the Zimny clan kept everything moving, all the while being gracious hosts and taking the time to answer questions. While the feast was a one-off, it provided ample reason to return to check out some of the creations on their menu, like black truffle pierogi, koji-aged Wagyu and kimchi fries. And just across the street is Twisted Roots' welcoming tasting room for a pre-dinner warmup.

The restaurant is at 6 Pilot Road. Hours are 4 to 9 p.m., except Wednesdays. For reservations and more information, visit gromadacarmelvalley.com or call (831) 238-0946. To learn more about Twisted Roots, which is at 12 Del Fino Place, visit twistedrootsvineyard.com.

A rare Dom dinner

A symbol of luxury and quality among sparkling wines for more than a century, Dom Pérignon will be celebrated during an exclusive dinner at Stillwater in the Lodge at Pebble Beach Nov. 17 at 5:30 p.m. Direct from the cellars at Moët et Chandon, the evening's selections will feature brut and rosé, including rare vintages, paired with a special menu created by chef Alex Ramirez.

Brand educator Maxime Hennique will guide guests through their tastes of Dom Pérignon's iconic Champagne, which saw its first vintage in 1921 — long after Benedictine monk Dom Pierre Pérignon was appointed procurator at the Abbey of Hautvillers in 1668 and went on to develop "revolutionary techniques for viticulture and winemaking based on precise rules" as he set about "to make 'the best wine in the world,'" according to the Champagne house.

Born and raised in the same area of France, Hennique "developed an early connection to the region and its wines" and is a member of the brand team in the United States. His close work with the winemaking team enables him to provide deep insight into what makes Dom Perignon so special.

Tickets are $485 and can be reserved by visiting pebblebeach.com/dining and clicking on the event tab under the Stillwater restaurant. The Lodge is located at 1700 17 Mile Drive in Pebble Beach.



Stillwater restaurant in the Lodge at Pebble Beach will offer fabulous views alongside the fabulous Champagne of Dom Pérignon.

Great American Chefs Xmas

The Monterey Bay chapter of the American Culinary Federation is inviting hospitality professionals and others to celebrate the holiday season at The Great American Chefs Christmas Party Dec. 6 from 5 to 9 p.m. in the Monterey Room at the Monterey Fairgrounds. Founded in 1929, the nonprofit ACF is the leading professional organization for chefs and other leaders in the culinary industry in North America and seeks to elevate the profession through "education, certification, competitions and community, while shaping the future of foodservice and hospitality."

The celebration will be set in "a winter wonderland sparkling with more than a million lights," with local chefs preparing dishes for the strolling feast, beer and wine, live music — and pictures with Santa. A no-host cocktail bar will be offered, too.

"Gather your friends, family, coworkers, or clients for an evening of festive flavors, holiday cheer and unforgettable memories," organizers say. "Treat your employees to an evening of festive cheer. Celebrate a year of hard work, thank your staff and bring your team together for a memorable holiday party."

Tickets are $75 per person ($37.50 for kids under 10), and the ACF is also looking for sponsors. The $1,000 Kris Kringle sponsorship offers a table for 10 with the company's name and logo, while the $500 Santa's Bounty sponsorship allows a business to sponsor a food table but does not include seating.

For sponsorship opportunities and group attendance inquiries, call Tene Shake at (831) 224-4874. Visit acfmontereybaychefs.org for tickets and more information.

This week's column was written by Mary Schley.









MUSIC

From page 41A

Live music, Nov. 6-12

■ Big Sur

Big Sur River Inn — singer and guitarist **Rick Chelew** (folk, Saturday at 12:30 p.m.). 46800 Highway 1.

Fernwood Resort — El Duo ("electronic/Afro-dance," Saturday at 6 p.m.). 47200 Highway 1.



Singer and guitarist Paul Cauthen plays Tuesday, 7 p.m., at Golden State Theatre in Monterey.

■ Carmel

Barmel — singer and guitarist **Zack Freitas**, Open Mic (Wednesday at 7 p.m.). In Carmel Square at 688 San Carlos St.

Carmel Mission Inn — Open Mic Night (Wednesday at 5 p.m.). 3665 Rio Road.

Hyatt Carmel Highlands — singer and pianist **T.J. Kuenster** (jazz, Friday at 6 p.m.), singer and guitarist **Javier Sanchez** (Saturday at 3 p.m.), pianist **Steve Mann** (jazz, Saturday at 6 p.m.), guitarist **Glenn Bell** (jazz, Sunday at 3 p.m.), singer **Dino Vera** (jazz, R&B and dance, Saturday and Thursday at 6 p.m.). 120 Highlands Drive.

Cypress Inn — singer **Dino Vera** (jazz, R&B and dance, Friday at 6:30 p.m.), pianist **Gennady Loktionov** and singer **Debbie Davis** (cabaret, Saturday at 6:30 p.m.), **The Andrea Carter Trio** (jazz and pop, Sunday at 11 a.m.), **The David Morwood Trio** (jazz, Thursday at 6 p.m.). 684 Lincoln St.

La Playa Carmel — The David Morwood Trio (jazz, Sunday at 5 p.m. and Tuesday at 6 p.m.) in **Bud's Bar**, 827 Camino Real.

Mission Ranch — singer and pianist **Maddaline Edstrom** (jazz, Friday through Sunday at 5 p.m.), pianist **Gennady Loktionov** (jazz, Monday through Thursday at 5 p.m.). 26270 Dolores St.

O'Callaghan's — singer and guitarist **Paul Behan** (Friday at 6 p.m.). 3772 The Barnyard, Suite 21.

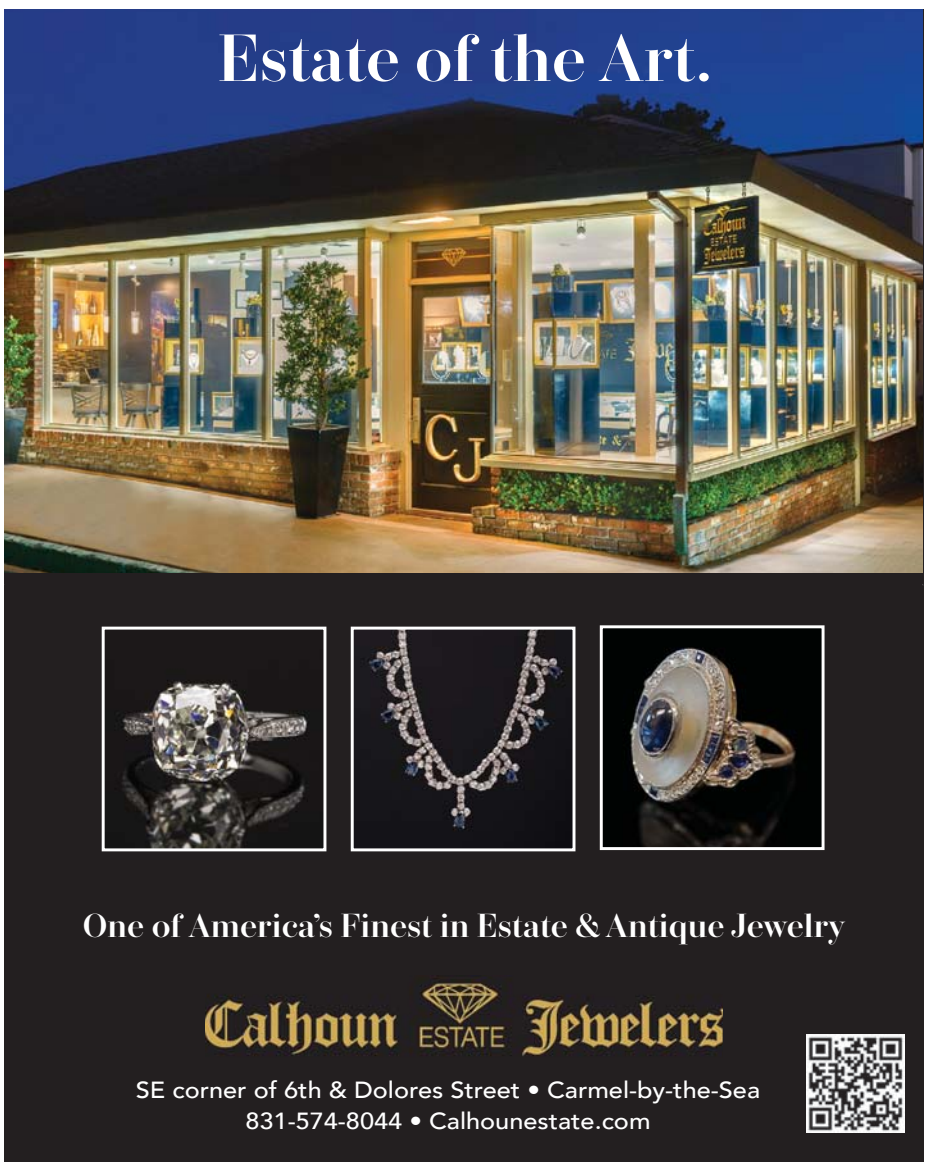
■ Carmel Valley

Bernardus Lodge — Andrea's Fault

Continues next page









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Thanksgiving Buffet

THURSDAY, NOVEMBER 26 | 11AM - 8PM

A sampling of our buffet offerings:

HOLIDAY FAVORITES:
Diestel turkey, slow-roasted hickory brown sugar prime rib, brown sugar glazed ham, Ora King salmon and locally made spinach and artichoke ravioli, with traditional seasonal accompaniments

SEAFOOD
Freshly shucked oysters, lobster tails, poached prawns, crab claws, smoked salmon and ponzu-glazed ahi tuna, Classic Caesar salad with croutons and parmesan

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CALENDAR

Nov. 6 – A "Fall Open House at MPAF Art Gallery" event, 11 a.m. to 5 p.m., at 425 Cannery Row, Monterey, See original artwork, gifts, unique cards and jewelry. Meet local artists of the **Monterey Peninsula Art Forum**. Enter a free drawing for an original painting. No purchase necessary. Free admission. All are welcome! (831) 655-1267 • www.mpaf.org

Nov. 7 – Carmel Valley Lodge's Vintage in the Valley Expo 11 a.m. to 4 p.m. at 8 Ford Road, Carmel Valley Village. Fifteen local vintage vendors, good trucks. Street parking only, free admission (831) 659-2261

Nov. 7 – Poetry Reading – Joseph Stroud and **Tim Hunt** will read their poetry at **Tor House** in Carmel-by-the-Sea at 7 p.m. Reception to follow. Reservations required: $15; $10 students. Limited seating. Purchase tickets at torhouse.org.

Nov. 7 – Come to the **"Shower of Love" to benefit under-resourced infants born at local hospitals**. event set 10 a.m. to noon at the Carmel Mission's MacMahon Center, 3080 Rio Road, Carmel, hosted **by the Christ Child Society of Monterey Bay**. Learn more and RSVP online on the events page at www.christchildmontereybay.org.

Nov. 7 – The Steinbeck House Best Cellar Gift Shop & Bookstore is hosting its annual Holiday Open House from 10 a.m. to 3 p.m. Discover new holiday gifts and merchandise, enter for a chance to win a festive gift basket, and enjoy delicious baked goods! Join us for our **Pancake Breakfast Fundraiser** from 8 to 10 a.m. before the Holiday Open House! Tickets are required. $20 for adults and $10 for children 10 and under. 132 Central Ave., Salinas, CA 93901. https://steinbeckhouse.com

Nov. 7 – Chamber Music Monterey Bay presents its 60th season opening concert, 7:30 p.m. at Sunset Theater, Carmel. Artists will perform the Chausson Piano Sextet and Schubert Cello Quintet. For tickets and information, visit chambermusicmontereybay.org

Sundays – Live music 5 to 7 p.m. at Woody's at Del Mesa. Musical guests **Brice and Nina** deliver an eclectic mix of jazz, rock and reggae, 500 Del Mesa Carmel. (831) 624-1854

Sundays – Jazz brunch with the Andrea Carter Trio, 11 a.m. to 2 p.m., at Terry's Restaurant + Lounge, inside Cypress Inn, Lincoln and Seventh, Carmel-by-the-Sea. For more information, please contact Cypress Inn, (831) 624-3871. www.terryscarmel.com

Nov. 14 – Come and enjoy our 16th Annual Craft Fair featuring 19 vendors from 9 a.m. to 3 p.m. (Nov. 15 if rain), at 1150 Pico Ave. in Pacific Grove. They'll be selling a large variety of hand made crafts. A cookie and cider sale will benefit **Hitchcock Animal Road Services of Monterey County & Salinas**

Nov. 14 & 15 – Mark Your Calendar … Baum & Blume's "Lighting of the Tannenbaum" & Holiday Open House! This year's theme: "A Peaceable Kingdom" where holiday shopping … goes WILD! Enjoy live music, tasty apps, wine tasting, local artisans and a "Poetry Pop-Up"! Baum & Blume and The Carriage House, 4 El Caminito, Carmel Valley. (831) 659-0400.

Nov. 14 – Monterey Elks Lodge Holiday Craft Fair, 10 a.m. to 3 p.m. at 150 Mar Vista Drive in Monterey. Event features more than 30 artisan crafters, raffles, and food for purchase. Open to the public. Entry is free.



Nov. 14 – Art opening for William Neill at Bradley Print & Photo, 566 Lighthouse Ave., Pacific Grove. Join us 4 to 8 p.m. for **"Yosemite: Sanctuary in Stone,"** featuring the photographer's images from nearly 50 years of capturing Yosemite. Meet Bill, experience his beautiful images and enjoy an evening of live music, wine, and refreshments! For details contact: events@bradleyprintandphoto.com or visit: bradleyphotographic.com/events/yosemite

Nov. 15 – Songbridge Music Concert features local musicians in a benefit for **The Carmel Foundation**. Hosted by **Wendi Kirby Music**, the concert includes **Anne & Pete Sibley, Julie Capili, Stu Heydon** and more. Tickets available at Eventbrite.com. Stair access only.

Nov. 16 – Sugar Plums Dancing – Jennifer Watts, board president, **Monterey Peninsula Ballet Theatre** and **Candis Badgley Carlson, Youth Music Monterey Programs** executive director, with participation from students, will regale the membership with the sights and sounds of the holiday season. Carmel Woman's Club, 907 San Carlos St., 93921, Carmel-by-the-Sea. 2 p.m. Open to the public. $10 guests/members free. www.carmelwomansclubca.org

Nov. 17 – The World Affairs Council of the Monterey Bay Area (WACMB) presents a luncheon lecture at the Monterey Marriott. Our speaker will be **Gen. (ret.) John Abizaid** whose topic is **"Tectonic Change : America's Role in the New Middle Eastern Order."** Please find event registration and information at http://www.wacmb.org

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From previous page

(jazz and pop, Saturday at noon), guitarist **John Sherry** (rock and blues, Sunday at noon). 415 W. Carmel Valley Road.

Folktale Winery — singer and keyboardist **Taylor Safina** and guitarist **Jesse DeCarlo** (Friday at 5 p.m.), singer and multi-instrumentalist **Casey Wickstrom** (rock and blues, Saturday at 4 p.m.), **The Paul Contos Trio** (jazz, Sunday at 4 p.m.), singer and guitarist **Bobcat Rob** (Monday at 4 p.m.), singer and guitarist **Kito Rayburn** (Thursday at 4 p.m.). 8940 Carmel Valley Road.

