

**[Draft] Minutes of the 25 September 2002 Midcoast Community Council meeting**

The meeting was called to order by Chair Chuck Kozak at 7:30 p.m.

Members present: Chuck Kozak, Ric Lohman, Paul Perkovic, Kathryn Slater-Carter, April Vargas, and Karen Wilson.

Member absent: Sandy Emerson.

**Public Comment**

Lt. John Quinlan (Sheriff's Coastside Commander) invited members of the community to the Teddy Bear Clinic on Sunday, September 29, 2002, from 11:00 a.m. to 3:00 p.m., at Seton Medical Center Coastside. This is an opportunity for children in the community to become familiar with the medical center.

Sandy Emerson (El Granada) introduced Pam Ketcik, from the horse property at Quarry Park. She said there was a lot of controversy over the horses being there. She asked for support from the community to keep the horse stables in operation, and suggested calling Michael Murphy, Deputy County Counsel, at 363-4250

Sandy Emerson (El Granada) urged community members to contact their elected representatives regarding the proposed war with Iraq. She also read the fax numbers for California Senators and our Representative, as follows. President Bush – (202) 456-2461; Senator Barbara Boxer – (415) 956-6701; Senator Dianne Feinstein – (415) 989-3242; Representative Tom Lantos – (650) 375-8270. She also suggested two web sites: <http://www.unitedforpeace.org> and <http://www.moveon.org> – that are concerned about the proposed war.

Karen Wilson (Montara) announced that the Wavecrest Village Project will be the subject of a community meeting at 7:30 p.m. at the Ted Adcock Center on Monday, September 30. There is also a community meeting regarding school issues Monday at 7:30 p.m. at the Harbor House Conference Center.

Kathryn Slater-Carter (Montara) expressed her concern about the lack of busing again.

**Board of Supervisors Report**

No report.

**Consent Agenda**

Postponed to next meeting.

## Regular Agenda

### 1. Candidates Forum for San Mateo Harbor District Board of Directors

Kathee Tyson, League of Women Voters, introduced the forum.

Ken Lundie – Introductory statement – Elected in 1998, resident of El Granada. He is running with Lisa Fernandez. Fire Boat Pilot stationed at San Francisco International Airport. Has been fighting an uphill battle in a minority position on the Board. He is endorsed by Sally Campbell, a 3-time Harbor District Board President, a contingent of current and former employees of the District, and more than 60 commercial fishermen.

Roger Anderson – Introductory statement – Lives in Redwood City, has a boat at Coyote Point. He has been active in recreational boating activities for 30 years, is concerned about recreational users. Suggests he can be a peacemaker on the Board and move forward.

Richard Guilbault – Introductory statement – He was asked to run for this office. There has been a lot of discussion about Harbor District finances. His business is in financial management. He would bring to the Harbor Commission experience in finance.

#### Question and Answer Period

1. What are your views regarding the current design for the restrooms and commercial building at Pillar Point Harbor?

Ken Lundie – Existing facility is too old; District wants to build a two-story building with commercial space above the restroom facility. Nobody in his right mind is going to pay good money to rent space above a public toilet. He has asked the Commission to show him another building that is built like this. The practical alternative is to either renovate the existing facility or to tear it down and build a new facility. The proposed site should be used for a commercial facility with Harbor District offices sharing the building.

Roger Anderson – The facilities at Ventura Harbor seem to work, but there is much less restroom traffic.

Richard Guilbault – Agrees with Ken; we need new bathroom facilities. Whether retail space above them can work depends on the design. We should not jeopardize the funding that has been allocated for that facility.

2. How would you deal with the District's "surplus property", such as the Burnham Strip?

Roger Anderson – Look at the various properties that are available, see if there are any developers who would be interested in the properties. If they are too far from any roads, etc., see if they can be expanded into open space or used for parks.

Roger Guilbault – Not familiar with any surplus property. He is hesitant to sell off any surplus property. He would also encourage open space, not necessarily develop it to the maximum intensity.

Ken Lundie – The Burnham Strip is a cherished piece of property. Its zoning allows for coverage of only 10%, so a large part of it must remain as open space. The best use of the property would probably be as a local park; that's what the community wants. It could possibly be linked by a pedestrian tunnel to Surfer's Beach. It has been owned