■ Monterey

Albatross Ridge — singer and guitarist **Zack Freitas** (Friday at 6 p.m.). 316 Alvarado St.

Hyatt Regency Monterey — singer and guitarist **Scott Slaughter** (Friday at 7 p.m.). 1 Old Golf Course Road.

InterContinental The Clement Monterey — guitarist **John Sherry** (rock and blues, Friday and Saturday at 7 p.m.), guitarist **Terrence Farrell** (Spanish, Sunday at 9 a.m.), guitarist **Glenn Bell** (jazz, Thursday at 6 p.m.). 750 Cannery Row.

Midici The Neapolitan Pizza Company — singer **Lauri Hofer Romero** and keyboardist **Bill Spencer** (jazz, Sunday at 5 p.m.), singer **Lee Durley** and keyboardist **Bill Spencer** (jazz, Thursday at 6 p.m.). 467 Alvarado St.

Monterey Plaza Hotel & Spa — pianist **Gary Meek** (Friday at 6 p.m.), singer and pianist **Scott Brown** (jazz and pop, Saturday at 6 p.m.), pianist **Martan Mann** (jazz,



Singer and harmonica player Chuck Brewer has two shows in Pacific Grove this weekend.

Sunday at 6 p.m.), mandolinist **Dave Holodiloff** (jazz, Monday at 6 p.m.), multi-instrumentalist **Gary Regina** (jazz, Tuesday at 6 p.m.), singer and guitarist **Sabelle** (Wednesday at 6 p.m.), guitarist **John Sherry** (rock and blues, Thursday at 6 p.m.). 400 Cannery Row.

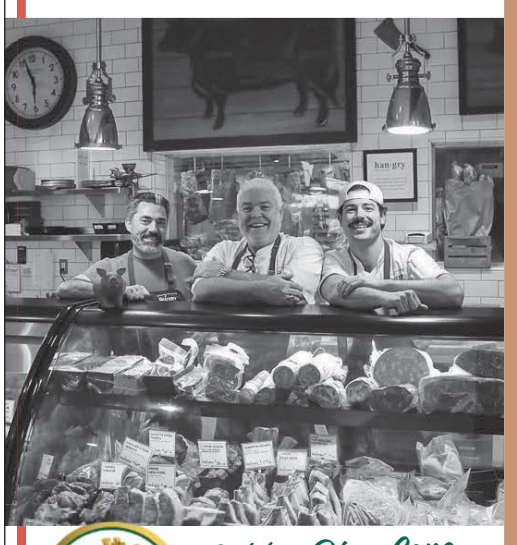
Pearl Hour — The Zach Westfall Quartet (jazz, Sunday at 8 p.m.). 214 Lighthouse Ave.

Peter B's Brewpub — The Money Band Duo (pop and rock, Friday at 6 p.m.). 2 Portola Plaza.

Sardine Factory — singer and guitarist **David Conley** (Friday and Saturday at 8 p.m. and Tuesday through Thursday at 6:30 p.m.), singer and pianist **T.J. Kuenster**

Continues next page





From previous page

(jazz, Sunday at 6 p.m.). 701 Wave St.

Sly McFly's — The Money Band (pop and rock, Friday at 9 p.m.). 700 Cannery Row.

■ Pacific Grove

Il Vecchio Restaurant — Cena Jazz Trio (Thursday at 6 p.m.). 110 Central Ave.

Julia's Vegetarian Restaurant — singer and guitarist **Rags Rosenberg** (Friday at 7 p.m.), singer and guitarist **Kevin Smith** (Saturday at 6 p.m.), **Andrea's Fault Duo** (jazz and pop, Monday at 6 p.m.), singer and guitarist **Holysea** (Tuesday at 6:30 p.m.), singer and guitarist **Rick Chelew** (Thursday at 6 p.m.). 1180 Forest Ave.



Broken Social Scene, with singer Jill Harris plays Sunday, 4 p.m., in Monterey.

The Monarch Pub — The Chuck Brewer Band (rock and blues, Friday at 6 p.m.). 617 Lighthouse Ave.

Phill's Barber Shop — guitarist **Phill** and friends (rock and blues, Friday at 7 p.m.). 610 Lighthouse Ave.

PG's Meetinghouse — Myami Phivoh (rock, Friday at 7 p.m.), singer **Janice Perl** and pianist **Evan Wiederanders** (jazz, Saturday at 11 a.m.), **Brew's Blues Band** (Saturday at 7 p.m.), **Three Good Reasons** (Americana, Sunday at 11 a.m.), **Open Mic** (Monday at 6 p.m., with sign-ups starting at 5:30 p.m.), **Tribe in the Sky** ("Sign up to play or simply enjoy amazing musicians jam," Tuesday at 6:30 p.m.). 599 Lighthouse Ave.

Pacific Grove Art Center — singer and keyboardist **Glenn Leon-Guerrero** ("old-school R&B," Friday at 7 p.m.). 568 Lighthouse Ave.

Pop & Hiss — Forrest Day (alt-rock, Friday at 7 p.m.), **The New Wave Band** celebrates the 40th anniversary of **On the Beach** surf shop (rock, Saturday at 6 p.m.), singer and pianist **Elliot Jones** (cabaret, Sunday at 6 p.m.), **Hotbox Harry** ("Big Sur country," Thursday at 6 p.m.). 215 Forest Ave.

Wild Fish — The Lighthouse Jazz Quartet (Friday and Saturday at 6:30 p.m.). 545 Lighthouse Ave.

■ Pebble Beach

The Inn at Spanish Bay — The Andy Weis Trio (jazz, Friday, Saturday and Thursday at 7 p.m.). 2700 17 Mile Drive.

The Lodge at Pebble Beach — singer and multi-instrumentalist **Casey Wickstrom** (rock and blues, Friday at 5 p.m.), singer and guitarist **Fred McCarty** (Saturday at 5 p.m.). In the Terrace Lounge, 1700 17 Mile Drive.

■ Sand City

Courtyard by Marriott — guitarist **Glenn Bell** (jazz, Friday at 6 p.m.). 800 Morgans Way.

To update these listings, email **chris@carmelpinecone.com.**

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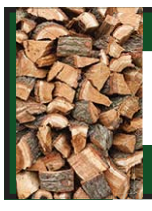
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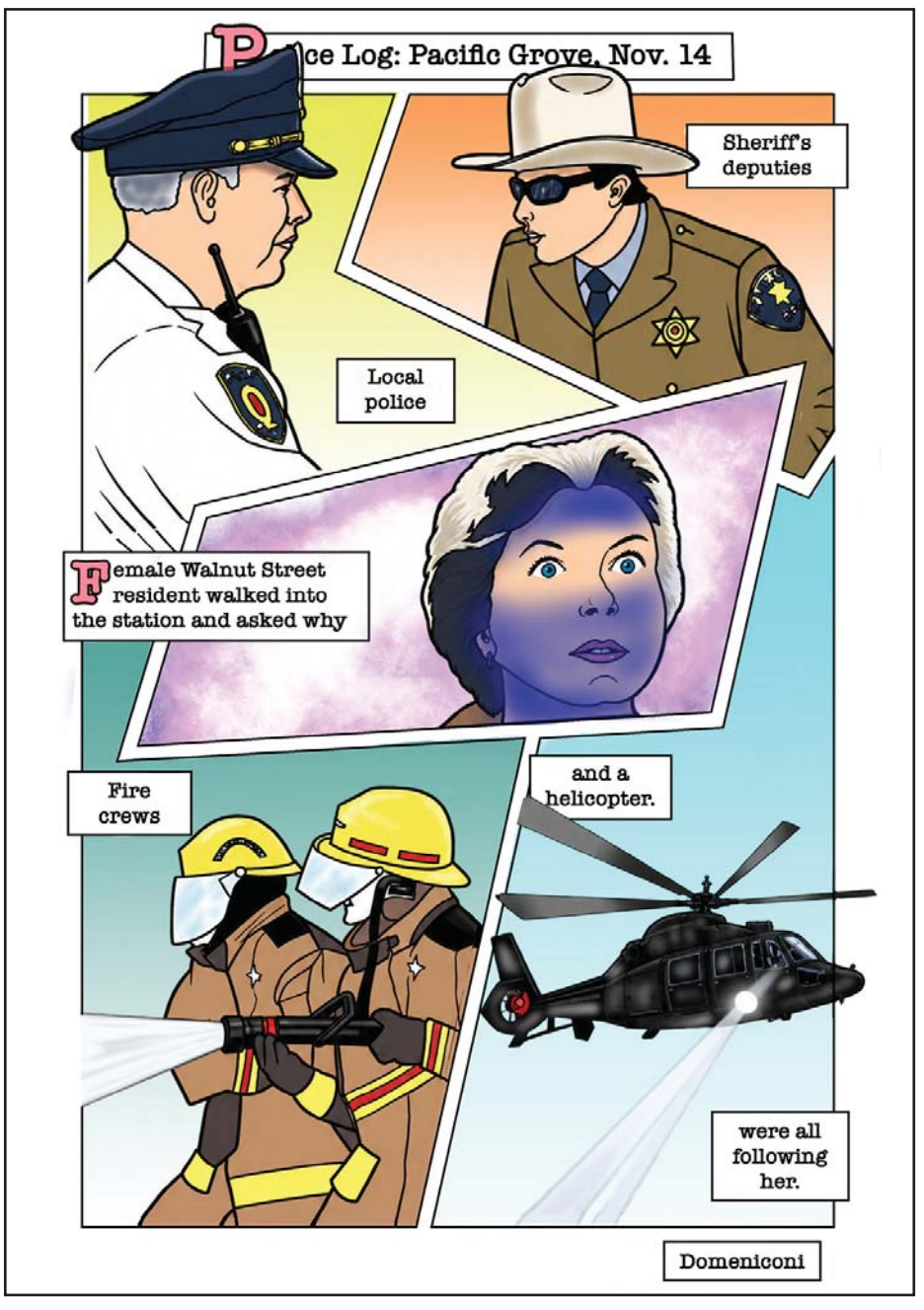


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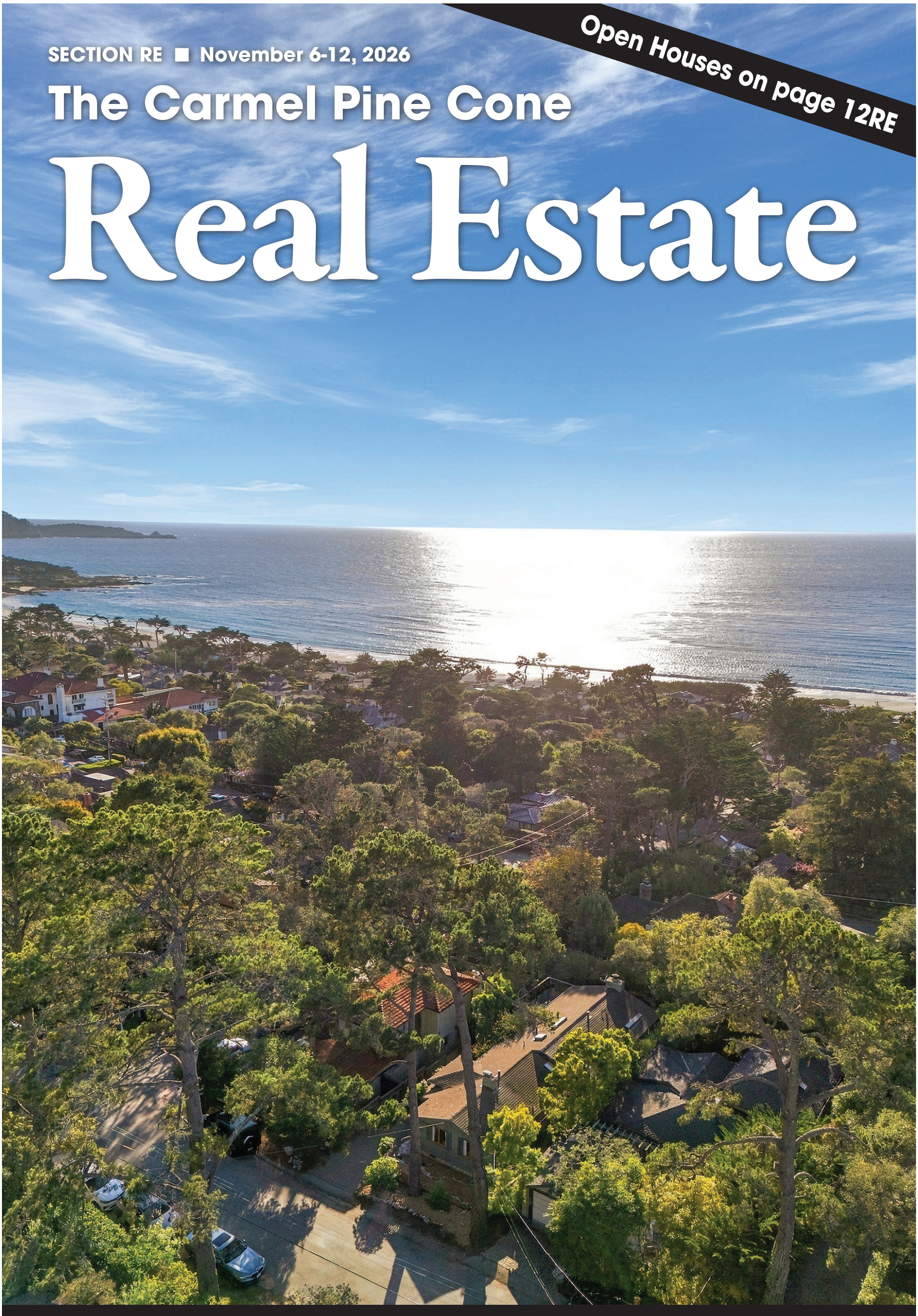
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The Carmel Pine Cone

Real Estate

Open Houses on page 12RE



■ This week's cover property, located in Carmel-by-the-Sea, is presented by Jonathan Spencer of Compass.
(See Page 2 RE)

J/S JONATHAN SPENCER

COMPASS

About the Cover

The Carmel Pine Cone

Real Estate

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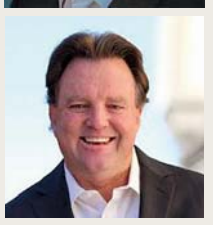
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LIC. # 00883474

Real Estate Sales Oct. 25 - 31

Escrows closed: 42
Total value: $62,550,500

Carmel

521 Third Avenue — $1,525,000
Andrew Nadolna, Joe Chan and Molly Recupido to James Glockner and Nam Lee
010-108-013

26378 Isabella Avenue — $8,975,000
Rakesh and Jabina Ramde to Michael McKeever and Teresa Aragon
009-441-025

Carmel Valley

24501 Via Mar Monte unit 77 — $900,000
Marcie and Louis Plummer to Miroslav and Denise Djokic
015-472-023

181 Hacienda Carmel — $1,030,000
Marilyn Woods to Mary Teed
015-344-004

See **HOME SALES** *page 4RE*



26378 Isabella Avenue, Carmel — $8,975,000

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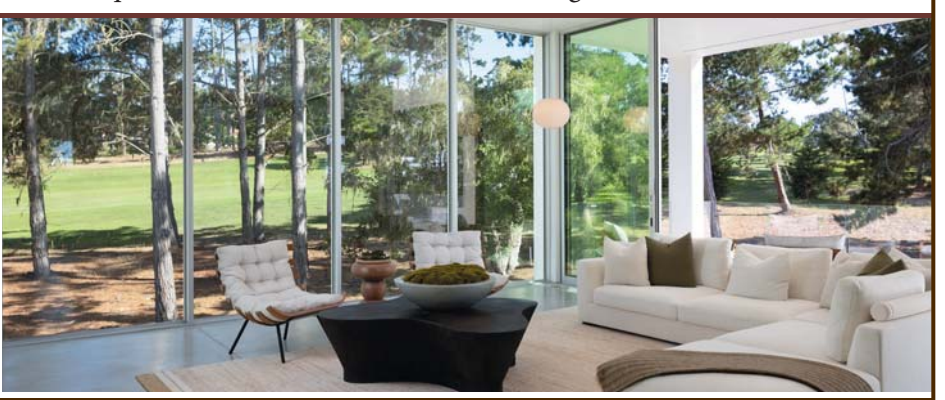
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Carmel ▪ 4 beds, 4 baths ▪ $8,998,000 ▪ www.26308IsabellaAvenue.com



Big Sur ▪ 3 beds, 2 baths ▪ $5,995,000 ▪ www.40990Hwy1.com



Carmel ▪ 5 beds, 5 baths ▪ $5,600,000 ▪ www.26219Atherton.com



Carmel Valley ▪ 4 beds, 3.5 baths ▪ $2,395,000 ▪ www.216VistaVerde.com



Pebble Beach ▪ 4 beds, 3 baths ▪ $2,250,000 ▪ www.2962ClubRoad.com



Carmel Valley ▪ 3 beds, 3.5 baths ▪ $1,850,000 ▪ www.28088BarnCourt.com



Pebble Beach ▪ 3 beds, 3 baths ▪ $1,595,000 ▪ www.41ShepherdsKnoll.com



Carmel ▪ 3 beds, 2 baths ▪ $1,395,000 ▪ www.25415ViaCicindela.com

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Board of Regents — Who's Who in Luxury Real Estate

HOME SALES

From page 2RE

Carmel Valley (cont'd)

760 Country Club Drive — $1,650,000
Brian and Sandra La Forgia to Andrea Kier and Valentin Georgiev
187-641-003

24875 N. Carmel Hills Drive — $1,725,000
Michael Hardcastle to Francis Hespe and Amy Altshuler
015-131-001

25000 Pine Hills Drive — $2,300,000
Wendy Wong to Nicholas Gularte and Andrea Forester
015-031-043

43 Middle Canyon Road — $3,800,000
Dale Bastian to Robert and Lisa Ballan



271 Foam Street, Monterey — $990,000

187-202-005

Del Rey Oaks

1000 Portola Drive — $1,110,000
Sean Aval and Maliheh Bakhski to Teresa and Joseph Johnson
012-492-052

Highway 68

11561 Spur Road — $1,495,000
John Finney to Jennifer and Dale Niemi
416-141-010

Marina

3052 MacArthur Drive unit B — $380,000
The Sea Haven to Tran Le and Phuong Nguyen
031-295-037

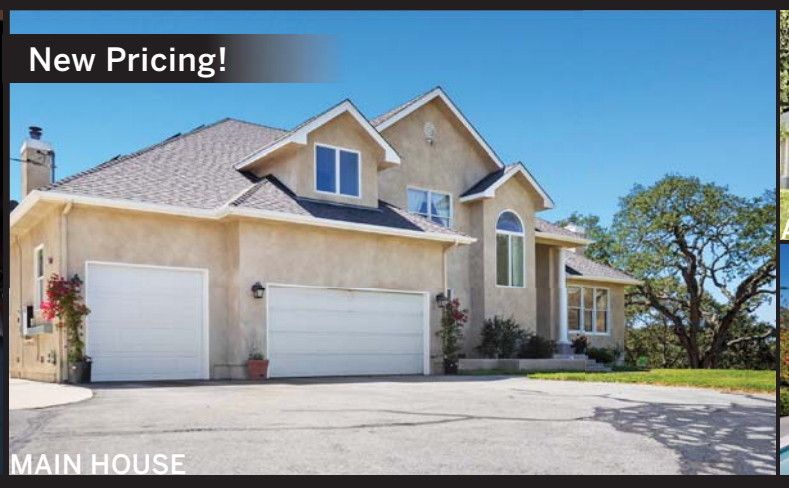
3052 MacArthur Drive unit D — $437,000
The Sea Haven to John Motter
031-295-039

See **ESCROWS** *page 15RE*

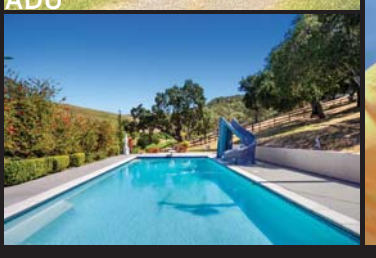
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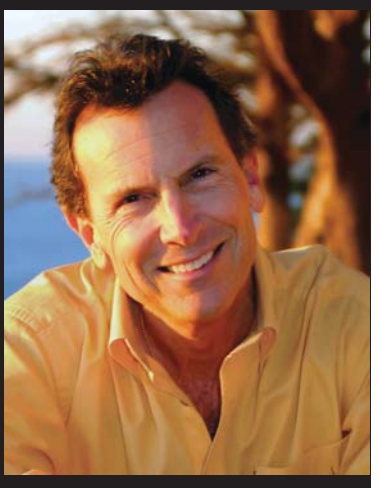
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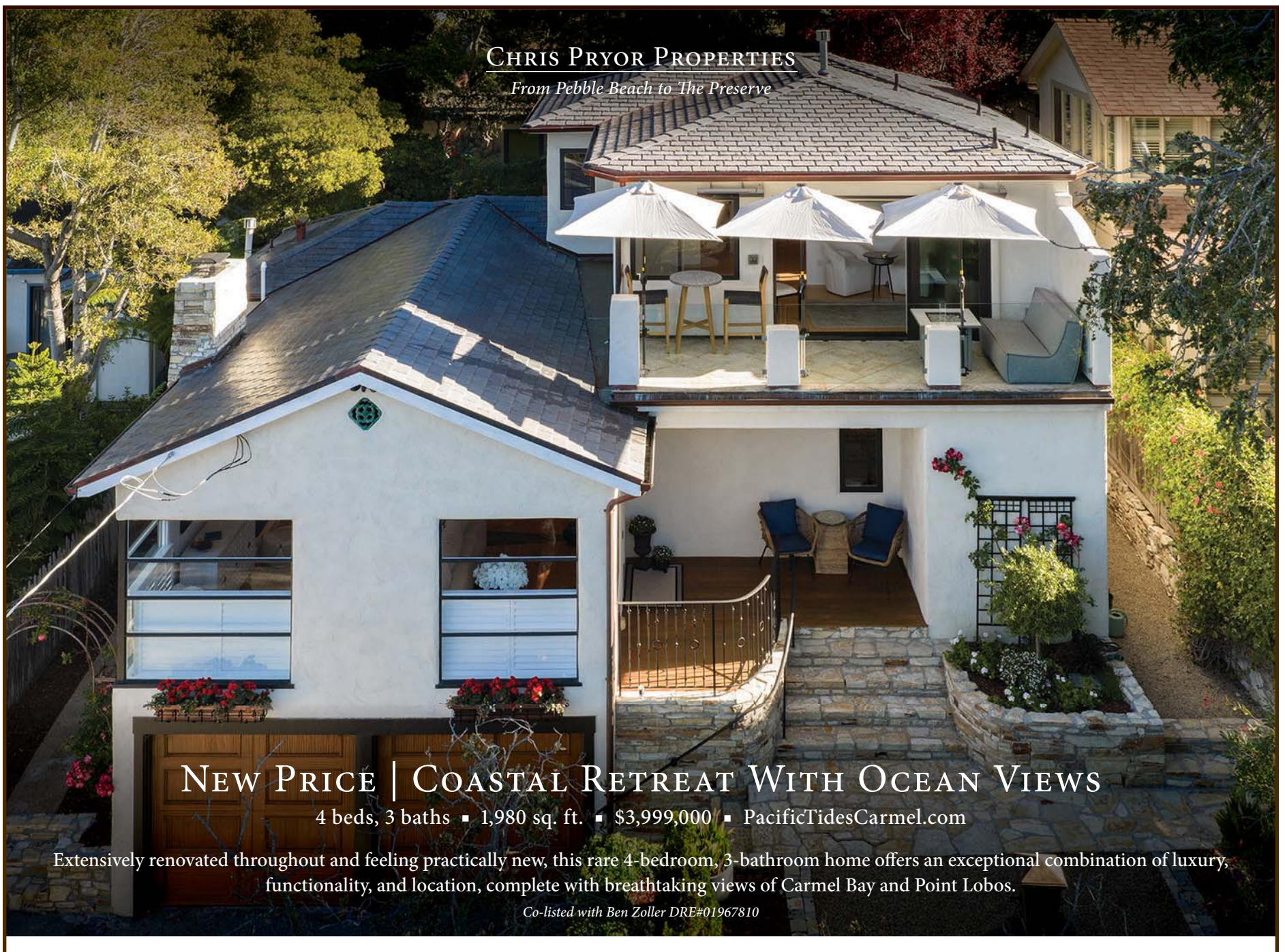




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24489SanMateo.com
Trapin Anderson & Myers Team 831.601.4934
License# 01233599

4035 Sunset Lane, Pebble Beach

3 BD | 2.5 BA | 3,632± SQ. FT. | 0.4± ACRE LOT
$1,998,000
4035sunsetlane.com
J.R. Rouse Properties Group 831.318.3808
License# 01299649





96 Corona Way, Carmel

1 BD | 1 BA | 813± SQ. FT. | 0.49± ACRE LOT
$1,500,000
96coronaway.com
Arleen Hardenstein 831.915.8989
License# 01710953



20382 Franciscan Way, Salinas

4 BD | 3 BA | 2,284± SQ. FT. | 9,938± SQ. FT. LOT
$1,399,000
20382FranciscanWay.com
Stephanie Park 831.229.0092
License# 00634519

2 Corral Run, Carmel

22.6± ACRE LOT
$995,000
2CorralRunCarmel.com
Keck Properties Team 831.238.8730
License# 02168140





70 Forest Ridge Road, #1, Monterey

2 BD | 2.5 BA | 1,378± SQ. FT.
$950,000
70forestridgeroad-1.com
Rhonda Mohr 831.293.4935
License# 02120365

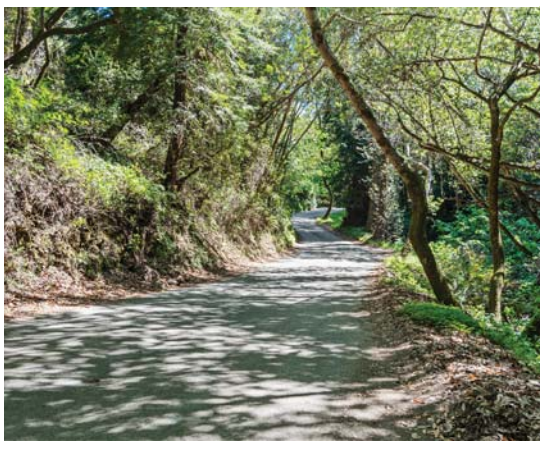


20 Del Mesa Carmel, Carmel

2 BD | 2 BA | 1,347± SQ. FT.
$899,000
sothebysrealty.com/id/F6YJK3
Claudia McCotter 831.293.3391
License# 01982938

0 Sycamore Cyn Road, Big Sur

3.27± ACRE LOT
$695,000
0SycamoreCanyon.com
sothebysrealty.com/id/YP7FWT
Sam Piffero 831.236.5389
License# 00690879





253 Hacienda Carmel, Carmel

STUDIO | 1 BA | 546± SQ. FT. | 1,410± SQ. FT. LOT
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Kathryn Picetti 831.277.6020
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Just an old codger trying to stay relevant in an artificially intelligent world

Scenic Views

By JERRY GERVASE

THE NEWS that hackers drained $6.3 billion in minutes from Binance, the world's largest marketplace for buying and selling digital money, means the biggest crypto heist in history just hit the biggest crypto exchange on Earth. I have no idea what any of that means. I know my meager assets do not include any cryptocurrency, and the only knowledge I had of bitcoin was from watching people bite down on quarters to make sure they weren't counterfeit. It also means I have one less thing to worry about.

Spotting the fakes

Artificial intelligence writes, speaks and imitates, and every week it gets more difficult to tell the genuine from the forgery. So I keep asking what a person like me — one who can't explain a blockchain and doesn't lose sleep over it — is supposed to do to stay relevant.

Add aging to the equation, and it's harder to remain current as one enters one's twilight years. The vampires in the "Twilight" movies had it easy. They stayed 17 forever and sparkled in the sunlight. The rest of us just get older, and now we compete against machines that never age, never tire, never need a nap and can ignore enrollment windows to change their prescription drug plans.

Sometimes it feels like the world is Elon Musk's SpaceX, landing rockets upright on a barge in the ocean, and I'm RadioShack, pitching 9-volt batteries. And yet, there are places and situations where people treat me as if I'm irrelevant. Young clerks in department stores glance at me and see their grandfather approaching. Suddenly, they remember it's their break time. I once thought stapling a platinum Visa card to my forehead would prove my worth. It doesn't. A Ralph Lauren clerk ignores me as if my Duluth Trading Co. body is an affront to his chic merchandise. He needs to get off his high polo pony and realize a sale is a sale.

Fortunately, reality seeps into relevance. Inertia is not an option. Being relevant is more than just being current. It means being useful. Many people chase what's current and forget what's useful. Tennyson put it so well in his poem "Ulysses."

"How dull it is to pause, to make an end, To rust unburnish'd, not to shine in use!"

Good salespeople know this and instinctively make themselves essential. I spent most of my working life in sales, and the best people I knew in the profession had little in common with the fast-talking stereotype. They listened more than they talked. They were curious about the customer's problem, not just their own pitch. They said, "I don't know. Let me find out," without embarrassment, and they did what they promised, on time. They took a "no" as information rather than an insult and came back anyway. None of it was technique, exactly. It was character, built one honest conversation at a time.

The stereotype

Those days are far behind me now, but the same traits of good salespeople apply to aging. One can be old and have nothing in common with the stereotype of an old person. I was on the phone checking 2027 prescription drug plans. Naturally, I had to provide my date of birth. When I did, the agent paused and said I sounded 40 to 50 years younger. I don't think the sound of my voice mattered. It was probably the way I spoke without hesitation, having prepared for the call by researching the company.

Senior citizens should drop "when I was your age" when speaking to younger people unless they're specifically asked how things were. Young people can hear that phrase coming from a block away, and they stop listening on the spot.

Staying relevant means being curious about their world instead of grading it against yours. If a young person wants to know what a rotary phone was like, they'll ask, and then you get to tell the story to an audience that wants to hear it. "How does that work?" earns more respect than "That's not how we did it." Watch the nostalgia ratio. An occasional story is charming, but when most of your stories are

See **GERVASE** *page 10RE*

BAMBACE PETERSON

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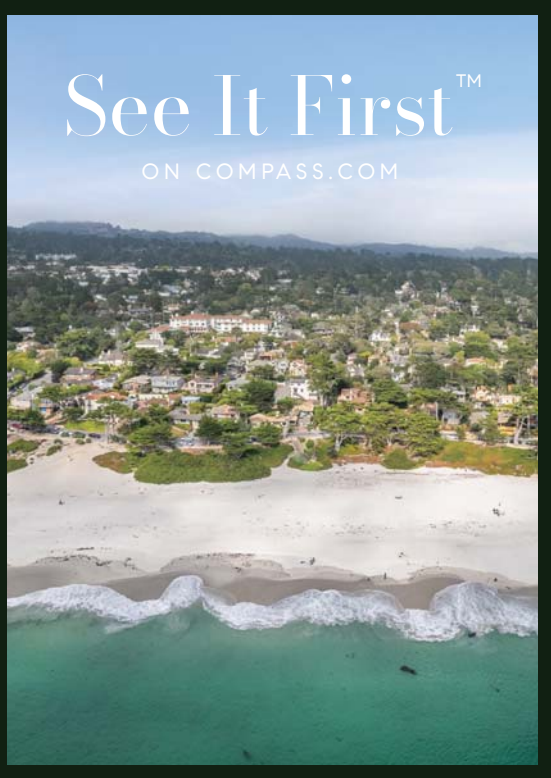
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LOG

From page 37A

THURSDAY, OCTOBER 22

Carmel-by-the-Sea: Vehicle at Carmelo Street and Eighth Avenue towed.

Carmel-by-the-Sea: Disturbance between a couple at Junipero Street and Fifth Avenue.

Monterey: Exhibiting a deadly weapon other than a firearm and criminal threats reported on La Mesa Way.

Monterey: Giving false identification to a peace officer reported on East Franklin Street.

FRIDAY, OCTOBER 23

Carmel-by-the-Sea: Found phone at Lincoln Street and Ocean Avenue.

Carmel-by-the-Sea: Found wallets at Junipero and Fifth and Junipero and Fourth.

Pacific Grove: Civil disagreement between two males on Lighthouse Avenue.

Pacific Grove: Financial elder abuse reported on Gibson Avenue involving theft of $950 or more.

Pacific Grove: Subject shoplifted from a business on Lighthouse Avenue. No prosecution requested.

Pacific Grove: At approximately 9:44 p.m., a vehicle stop was conducted for vehicle code violations at Pine Avenue and 17th Street. It was determined the driver, a 19-year-old man, was driving under the influence, in possession of a controlled substance, driving on a suspended license and in violation of probation. The suspect was booked into Monterey County Jail.

Monterey: A 46-year-old man was arrested on Yorktown Avenue on a misdemeanor warrant from another jurisdiction.

Monterey: Battery reported at Herrmann Drive and Via Paraiso.

Monterey: Vandalism involving defacing property reported on Munras .

Monterey: A 33-year-old man was arrested on Cannery Row for criminal threats and disorderly conduct due to alcohol.

Monterey: A 50-year-old woman was arrested at Dickman and Lighthouse for obstructing or resisting a peace officer or emergency medical technician and driving under the influence of drugs.

Monterey: A 21-year-old man was arrested at Tide Avenue and Surf Way for contributing to the delinquency of a minor.

Monterey: A 31-year-old woman was arrested on Wave Street for disorderly conduct due to alcohol.

SATURDAY, OCTOBER 24

Carmel-by-the-Sea: Suspicious circumstances on Torres Street. A man said he woke to find his cellphone had suddenly become password protected and wanted documentation so he could work with the cellphone provider to regain access. He believed it was a malicious hack. No known crime at this time.

Carmel-by-the-Sea: Subject at Seventh and Forest transported to the hospital for evaluation.

Pacific Grove: Fall on public property on Lighthouse Avenue. An officer responded at the request of Monterey Fire.

See **CALLS** *page 10RE*



Carmel Pine Cone Sales Staff

Real Estate & Big Sur
Jung Yi • jung@carmelpinecone.com
(831) 274-8646

Carmel-by-the-Sea • Pebble Beach
Carmel Valley & Mouth of Valley
Meena Lewellen • meena@carmelpinecone.com
(831) 274-8655

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REALTOR® | DRE#01119622

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Carmel Realty Company | DRE#02145274

Robert Noorzoy
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Sharmaine Torrey
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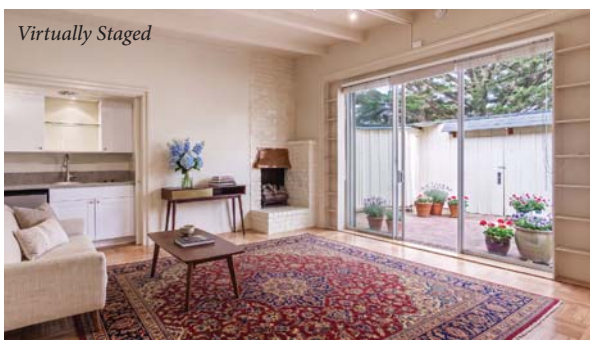
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GERVASE

From page 6RE

set in the past, people hear a life that stopped.

So here is where I land. Machines may be able to copy a skill, but not a life. A program can imitate my sentences, but it has never stood across a counter from a worried customer, been outsmarted by a room full of experts and said, "Let me find out." It has no name to answer for when it gets something wrong. I do. No update can take that from me. The hackers will keep stealing and the rockets will keep landing, but somewhere a person behind a counter will still know which 9-volt battery you need. I intend to be that person — curious, honest and, to borrow Tennyson, still shining in use.

Contact Jerry at jerrygervase@yahoo.com.

CALLS

From page 8RE

Pacific Grove: Vehicle on Laurel Avenue marked for 72-hour parking.

Monterey: A 40-year-old woman was arrested at Lighthouse and Reeside avenues for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater.

Monterey: Grand theft of money, labor or property from a motor vehicle reported at Wave Street and Prescott Avenue.

Monterey: A 20-year-old man was arrested at Casa Verde Way and Del Monte Avenue for brandishing a replica firearm.

Monterey: A 58-year-old man was arrested at Cannery Row and Wave Street for disorderly conduct due to alcohol, a misdemeanor bench warrant for failure to appear and a felony bench warrant for failure to appear.

Monterey: A 44-year-old woman was arrested at West

See **MORE CALLS** *page 14RE*

To publish a legal notice in The Carmel Pine Cone contact irma@carmelpinecone.com
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(Se habla Español)

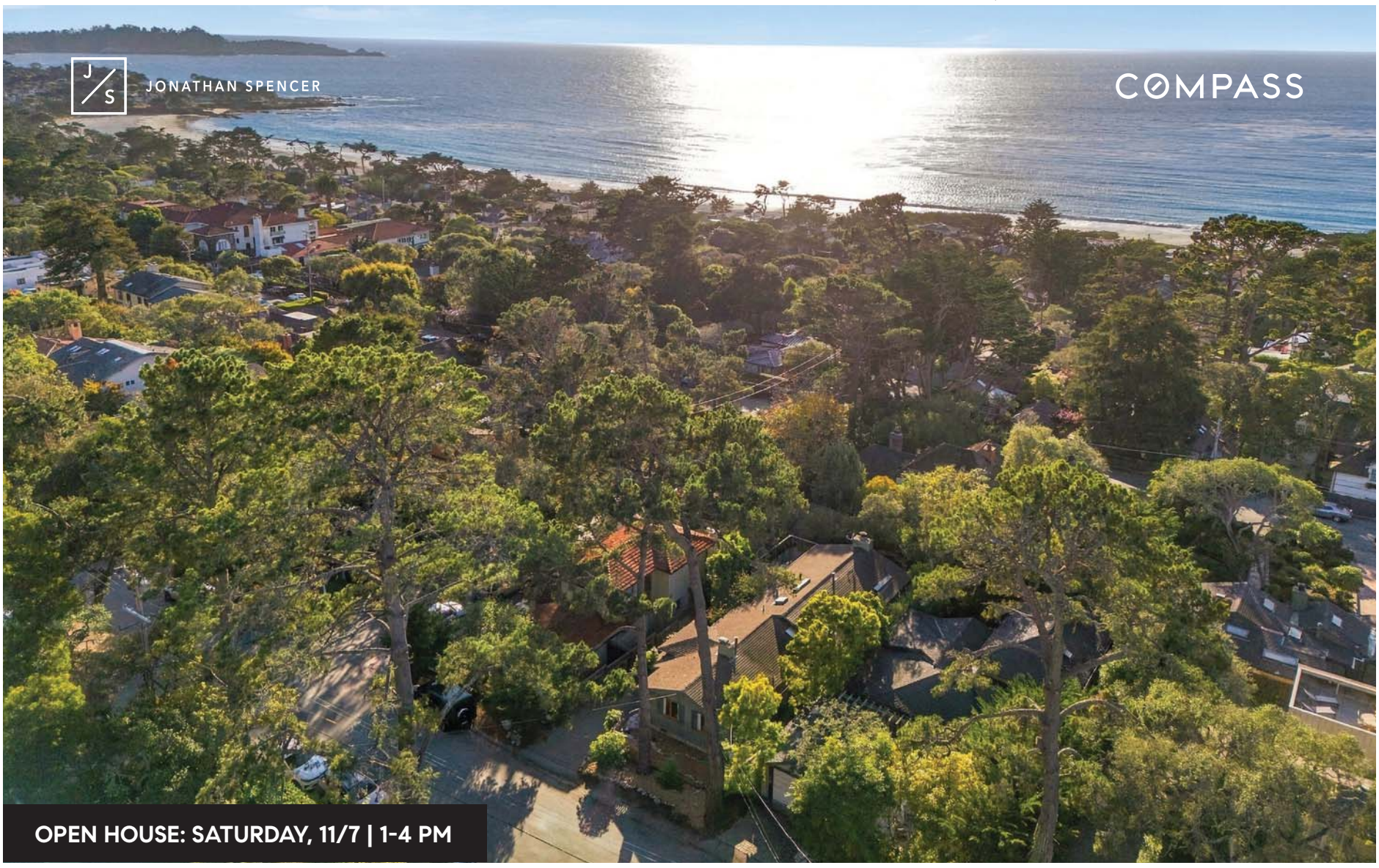


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UNIT 1





UNIT 2





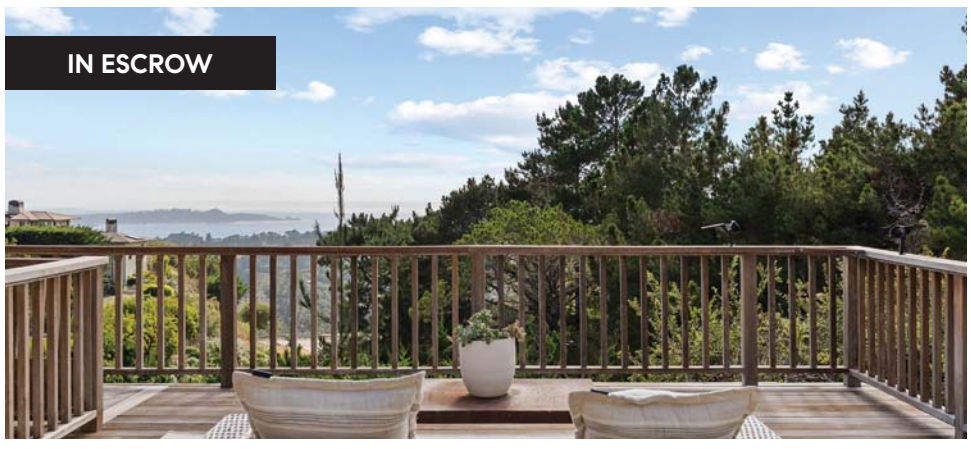
Just Listed

689 Casanova Street, Carmel-by-the-Sea
Unit 1: 2 Bed, 1 Bath, 645 Sq Ft | Unit 2: 1 Bed, 1 Bath, 739 Sq Ft | Offered at $3,250,000 | 689Casanova.com



53 Riley Ranch Road, Carmel

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53RileyRanchRoad.com



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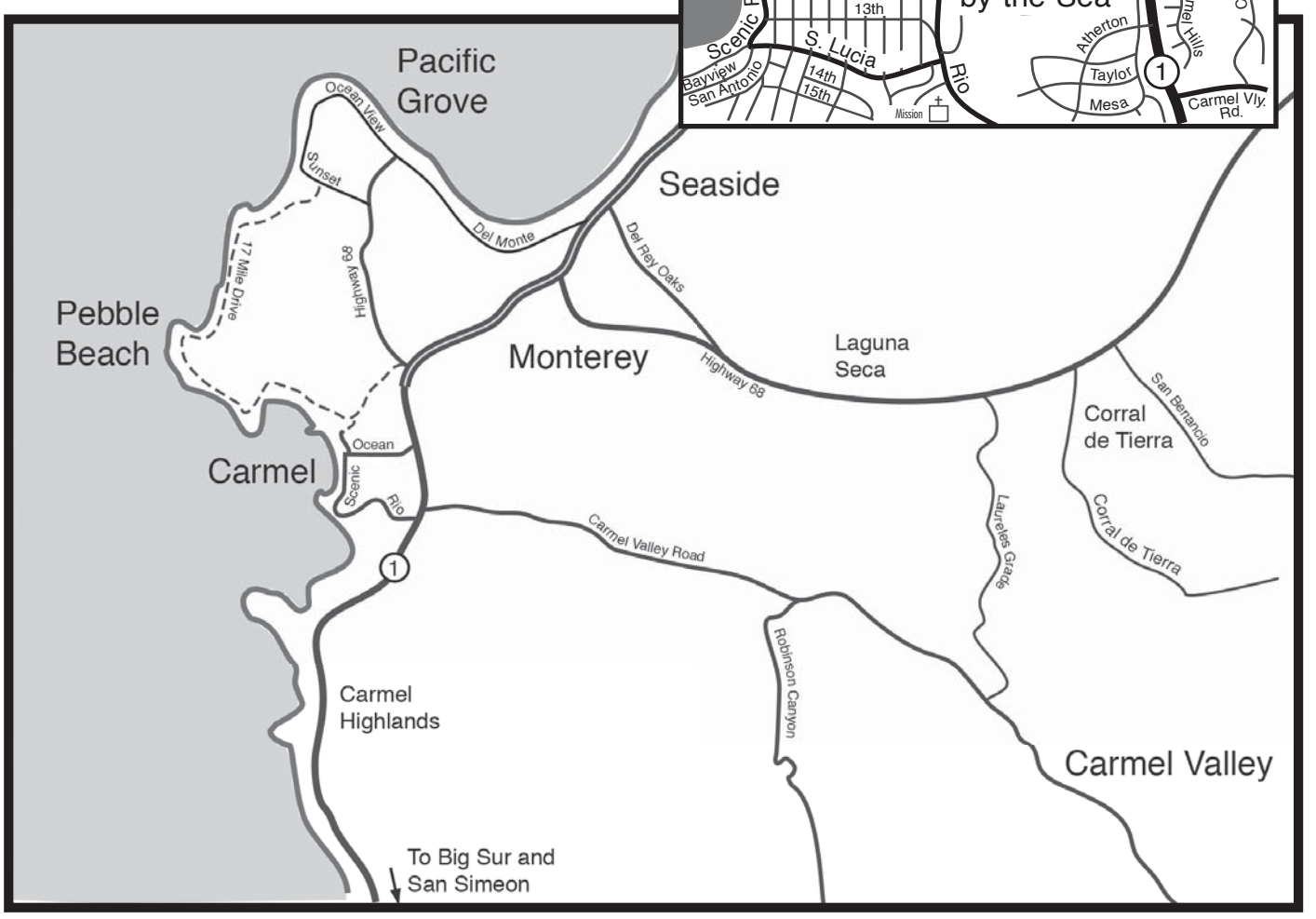
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This Weekend's OPEN HOUSES

November 6 - 8



BOULDER CREEK

$925,000	**3bd 2ba**	**Su 12-3**
109 Crows Nest Drive		Boulder Creek
Sotheby's Int'l RE		252-0504

CARMEL

$595,000	**0bd 1ba**	**Sa 12-2**
253 Hacienda Carmel		Carmel
Sotheby's Int'l RE		277-6020
$699,000	**2bd 1ba**	**Su 12-2**
118 Hacienda		Carmel
Compass		915-9710
$725,000	**2bd 2ba**	**Su 12-2**
203 Hacienda Carmel		Carmel
Sotheby's Int'l RE		277-6020
$899,000	**2bd 2ba**	**Sa 12-2**
20 Del Mesa Carmel		Carmel
Sotheby's Int'l RE		293-3391
$935,000	**2bd 2ba**	**Su 12-2**
62 Del Mesa Carmel		Carmel
Sotheby's Int'l RE		293-3391
$1,020,000	**2bd 2ba**	**Su 2-4**
139 Del Mesa Carmel		Carmel
Sotheby's Int'l RE		293-3391
$1,095,000	**3bd 3ba**	**Su 12-2**
83 High Meadow Ln		Carmel
Coldwell Banker Realty		277-0622
$1,150,000	**2bd 2.5ba**	**Sa Su 12-2**
3850 Rio Rd 47		Carmel
David Lyng Real Estate		915-8292
$1,175,000	**2bd 2ba**	**Su 11-1**
137 Del Mesa		Carmel
Monterey Coast Realty		236-2940
$1,285,000	**3bd 2ba**	**Sa 2-4**
37 Del Mesa Carmel		Carmel
Sotheby's Int'l RE		293-3391
$1,425,000	**3bd 2ba**	**Su 2:30-4**
9805 Carmel Valley Road		Carmel
Monterey Coast Realty		650-759-4193
$1,495,000	**2bd 3ba**	**Sa 1-3**
9903 Club Place Lane		Carmel
Sotheby's Int'l RE		277-8622
$1,500,000	**1bd 1ba**	**Sa 12-3 Su 11-2**
96 Corona Way		Carmel
Sotheby's Int'l RE		915-8989
$1,600,000	**3bd 2ba**	**Sa Su 1-3**
26085 Carmel Hills Dr		Carmel
Team Beesley		236-6876
$1,750,000	**3bd 2.5+ba**	**Sa Su 1-3**
25315 Flanders Dr		Carmel
Coldwell Banker Realty		917-3966
$1,775,000	**3bd 2.5ba**	**Sa 1-3**
25656 Tierra Grande		Carmel
Coldwell Banker Realty		884-3919
$1,890,000	**3bd 3.5ba**	**Sa 11-1**
10172 Oakwood Cir		Carmel
Coldwell Banker Realty		241-1264
$2,195,000	**3bd 2ba**	**Sa Su 1:30-3:30**
3601 Eastfield Rd		Carmel
The Ruiz Group, Keller Williams		241-1598
$2,500,000	**3bd 3ba**	**Sa 1-3**
24732 San Carlos St		Carmel
Bramin Atler		595-5045
$2,895,000	**4bd 3ba**	**Su 11-1**
3540 Oak Place		Carmel
Sotheby's Int'l RE		200-5007
$3,200,000	**4bd 2.5ba**	**Sa Su 11-2**
24400 S. San Luis Ave.		Carmel
Sotheby's Int'l RE		402-5877
$3,595,000	**2bd 2.5ba**	**Sa Su 1-4**
7086 Valley Greens Cir		Carmel
Coldwell Banker Realty		206-0129
$3,700,000	**3bd 2.5ba**	**Sa Su 1-3**
26305 Camino Real		Carmel
Sotheby's Int'l RE		333-6060 / 917-9886
$3,995,000	**4bd 2.5ba**	**Sa 1-3**
23 Mentone Road		Carmel
Sotheby's Int'l RE		404-401-8647
$4,250,000	**3bd 2ba**	**Su 1-3**
571 Monte Verde Street		Carmel
Sotheby's Int'l RE		224-6891
$4,300,000	**3bd 3ba**	**Sa 1-3**
95 Yankee Point Dr		Carmel
Compass		262-7768
$4,475,000	**3bd 2ba**	**Sa 1-3**
5th Avenue 2NW of Lincoln		Carmel
Compass		238-1380
$4,495,000	**4bd 4ba**	**Sa Su 1-3**
3369 Trevis Way		Carmel
Sotheby's Int'l RE		277-3371 / 404-401-8647
$5,195,000	**4bd 3.5ba**	**Sa 12-3**
231 Spindrift Road		Carmel
Monterey Coast Realty		460-6864
$5,600,000	**5bd 5ba**	**Su 1-3**
26219 Atherton Place		Carmel
Carmel Realty		530-210-6640
$6,195,000	**3bd 4ba**	**Sa Su 1-3**
2486 17th Avenue		Carmel
Sotheby's Int'l RE		521-5024 / 760-5126
$7,450,000	**3bd 3ba**	**Sa 3-5**
2385 Bay View Ave		Carmel
Coldwell Banker Realty		356-8123

CARMEL VALLEY

$1,249,000	**3bd 2.5ba**	**Sa 1-3**
134 Laurel Dr		Carmel Valley
Coldwell Banker Realty		277-0622
$1,260,000	**3bd 2ba**	**Sa 1-3**
471 Country Club Drive		Carmel Valley
Sotheby's Int'l RE		214-2250
$1,298,000	**4bd 3ba**	**Sa 10-12:30 Su 1:30-4**
18 Middle Canyon Way B		Carmel Valley
Sotheby's Int'l RE		277-9022
$1,450,000	**2bd 1ba**	**Sa 1:30-4 Su 10-12:30**
145 E Carmel Valley Rd		Carmel Valley
Sotheby's Int'l RE		277-9022
$1,695,000	**3bd 2ba**	**Sa Su 12-2**
2 Esquiline Road		Carmel Valley
Sotheby's Int'l RE		236-8571
$1,949,000	**4bd 3.5 ba**	**Fr 3-5 Sa 9-11**
28063 Heron Ct		Carmel Valley
The Ruiz Group, Keller Williams		277-8712
$1,999,000	**4bd 4ba**	**Sa 12-2**
15286 Via La Gitana		Carmel Valley
Sotheby's Int'l RE		601-4934
$2,650,000	**4bd 3ba**	**Sa 12-2**
12724 Sundance Lane		Carmel Valley
Monterey Coast Realty		650-759-4193
$2,740,000	**4bd 2.5ba**	**Sa 12-2**
31499 Via Las Rosas		Carmel Valley
The Agency		293-4878
$3,995,000	**5bd 5ba**	**Sa 3-5**
7 San Clemente		Carmel Valley
Compass		236-5290
$4,350,000	**4bd 3.5ba**	**Su 12-2**
25 Miramonte Rd		Carmel Valley
Coldwell Banker Realty		356-8123

Monterey County reads The Pine Cone

CORRAL DE TIERRA

$2,149,000	**4bd 3ba**	**Su 1-3**
28951 Falcon Ridge		Corral de Tierra
Sotheby's Int'l RE		915-2800

DEL REY OAKS

$499,000	**1bd 1ba**	**Sa 3-5**
121 Quail Run Court		Del Rey Oaks
Sotheby's Int'l RE		917-1631
$1,079,000	**4bd 3ba**	**Su 2-4**
32 Carlton Drive		Del Rey Oaks
Sotheby's Int'l RE		915-1004

GILROY

$2,150,000	**3bd 2.5ba**	**Sa Su 12-3**
3540 Godfrey Avenue		Gilroy
Sotheby's Int'l RE		915-0265

HOLLISTER

$1,100,000	**4bd 3ba**	**Su 11-1**
140 Scarlett Way		Hollister
Monterey Coast Realty		650-759-4193

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MARINA

$700,000	**3bd 2ba**	**Su 1-3**
146 Seal Ct		Marina
Sotheby's Int'l RE		214-2250
$849,000	**3bd 2ba**	**Sa 12-3 Su 1-3**
3216 Vista Del Camino		Marina
Sotheby's Int'l RE		917-9886 / 277-8622
$959,000	**3bd 3ba**	**Sa Su 11-1**
18839 Sedgwick Ln		Marina
The Ruiz Group, Keller Williams		837-5437
$1,349,000	**4bd 3ba**	**Su 10-12**
479 Palisade Drive		Marina
Monterey Coast Realty		277-6728
$1,489,000	**3bd 2.5ba**	**Sa 12-2**
478 McKinley Drive		Marina
Compass		915-9710
$2,335,000	**4bd 3.5ba**	**Sa 11-4**
2409 Schooner Avenue		Marina
Sotheby's Int'l RE		601-9038 / 293-3668
$1,089,000	**4bd 2.5ba**	**Su 12-2**
16406 Garrison Dr		Marina, East Garrison
Compass		238-2022
$1,150,000	**4bd 3.5ba**	**Su 2-4**
18551 McClellan Circle		Marina, East Garrison
Monterey Coast Realty		277-6728

MONTEREY

$419,000	**1bd 1ba**	**Sa 10-12 Su 10:30-12**
4106 Golden Oaks Ln		Monterey
The Ruiz Group, Keller Williams		224-6759
$545,000	**1bd 1ba**	**Sa 12-2**
300 Glenwood Cir 198		Monterey
Coldwell Banker Realty		601-8424
$749,000	**2bd 2ba**	**Sa 12-3 Su 12-2**
1111 Golden Oaks Lane		Monterey
Sotheby's Int'l RE		229-0092
$849,000	**2bd 1ba**	**Su 1-3**
642 Cypress Street		Monterey
Sotheby's Int'l RE		238-8029
$950,000	**2bd 2.5ba**	**Su 11-1**
70 Forest Ridge Rd 1		Monterey
Sotheby's Int'l RE		293-4935
$1,233,000	**2bd 2ba**	**Sa Su 12-2**
537 Larkin Street		Monterey
Sotheby's Int'l RE		915-6391
$1,299,000	**2bd 2ba**	**Su 1-3**
856 Fountain Ave		Monterey
Bramin Atler		595-5045
$1,395,888	**4bd 3.5 ba**	**Fr 12-3 Sa 12-2**
10148 Blue Larkspur Ln		Monterey
The Ruiz Group, Keller Williams		595-9242
$1,425,000	**5bd 2.5ba**	**Sa 12-2 Su 1-3**
355 & 357 Monroe Street		Monterey
Sotheby's Int'l RE		277-9250 / 297-9805
$1,897,000	**4bd 3ba**	**Fr 2-4 Sa Su 11-1**
10601 Hidden Mesa Pl		Monterey
The Ruiz Group, Keller Williams		241-1598
$2,750,000	**5bd 3.5ba**	**Su 12:30-3**
11530 Spur Road		Monterey
Carmel Realty		241-1434

MOSS LANDING

$2,250,000	**2bd 2ba**	**Sa 1-4**
274 Monterey Dunes Way		Moss Landing
David Lyng Real Estate		620-2271

PACIFIC GROVE

$965,000	**2bd 2ba**	**Sa 2-4**
607 Sage Ct		Pacific Grove
Compass		238-2002
$999,000	**2bd 1ba**	**Sa 11-1**
306 9th Street		Pacific Grove
Sotheby's Int'l RE		200-5007
$1,100,000	**2bd 2ba**	**Su 1-3**
226 Walnut Street		Pacific Grove
Sotheby's Int'l RE		402-2017

See **OPEN HOUSES** *page 14RE*

To advertise in The Carmel Pine Cone Real Estate Section
contact jung@carmelpinecone.com
(831) 274-8646

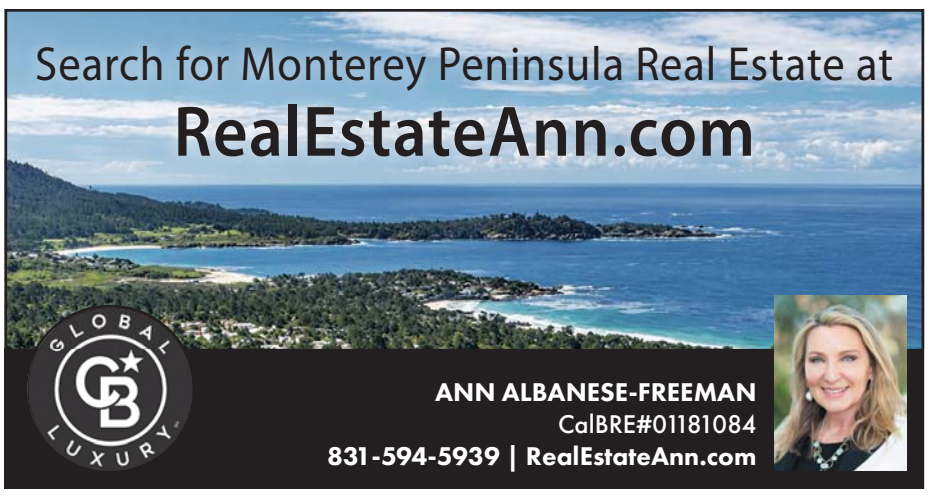
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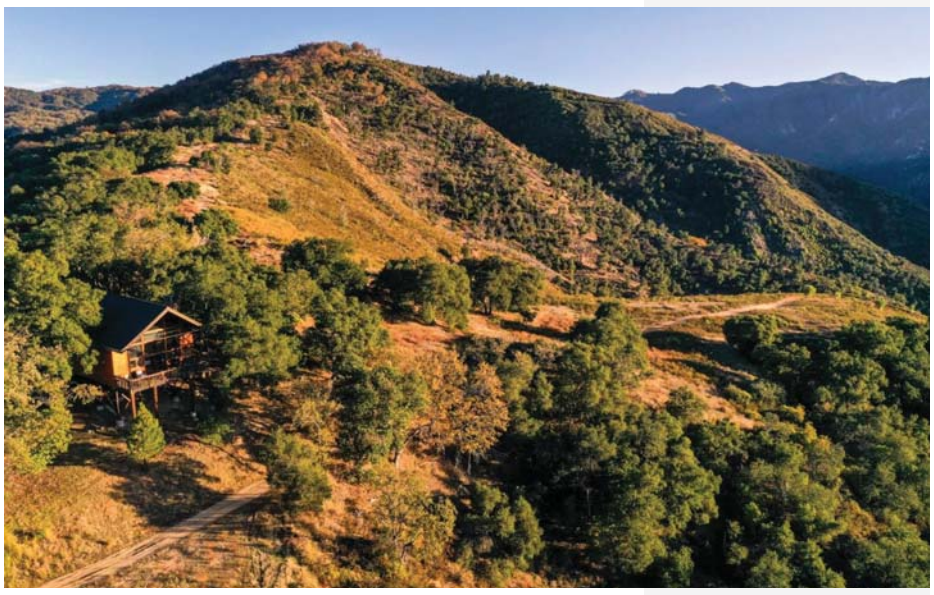
43 Rancho San Carlos Road - Santa Lucia Preserve, Carmel
4 Bedrooms 4 Full & 1 Half Baths 4,577 SF $5,695,000
Designed by Hart | Howerton Architects - Completed in 2006



43 Rancho San Carlos Road at The Preserve
Perfectly Sited to Capture Breathtaking Views to the South-West
Ideally Located just 10 minutes from the Gatehouse and The Hacienda



10 Garzas Trail - Santa Lucia Preserve, Carmel
38.45 Acres 1.8 Acre Building Area with Sewer & Water $575,000
A Convergence of 2 Creeks, Trails out the Door, Walk to the Hacienda



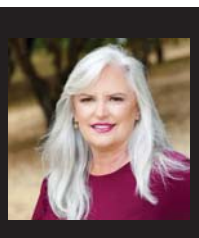
38225 Nason Road - Carmel Valley
100 Acres of Off-Grid Natural Beauty - 2 BD 1 BA 1,355SF $1,195,000
Ventana Wilderness Views · Trail to Los Padres Dam for Fishing & Fun



22 Arroyo Sequoia - Santa Lucia Preserve, Carmel
19.24 Acres 3.6 Acre Building Area with Sewer & Water $995,000
A Beautiful Open Meadow in a Park-Like Setting, Close to the Clubs

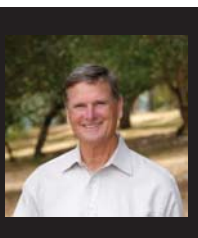


4 Holding Field Run - Santa Lucia Preserve, Carmel
37.12 Acres 4.32 Acre Building Area with Water $575,000
Dramatic Views of a Robinson Canyon, 12 min. to Preserve Gate



Lisa Guthrie

Broker Associate | DRE 01250803
831.238.5725 | Lisa.Guthrie@compass.com
LaTierraCarmel.com



Alan Drew

Broker Associate | DRE 02029344
831.920.7103 | Alan. Drew@compass.com
LaTierraCarmel.com

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MORE CALLS

From page 10RE

Franklin and Alvarado streets for disorderly conduct due to alcohol.

SUNDAY, OCTOBER 25

Carmel-by-the-Sea: Found passport at Del Mar.

Pacific Grove: Vehicle marked for 72-hour parking on 14th Street.

Pacific Grove: Two citations issued for feeding wildlife on Ocean View Boulevard.

Monterey: A 36-year-old man was arrested at East Franklin and Camino El Estero for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater.

Monterey: A 23-year-old woman was arrested at Del Monte and Cortes for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater.

Monterey: A 24-year-old woman was arrested on Lighthouse Avenue for disorderly conduct due to alcohol.

Monterey: A 24-year-old woman was arrested on Del Monte Avenue for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater.

Monterey: A 46-year-old man was arrested on Dela Vina Avenue for sexual penetration of a victim unaware of the act due to fraudulent misrepresentation.

Monterey: Battery on Hawthorne Street. A 64-year-old man was arrested.

Monterey: A 34-year-old man was arrested on Fremont Street for battery on a peace officer or emergency personnel and obstructing or resisting a peace officer or emergency medical technician.

Monterey: An 18-year-old woman was arrested on Wave Street for obstructing or resisting a peace officer or emergency medical technician.

Monterey: A 31-year-old man was arrested on Munras Avenue for driving under the influence of alcohol and driving with a blood-alcohol level of 0.08% or greater.

Monterey: Welfare and Institutions Code Section 5150 mental health evaluation hold on Pacific Street.

MONDAY, OCTOBER 26

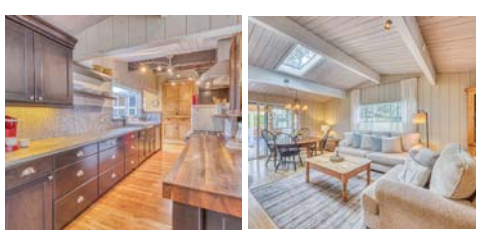
Carmel-by-the-Sea: Vehicle towed at Carpenter and Second.

Pacific Grove: Report of a possible theft of personal belongings from private property on Gibson Avenue.

Pacific Grove: Vehicle towed on David Avenue for registration that expired more than six months earlier.

Pacific Grove: Theft reported at Central and Grand avenues.





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26085 CARMEL HILLS DR , CARMEL—
3 BEDS I 2 BATHS I 1,800 SF I 9,583 SF LOT

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SUNDAY,NOVEMBER 8TH 1PM-3PM

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OPEN HOUSES

From page 12RE

PACIFIC GROVE

$1,195,000 2bd 2ba		**Fr 1-4 Sa 12-2 Su 11-1:30**
1205 Lincoln Ave		Pacific Grove
Sotheby's Int'l RE		402-2884
$1,279,000 2bd 1ba		**Sa Su 12-5:30**
315 Cypress Avenue		Pacific Grove
Sotheby's Int'l RE		224-0020 / 402-4394
$1,795,000 2bd 1ba		**Sa 1-3**
963 Crest Ave		Pacific Grove
Coldwell Banker Realty		220-9817
$1,800,000 3bd 3.5ba		**Sa 1-3 Su 2-4**
917 Fountain Avenue		Pacific Grove
Sotheby's Int'l RE		402-2017 / 318-3808
$1,850,000 4bd 3ba		**Su 11-1**
979 Syida Dr		Pacific Grove
Coldwell Banker Realty		917-7029
$1,995,000 5bd 4ba		**Sa 12-2**
114 Carmel Avenue		Pacific Grove
Sotheby's Int'l RE		521-0680
$2,875,000 3bd 2ba		**Su 12-3**
475 Gibson Ave		Pacific Grove
Coldwell Banker Realty		277-3914

PEBBLE BEACH

$849,000 2bd 2ba		**Su 1-3**
17 Shepherd's Knoll		Pebble Beach
Carmel Realty		320-6801
$1,595,000 3bd 3ba		**Sa 12-3**
41 Shepherd's noll		Pebble Beach
Carmel Realty		241-1434
$1,998,000 3bd 2.5ba		**Sa Su 11-2**
4035 Sunset Lane		Pebble Beach
Sotheby's Int'l RE		224-0020
$7,920,000 4bd 3.5ba		**Su 11-1**
3978 Ronda Road		Pebble Beach
Compass		236-5290
$8,275,000 3bd 2.5ba		**Sa 12-2 Su 1:30-3:30**
1651 Crespi Lane		Pebble Beach
Compass		236-5290
$8,995,000 5bd 5.5ba		**Sa Su 1-3**
3159 Stevenson		Pebble Beach
Carmel Realty		521-4855
$9,700,000 5bd 6.5ba		**Su 3-5**
21 Poppy Ln		Pebble Beach
Coldwell Banker Realty		356-8123

SALINAS

$799,000 4bd 2ba		**Fr 12-2 Sa 10-12 Su 10-2:30**
69 Geil St		Salinas
The Ruiz Group, Keller Williams		867-1188
$1,150,000 4bd 3ba		**Su 1-4**
14390 Mountain Quail Road		Salinas
Sotheby's Int'l RE		236-7251
$1,150,000 4bd 3ba		**Su 2-4**
7710 Fallen Leaf Lane		Salinas
Sotheby's Int'l RE		915-0233
$1,469,000 3bd 2.5 ba		**Sa Su 12-2**
10 Paseo Segundo		Salinas
The Ruiz Group, Keller Williams		261-6468

Sand City reads The Pine Cone

SAND CITY

$750,000 2bd 1ba		**Sa 12-2**
450 Ortiz Ave		Sand City
Sotheby's Int'l RE		917-1631

SEASIDE

$639,000 2bd 1 ba		**Fr 3-5 Sa Su 12-3**
1437 Vallejo St		Seaside
The Ruiz Group, Keller Williams		595-9242
$776,000 3bd 1.5ba		**Su 1-3**
1233 Hilby Avenue		Seaside
Monterey Coast Realty		277-5256
$1,099,000 3bd 2ba		**Fr 3-5 Sa 10:30-4 Su 12:30-3**
1976 Luzern St		Seaside
The Ruiz Group, Keller Williams		595-9242
$1,329,000 3bd 2.5 ba		**Sa 1-3**
4305 Peninsula Point Dr		Seaside
The Ruiz Group, Keller Williams		277-8712
$1,349,991 5bd 3.5ba		**Fr 12-4 Sa 2-4**
4890 Peninsula Point Drive		Seaside
Sotheby's Int'l RE		318-3808

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Carmel-by-the-Sea
Real Estate Activity This Week:

Status	Address	List Price	Sale Price	DOM
New Listing	689 Casanova	$3,250,000	---	2
Price Decreased	Ocean 2 NW of Guadalupe	$3,999,000	---	138
Contingent	1385 Mission	$5,750,000	---	17
Contingent	807 7th	$4,750,000	---	10
Sold	521 3rd	$1,599,000	$1,525,000	48
Listing Expired	San Carlos 2 NW of Santa Lucia	$2,800,000	---	154

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(Data from MLSListings Inc)

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2 weeks $1.50 Per Word, Per Week* 4 weeks $1.10 Per Word, Per Week*
* There is a 10-word minimum on all classified ads.
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ESCROWS

From page 4RE

Marina (cont'd)

468 Ferris Avenue — $650,000
Lisa Linnenbrink to Rosalinda Osorio
032-371-004

2720 Sand Dune Avenue — $925,000
Joseph and Cheryl De Gier to Michael and Sylvia Kirwan
031-285-007

2756 Sea Glass Avenue — $1,100,000
Wilson and Teresa Brunson to Joseph and Cheryl De Gier
031-256-020

121 Maritime Street — $1,166,500
Shea Homes LP to Joel and Diana Richomme
031-298-001

255 Laguna Seca Lane — $1,233,000
Marina Station Phases 1 and 2 LLC to Mary and Kayvan Kazeminejad
032-561-061

625 Santa Lucia Way — $1,240,500
The Sea Haven to Ryan and Lauren Scarr
031-312-060

2760 Moonshell Lane — $1,255,000
Roland Soltesz and Juelarie Morgan to Douglas and Eliza-



25000 Pine Hills Drive, Carmel Valley — $2,300,000

beth Atkinson
031-258-054



2991 Arido Way, Marina — $1,585,000

The Sea Haven to Donna Stephenson
031-314-042

591 Inyo Court — $1,350,000

See **DEEDS** *page 19RE*



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SP: $5,600,000



3100 Flavin Lane
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CARMEL REALTY COMPANY ESTABLISHED 1913



Besides its history, culture, scenery and great weather, one of the things that makes the Monterey Peninsula so wonderful is its outstanding business community. But who are the hard-working people behind all those amazing shops, restaurants and service providers? We will answer that question in our November 13th edition.

CONTACT YOUR REP TODAY!

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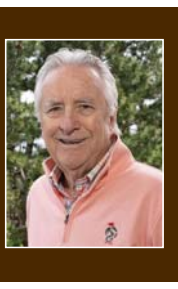
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BOARD OF REGENTS WHO'S WHO IN LUXURY REAL ESTATE

PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261849
Filing type: NEW FILING - with CHANGE(S) from the previous filing.
The following person(s) is (are) doing business as:
WILLIAM A. KARGES FINE ART, 6th Ave. between San Carlos and Dolores, Carmel, CA 93921.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
WILLIAM A. KARGES FINE ART, P.O. Box D-1, Carmel, CA 93921.
State of Inc./Org./Reg.: CA
This business is conducted by a corporation.
Registrant commenced to transact business under the fictitious business name or names listed above on March 6, 1987.
S/William A. Karges, Jr., President
Date: Sept. 14, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 24, 2026.
Publication Dates: Oct. 16, 23, 30, Nov. 6, 2026. (PC 1018)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261934
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
CASTROVILLE CAFE, 11276 Merritt St., Castroville, CA 95012.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ARMANDO MIGUEL ANGEL VENEGAS CRUZ, 11276 Merritt St., Castroville, CA 95012.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 8, 2026.
S/Armando Cruz
Date signed: Oct. 8, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 8, 2026.
Publication Dates: Oct. 16, 23, 30. Nov. 6, 2026 (PC 1019)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261912
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
THE FINAL TWIST, 1200 Del Monte Center, Suite A, Monterey, CA 93940.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JACQUELINE McDONALD, 724 Archer St., Monterey, CA 93940.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Jacqueline McDonald
Date signed: Oct. 6, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 6, 2026.
Publication Dates: Oct. 16, 23, 30. Nov. 6, 2026 (PC 1020)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261890
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ARBOL DE VIDA SUPLEMENTOS PARA LA SALUD, 1663 Boston St., Salinas, CA 93906.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
VERONICA CASTILLO, 1663 Boston St., Salinas, CA 93906.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Sept. 2, 2026.
S/Veronica Castillo
Date signed: Oct. 2, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 2, 2026.
Publication Dates: Oct. 16, 23, 30. Nov. 6, 2026 (PC 1021)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261936
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
MONTEREY ROBOTICS, 3078 Helena Way, Marina, CA 93933.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
MONTEREY ROBOTICS LLC, 3078 Helena Way, Marina, CA 93933.
State of Inc./Org./Reg.: CA
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Jon Anderson, Manager
Date signed: Oct. 8, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 8, 2026..
Publication Dates: Oct. 16, 23, 30. Nov. 6, 2026 (PC 1022)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261926
The following person(s) is (are) doing business as:
Huezo Ink Creations, 255 E Bolivar St. SPC 121, Salinas, CA 93906
County of Monterey
Registrant(s):
Pablo Adolfo Gonzalez, 255 E Bolivar St. SPC 121, Salinas, CA 93906
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/ Pablo Adolfo Gonzalez
This statement was filed with the County Clerk of Monterey County on [FileDate].
10/23, 10/30, 11/6, 11/13/26
CNS-4078997#
CARMEL PINE CONE
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1023)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261927
The following person(s) is (are) doing business as:
MB AUTO RENTALS AND SALES, 1206 La Salle Ave Spc 8A, Seaside, CA 93955
County of MONTEREY
Registrant(s):
MONTEREY BAY AUTO RENTALS LLC, 351 SAN FELIPE RD STE 101 #1005, HOLLISTER, CA 95023
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
MONTEREY BAY AUTO RENTALS LLC
S/ Vidal Ballesteros, Managing Member
This statement was filed with the County Clerk of Monterey County on 10/07/2026.
10/23, 10/30, 11/6, 11/13/26
CNS-4081569#
CARMEL PINE CONE
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1024)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261958
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
BRITEK PARTNERS, 310 Country Club Hts, Carmel Valley, CA 93924.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JAMES W BRIER, PO Box 969, Carmel Valley, CA 93924.
KIMBERLEY B BRIER, PO Box 969, Carmel Valley, CA 93924.
This business is conducted by a general partnership.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 1, 2026.
S/James W Brier
Date signed: Oct. 13, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 13, 2026.
Publication Dates: Oct. 16, 23, 30, Nov. 6, 2026 (PC 1025)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261966
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
OYSTER TRAVEL, 244 Hwy 1, Carmel By The Sea, CA 93923.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
MELANIE JEWEL HIBBS, 244 Hwy 1, Carmel By The Sea, CA 93923.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 14, 2026.
S/Melanie Hibbs
Date signed: Oct. 14, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 14, 2026.
Publication Dates: Oct. 16, 23, 30, Nov. 6, 2026 (PC 1026)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261977
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
THE JOINT MARINA, 234 RESERVATION ROAD, MARINA, CA 93933
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
FLAVORS OF MARINA INC., 234 RESERVATION ROAD, MARINA, CA 93933
State of Inc./Org./Reg.: CA
This business is conducted by: a corporation.
Registrant commenced to transact business under the fictitious business name listed above on: Aug. 1, 2026.
S/ Harkamalpreet Gill, Chief Executive Officer
Date signed: Oct. 14, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 14, 2026.
Publication Dates: Oct. 23, 30. Nov. 6, 13, 2026 (PC 1027)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261973
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
SALTY SOUL SANCTUARY, 526 OCEAN AVE STE 304, CARMEL BY THE SEA, CA 93921
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
SALTY SOUL SANCTUARY LLC, 86 VIA VENTURA, MONTEREY, CA 93940
State of Inc./Org./Reg.: CA
This business is conducted by: a limited liability company.
Registrant commenced to transact business under the fictitious business name listed above on: Not Applicable.
S/ Kyle Hoff, Managing Member
Date signed: Oct. 14, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 14, 2026.
Publication Dates: Oct. 23, 30. Nov. 6, 13, 2026. (PC 1028)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261918
The following person(s) is (are) doing business as:
GROCERY OUTLET OF SALINAS, 1415 N Main Street, Salinas, CA 93906
County of MONTEREY
Registrant(s):
THE3BEEZ LLC, 1415 N Main Street, Salinas, CA 93906
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
THE3BEEZ LLC
S/ TRENT BLANKENSHIP, MANAGING MEMBER,
This statement was filed with the County Clerk of Monterey County on 10/06/2026.
10/23, 10/30, 11/6, 11/13/26
CNS-4082710#
CARMEL PINE CONE
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1029)

NOTICE OF PUBLIC ONSITE AUCTION:

In accordance with the provisions of the California Self-Storage Facility Act (Bus. & Prof. code §21700-21716), California Commercial Code Section 2328, Section 1812.600 – 1812.609 and Section 1988 of California Civil Code, 353 of the Penal Code, and being due an unpaid storage for which OFF-ABBOTT MINI-STORAGE, 246 Abbott Street, City of Salinas, County of Monterey, State of California, is entitled to a lien as herein after described. And due notice having been given to parties known to claim an interest therein and the time specified in such notice of payment having expired notice is hereby given that these goods will be auctioned by sealed envelope bids on Friday, November 13, 2026, at 11AM. Purchases must be paid for at the time of sale in cash only. All items sold as-is, and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between the owner and obligated party. Unsold contents will be disposed of after Friday, November 20, 2026.

A-10	Sandra Martinez (Home goods)
A-26	Eric Boyens (Home goods)
A-27	Eric Boyens (Home goods)
E-11	Henry Hale (Home goods)
F-8	Luis Palacios (Home goods)

Publication date: Oct. 30, Nov. 6, 2026 (PC1054)

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Para más información en cómo este cambio impactará su factura, llame al 888-237-1333.

Notice of California American Water's Rate Increase Request California-American Water Company's (CalAm) Application to the California Public Utilities Commission (CPUC) A.26-10-020

What is Being Requested?
On October 23, 2026, CalAm filed its application to request authorization to increase the cost cap for the Monterey Peninsula Water Supply Project ("MPWSP" or the "Project") Desalination facility and update the associated financing and ratemaking plan with the CPUC. The application is requesting an increase to the cost cap for the MPWSP desalination plant, source wells, and associated conveyance facilities of $825 million, from the $239.2 million cost cap previously approved for the desalination plant in Decision 18-09-017.

The application also proposes an updated financing plan for the Project that relies on several lower-cost sources of financing in place of conventional utility financing. These potential sources include:

- **State Revolving Fund (SRF) Loans** — approximately $50 million in low-interest loans available through the state's SRF program for water infrastructure.
- **Department of Water Resources (DWR) Grant** — approximately $10 million in non-repayable grant funding from DWR.
- **Tax-Exempt Private Activity Bonds** — approximately $150 million in tax-exempt bond financing, which carries a lower interest rate than conventional taxable utility debt.
- **Securitization** — approximately $531.5 million in securitized bonds, which carry a lower interest rate than conventional utility debt or equity because they are supported by a dedicated, non-bypassable charge.
- **Short-Term Debt During Construction** — use of approximately $20 million in short-term debt during the construction period (to be repaid from the long-term financing sources above once the Project is placed in service) to reduce financing costs incurred prior to completion.

CalAm estimates that, if approved, this updated financing plan would save customers approximately $588 million over the Project's 40-year life (approximately $246 million on a present value basis), compared to traditional utility financing.

If the CPUC approves this application, CalAm will recover the costs associated with the increased cost cap in rates after underlying facilities are completed and placed into service. The desalination plant is expected to be in service in December 2029, and new rates are expected to take effect on or about January 1, 2030. This will increase your bill.

MONTEREY SERVICE AREA						
Year	**Meter Size**	**Average use (CGL[6])**	**Current Bill**	**% Increase**	**$ Increase**	**Total Bill**
January 2027[1]	5/8-inch	34.93	$121.08	5.80%	$7.02	$128.10
January 2028[2]	5/8-inch	34.93	$128.10	2.76%	$3.54	$131.64
January 2029[3]	5/8-inch	34.93	$131.64	2.84%	$3.74	$135.38
Desalination Project Charges Begin – January 1, 2030						
January 2030[4]	5/8-inch	34.93	$135.38	87.84%	$118.91	$254.29
January 2030[5] – **Customer Assistance Program**	5/8-inch	34.93	$87.07	12.08%	$10.51	$97.59

1, 2, 3 Reflects estimated rates from CalAm's pending Test Year 2027 General Rate Case, A.25-07-003.
4 Reflects the first full year of Project rates. Amounts are estimates and are subject to change based on the revenue requirement, rate design, and financing terms ultimately approved.
5 For customers enrolled in the Customer Assistance Program, Project-related charges are limited to $10 per month. The % and $ increases include applicable taxes and fees. Amounts may not sum due to rounding.
6 1 CGL = 100 gallons.

How Would This Impact the Average Residential Customer?
If the request is approved, the average residential customer using 34.93 CGL per month would see an increase of approximately $118.91 per month (87.84%) in 2030 related to the desalination project. The actual impact will vary based on usage and other factors.

Additional Information
An administrative law judge will hold hearings, consider evidence, testimony, and public comments before drafting a proposed decision on this application. CPUC Commissioners will then vote on a final decision at a public meeting.

You can read more about the utility's request and make public comment by visiting apps.cpuc.ca.gov/c/A2610020. For questions about participating in CPUC matters, you can contact the Public Advisor's Office at Public.Advisor@cpuc.ca.gov, 1-866-849-8390, or 505 Van Ness Ave., San Francisco, CA 94102. Please reference A.26-10-020 in any communication with the CPUC.

Questions About the Request
For questions about this application, please contact California American Water at:
Email: CAWC.customeradvocacy@amwater.com
Phone: (619) 446-5520
Address: 1025 Palm Ave., Imperial Beach, CA 91932
Office Hours: Monday – Friday 7:30 am to 4 pm

Publication date: Nov. 6, 2026 (PC1103)

Para más información en cómo este cambio impactará su factura, llame al 888-237-1333.

Notice of California American Water's Customer Assistance Program Surcharge Increase Request California-American Water Company's (CalAm) Application to the California Public Utilities Commission (CPUC) A.26-10-020

What is Being Requested?
On October 23, 2026, CalAm filed its application to request authorization to increase the cost cap for the Monterey Peninsula Water Supply Project ("MPWSP" or the "Project") Desalination facility and update the associated financing and ratemaking plan with the California Public Utilities Commission (CPUC). The application is requesting an increase to the statewide Customer Assistance Program surcharge expected to take effect on or about January 1, 2030.

CENTRAL DIVISION						
Proposed Average Residential Customer Assistance Program Increase in 2030						
	Meter Size	**Average use (CGL*)**	**Current Base Bill**	**$ Increase**	**Proposed Base Bill**	**% Increase**
Central Satellites	5/8-inch	75.35	$114.24	$1.27	$115.51	1.11%
West San Martin	5/8-inch	192.67	$108.14	$1.27	$109.41	1.17%

**1 CGL = 100 gallons*

MONTEREY WASTEWATER						
Proposed Average Residential Customer Assistance Program Increase in 2030						
	Meter Size	**Average use (CGL)**	**Current Base Bill**	**$ Increase**	**Proposed Base Bill**	**% Increase**
Monterey Wastewater - Passive	N/A	N/A	$101.32	$1.27	$102.59	1.25%
Monterey Wastewater - Active	N/A	N/A	$158.33	$1.27	$159.60	0.80%

How Would This Impact the Average Residential Customer?
If the request is approved, the average residential customer around the state who is not enrolled in the Customer Assistance Program would see an increase on the surcharge of $1.27.

Additional Information
An administrative law judge will hold hearings, consider evidence, testimony, and public comments before drafting a proposed decision on this application. CPUC Commissioners will then vote on a final decision at a public meeting.

You can read more about the utility's request and make public comment by visiting apps.cpuc.ca.gov/c/A2610020. For questions about participating in CPUC matters, you can contact the Public Advisor's Office at Public.Advisor@cpuc.ca.gov, 1-866-849-8390, or 505 Van Ness Ave., San Francisco, CA 94102. Please reference A.26-10-020 in any communication with the CPUC.

Questions About the Request
For questions about this application, please contact California American Water at:
Email: CAWC.customeradvocacy@amwater.com
Phone: (619) 446-5520
Address: 1025 Palm Ave., Imperial Beach, CA 91932
Office Hours: Monday – Friday 7:30 am to 4 pm

Publication date: Nov. 6, 2026 (PC1104)

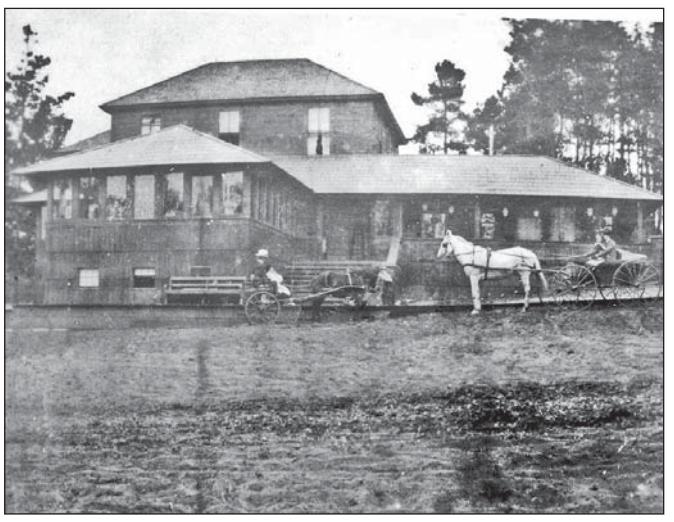
PINE INN

From page 8A

Dyar told the council the plan to overhaul the sidewalks arose from cracks and drainage problems along Ocean Avenue, tripping hazards on Sixth Avenue and other issues. He and Gunner concluded "a holistic approach was appropriate," he said.

"They offered to do this all at their own expense," Dyar added. "It's quite exciting."

The pavers will be century-old reclaimed bricks, Dyar said. They have an earth tone and "a beautiful patina." Set in sand, the bricks will allow water to pass through and can shift in response to tree roots and other forces.



The Pine Inn in 1904, a time when sidewalks (if there were any) were made of wood and streets were compacted dirt — except when it rained, and then they were mud.

PHOTO/PINE CONE FILE

"They really work aesthetically with the whole Pine Inn," he said. The courtyard upgrades will also address accessibility issues at the entrances and shops.

The dark side

Buder thanked Gunner for his generosity but wondered whether the work on Sixth Avenue, at the back of the complex, could include widening the sidewalk.

A planter runs along the base of the building, Dyar noted. The plan is to remove some of it to create a more curving pedestrian route, but not to widen the sidewalk beyond the required 4-foot minimum.

"The one area for me I think could use some more thought is the north side of the building," Buder said, acknowledging that it "feels like the back of a building" because it is.

"This is a stretch of sidewalk that could use a redesign," he said. "Is there any way to reclaim some of the sidewalk and get some trees in here to soften the side of this building?"

Councilman Bob Delves said he likes the project as proposed and thanked Gunner and his family for offering to pay for it.

"I don't want to drive up costs a penny," he said. "We have a business that's willing to take the lead and fund it, and I applaud that."

As for Sixth Avenue, "it is a narrow, dark piece of sidewalk, but that's what it is," he said. Dramov agreed.

"It's much needed and going to be very beautiful," she said, adding that she is excited about the reclaimed bricks. "I don't want us to do anything that's going to delay this project and certainly don't want to drive up costs, especially when someone is giving us a gift."

Mayor Dale Byrne agreed but suggested Dyar consider ways to make the back of the complex more attractive.

4-1 vote

Councilman Jeff Baron moved to approve the project with additional conditions, including having city staff consider ways to widen the north sidewalk, replacing the Italian stone pines with Monterey pines except along Sixth Avenue, where the applicant will work with the city forester to find a suitable tree, and ensuring the accessible ramps at the corners are uniform and an appropriate color. Dramov seconded the motion, which passed 4-1, with Buder dissenting.



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www.cherylheyermann.com
7158 Carmel Valley Road, Carmel, CA 93923
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Bramin Atler

PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261901
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
FILIPINO INDIAN SUPERMARKET, 1914 FREMONT BLVD, SEASIDE, CA 93955
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
BIBS VENTURES LLC, 1914 FREMONT ST, SEASIDE, CA 93955
State of Inc./Org./Reg.: CA
This business is conducted by: a limited liability company.
Registrant commenced to transact business under the fictitious business name listed above on: 10/01/2026.
S/ Salvador Ornelas, Member
Date signed: Oct. 5, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 5, 2026.
Publication Dates: Oct. 23, 30. Nov. 6, 13, 2026. (PC 1030)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261980
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
LOVE ONES HOME CARE, 510 Paradise Rd., Salinas, CA 93907.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
DIEGO RODRIGUEZ GONZALEZ, P.O. Box 584, Seaside, CA 93955.
JANNET JUVENTINA RODRIGUEZ
This business is conducted by a married couple.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Jannet Rodriguez
Date signed: Oct. 15, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 15, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1031)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261894
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
SAVE DEL MESA CARMEL, 43 Del Mesa Carmel, Carmel, CA 93923.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JAMES EDWARD ROBINSON.
CHARMIAN HILARY ROBINSON.
This business is conducted by a married couple.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 2, 2026.
S/James E. Robinson
Date signed: Oct. 2, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 2, 2026
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1032)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261828
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
EC LAWN AND GARDEN, 59 Martines Rd., Salinas, CA 93907.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
CYNTHIA DE LA ROSA ALDERETE, 59 Martines Rd., Salinas, CA 93907.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Not Applicable.
S/Cynthia Alderete
Date signed: Sept. 22, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 22, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1033)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261965
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ROADRAGE WORKS, 315 Vincent Pl., Salinas, CA 93907.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
RAYMOND CHARLES ASH, 315 Vincent Pl., Salinas, CA 93907.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 14, 2026.
S/Raymond Ash
Date signed: Oct. 14, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 14, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1035)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261758
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ESQUIVEL TAX CPA, 32 E. Alisal, Suite 206, Salinas, CA 93901.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
VICTOR ALFONSO ESQUIVEL
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2026.
S/Victor Esquivel
Date signed: Sept. 9, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 9, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1038)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261968
Filing type: NEW FILING - with CHANGE(S) from the previous filing.
The following person(s) is (are) doing business as:
EL PRIMO WESTERN WEAR, 828 E. Alisal St., Salinas, CA 93905.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
EL PRIMO WESTERN WEAR INC., 489 Arcadia Way, Salinas, CA 93906.
State of Inc./Org./Reg.: CA
This business is conducted by a corporation.
Registrant commenced to transact business under the fictitious business name or names listed above on 2001.
S/Margarita Servin, Secretary
Date: Oct. 13, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 14, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1036)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262001
Filing type: NEW FILING - with CHANGE(S) from the previous filing.
The following person(s) is (are) doing business as:
AURORA CLEANING SERVICES, 13900 Monte Del-Oro, Space 67, Castroville, CA 95012.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
FATIMA CASTILLA BENITEZ
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on March 13, 2024.
S/Fatima Castilla Benitez
Date signed: Oct. 19, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 19, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1040)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261807
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
THE VALLEY LANDSCAPING LLC, 348 Brittlebush St., Soledad, CA 93960.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
THE VALLEY LANDSCAPING LLC, 348 Brittlebush St., Soledad, CA 93960.
State of Inc./Org./Reg.: CA
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on Aug. 17, 2026.
S/Christian Guzman
Date: Sept. 17, 2026
This statement was filed with the County Clerk of Monterey County on Sept. 17, 2026.
Publication Dates: Oct. 23, 30, Nov. 6, 13, 2026 (PC 1041)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262009
The following person(s) is (are) doing business as:
F & V Locksmith, 333 5th St, Greenfield, CA 93927
County of MONTEREY
Registrant(s):
Florentino Velasco de Jesús, P.O. Box 1312, Greenfield, CA 93927
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/ Florentino Velasco de Jesús,
This statement was filed with the County Clerk of Monterey County on 10/21/2026.
10/30, 11/6, 11/13, 11/20/26
CNS-4089936#
CARMEL PINE CONE
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1043)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262015
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
JHONATAN SP PAINTING, 1203 Grandhaven St., Salinas, CA 93905.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JHONATAN SANTOS PEREZ, S.E. Beach St., PMB #119, Watsonville, CA 95076.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Sept. 29, 2026.
S/Jhonatan Santos Perez
Date signed: Oct. 21, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 21, 2026
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1044)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261987
Filing type: ORIGINAL FILING.
The following person is doing business as:
REVAMP CONSTRUCTION, 25680 Tierra Grande Drive, Carmel, CA 93923
County of Principal Place of Business: MONTEREY
Registered Owner(s):
Petr Kotala, 25680 Tierra Grande Drive, Carmel, CA 93923.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name listed above on Oct. 16, 2026.
S/ Petr Kotala
Date signed: Oct. 16, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 16, 2026.
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1045)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261990
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
LAREYNAS SUPERMARKET, 10750 Merritt St., Castroville, CA 95012.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ABDASALAM ABDO SAEED, 1221 San Gabriel Ct., Watsonville, CA 95076.
RAMZEE ALGHAILI MURSHID, 15 Plum St., Watsonville, CA 95076.
This business is conducted by a general partnership.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 2, 2021.
S/Abdasalam Abdo Saeed
Date signed: Oct. 16, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 16, 2026
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1046)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 20262025
Filing type: ABANDONMENT:
County of Filing: Monterey
Date of Original Filing: Feb. 11, 2025
File No.: 20250304
The following person(s) is(are) doing business as:
ALL SEASONS HEATING & COOLING, 1173 Forest Ave., Pacific Grove, CA 93950.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ZACHARY BRIAN HUMASON, P.O. Box 2127, Pacific Grove, CA 93950.
This business is conducted by an individual.
S/Zachary Brian Humason
Date: Oct. 22, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 22, 2026.
Publication dates: Oct. 30, Nov. 6, 13, 20, 2026. (PC1047)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262027
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ALL SEASONS HEATING & COOLING, 1173 Forest Ave., Pacific Grove, CA 93950.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JOEL G. MAGALLON, 1173 Forest Ave., Pacific Grove, CA 93950.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 22, 2026.
S/Joel Magallon
Date signed: Oct. 22, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 22,

HTTPS://CARMELPINECONE.COM

CYPRESS FIRE PROTECTION DISTRICT
NOTICE OF PUBLIC MEETING
AMENDING THE FINAL BUDGET FISCAL YEAR 2026-27

NOTICE IS HEREBY GIVEN that on Thursday, November 19, 2026 at 2:00 p.m. the Cypress Fire Protection District, Board of Directors will meet at the Carmel Mission Inn located at 3665 Rio Road, Carmel to consider adoption of an Amended Final Budget for fiscal year 2026-27 that ends on June 30, 2027.

NOTICE IS FURTHER GIVEN that the final budget was adopted September 24, 2026 and is available for inspection at the District's fire station located at 3775 Rio Road, Carmel between the hours of 8:00 a.m. to 5:00 p.m.

NOTICE IS FURTHER GIVEN that any District resident may appear and be heard regarding the increase, decrease, or omission of any item on the budget or for the inclusion of any additional items.

DATED: October 21, 2026
Leslie Baek
Secretary of the Board

Publication dates: Nov. 6 & 13, 2026 (PC1101)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20262023
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
TINTICOS, 5200 Coe Avenue, Apt. 1173, Seaside, CA 93955.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ANDREA PEÑA PEREZ, 5200 Coe Avenue, Apt. 1173, Seaside, CA 93955.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 22, 2026.
S/Andrea Peña Perez
Date signed: Oct. 22, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 22, 2026
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1049)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20261983
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
VALLEY DOGS, 924 Larkin St., Apt. 101, Salinas, CA 93907.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ELIAZ CERNA-AGUILAR.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Eliaz Cerna-Aguilar
Date signed: Oct. 15, 2026
This statement was filed with the County Clerk of Monterey County on Oct. 15, 2026
Publication Dates: Oct. 30, Nov. 6, 13, 20, 2026 (PC 1050)

T.S. No. 145511-CA APN: 169-361-008-000 **NOTICE OF TRUSTEE'S SALE** IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/4/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 11/17/2026 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/7/2021 as Instrument No. 2021001163 of Official Records in the office of the County Recorder of Monterey County, State of CALIFORNIA executed by: LISA KAY FAULKNER WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; MAIN ENTRANCE, MONTEREY COUNTY ADMINISTRATION BUILDING, 168 W. ALISAL STREET, SALINAS, CA 93901 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 25390 TIERRA GRANDE DRIVE, CARMEL, CA 93923 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: $677,698.82 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 145511-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 145511-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Publication dates: Oct. 23, 30, Nov. 6, 2026 (PC1013)

TSG No.: 92861541 TS No.: CA2600295053 APN: 011-462-032-000 Property Address: 108 SEAFOAM AVENUE MONTEREY, CA 93940 **NOTICE OF TRUSTEE'S SALE** YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/21/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/01/2026 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/01/2021, as Instrument No. 2021007145, in book , page , , of Official Records in the office of the County Recorder of MONTEREY County, State of California. Executed by: IRENE G. MINJARES, TRUSTEE OF THE IRENE G. MINJARES, TRUST DATED SEPTEMBER 28, 1989, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Main Entrance Monterey County Administration Building, 168 W. Alisal Street, Salinas CA 93901 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 011-462-032-000 The street address and other common designation, if any, of the real property described above is purported to be: 108 SEAFOAM AVENUE, MONTEREY, CA 93940 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $ 525,084.33. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.Auction.com, using the file number assigned to this case CA2600295053 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 855-976-3916, or visit this internet website https://www.auction.com/sb1079, using the file number assigned to this case CA2600295053 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 Date: FOR TRUSTEES SALE INFORMATION PLEASE CALL 800-280-2832NPP0496630 To: CARMEL PINE CONE 11/06/2026, 11/13/2026, 11/20/2026

Publication dates: Nov. 6, 13, 20, 2026 (PC1111)

DEEDS

From page 15RE

Marina (cont'd)

103 10th Street — $1,500,000
Shea Homes LP to Michael and Stephanie Schoeder
031-296-001

2991 Arido Way — $1,585,000
Thao Nguyen to Dung Trinh and Hoan Pham
031-277-013

211 Outrigger Circle — $1,604,000
Shea Homes LP to James and Yvonne Ricketts
031-222-032

Monterey

1298 Prescott Avenue — $402,500
Mark Vincent to John Flaniken
001-134-019

500 Glenwood Circle unit 514 — $465,000
Gail and Thomas Anderson to Salvador Ambriz
001-773-037

250 Forest Ridge Road unit 42 — $710,000
Matthew Wall to Amy Ward and Gerald Steel
014-141-042

1260 Seventh Street — $925,000
Suzana Schuler to Amanda and Elvira Hope
001-849-004

835 Pine Street — $970,000
Katherine Oven to Chi and Jean Hildebrandt
001-125-005

271 Foam Street — $990,000
Greenwald Properties to Florence and Laurence Ma
001-035-003

685 Pine Street — $1,100,000
B and B Rose Management LLC to Anjel Tozcu
001-116-010



43 Middle Canyon Road, Carmel Valley — $3,800,000



3021 Ransford Circle, Pacific Grove — $1,412,500

Foam Street — $1,500,000
EGM Investors LLC to Patrick Purvis
001-062-025

883 Lighthouse Avenue — $1,500,000
John Buonaguidi to Nino Petrone
001-074-002

Pacific Grove

1212 Miles Avenue — $1,000,000
Margaret Butterfield and Charles Craddock to Anne Kelly and Ryan Western
007-574-017

3021 Ransford Circle — $1,412,500
Alfredo Amaro to Deborah Rever
007-613-019

450 Beaumont Avenue — $2,434,500
Mark and Diana Vucina to Shaune and Ryan Vucina
006-684-004

Pebble Beach

2845 Sloat Road — $1,693,000
Gerri Hile and Christopher Robinson to Joe Cappuccio
007-191-010

2921 Madrone Lane — $2,175,000
Japantown Holdings LLC to Raj Atisvam and Shiva Somasundaram
007-502-006

Seaside

400 Sonoma Avenue — $500,000
Christopher Sabre and Jean Loura to Nicholas Armas
011-341-006

1770 Soto Street — $650,000
Mitsugu and Marianna Mori to Elias, Raymonda and Pia Haddad
012-787-014

1730 Darwin Street — $740,000
Sheila Clark to Robert and Rachel Riess
012-762-028

1659 Fairway Drive — $2,070,000
Shea Homes LP to Mnnmunoz LLC
031-052-026

2865 Bay View Loop — $2,377,000
Shea Homes LP to Sandra Meredith and Angela Whitney
031-055-022

The Pine Cone prints all Monterey Peninsula real estate sales shown on recorded deeds, and we do not omit sales for any reason. For more on our home sales policy, please go to carmelpinecone.com/homesalespolicy.html.

Monterey Coast Realty

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OPEN HOUSE | Sat 12pm–2pm

12724 Sundance Lane, Carmel Valley
4 beds, 3 baths • $2,650,000 • www.SundanceSkies.com



OPEN HOUSE | Sun 10am–12pm

479 Palisade Drive, Marina
4 beds, 3 baths • $1,349,000 • www.479PalisadeDrive.com



OPEN HOUSE | Sun 1pm–3pm

1233 Hilby Avenue, Seaside
3 beds, 1.5 baths • $776,000 • www.1233HilbyAvenue.com



3095 Marina Drive Apt#49, Marina
2 beds, 2 baths • $575,000 • www.MarinaDrive49.com

WHO'S WHO IN LUXURY REAL ESTATE

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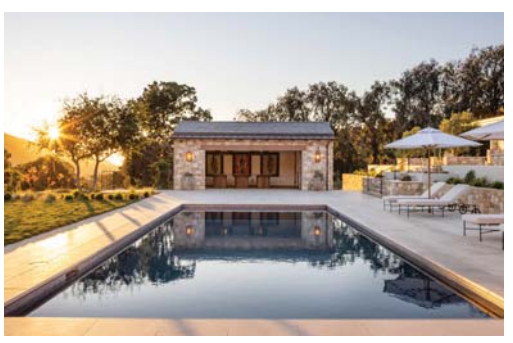
LOCAL KNOWLEDGE. TA GLOBAL CONNECTIONS.



PACIFIC GROVE

www.**PacificGroveHaven**.com | **$2,875,000**

A home designed around the way you want to live, this immaculate Pacific Grove Craftsman offers 3 bedrooms, an office, 2 bathrooms, and expansive outdoor space on a double, street-to-street lot. Rebuilt in 2013, the home exudes craftsmanship and attention to detail throughout.



CARMEL VALLEY

www.**CarmelValleyMasterpiece**.com

$11,995,000

This newly built architectural masterpiece is a true designer's paradise, offering 5,429 sq ft of refined living nestled on 3.33 acres in Carmel Valley.



ROYAL OAKS

www.**MontereyPreserveEstates**.com

$8,500,000

Set on 70 acres, the first 6 prime estate lots with conceptual drawings enjoy sweeping views and full access to the Monterey Preserve Golf Club.



CARMEL

www.**CarmelOceanViews**.com

$7,450,000

This beautifully remodeled Green Point Rated home with gorgeous ocean views is located just one block from both of Carmel's beaches.



ELK

www.**OceanfrontatPacificsEdge**.com

$1,400,000

A spectacular oceanfront opportunity on the Mendocino Coast, this exceptional ~5 acre blufftop parcel offers breathtaking ocean views.



CARMEL VALLEY

www.**CarmelValleyCharm**.com

$1,249,000

This Mid-Century style home set in sun-drenched Carmel Valley on a .81 acre lot captures sweeping south-facing views of the Santa Lucia Mountains.



CARMEL

www.**CarmelDelMesa**.com

$995,000

Nestled within the Del Mesa Carmel community, this south-facing 2-bedroom, 2-bath residence offers a warm blend of comfort and convenience.

TA | TIM ALLEN PROPERTIES TEAM

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COLDWELL BANKER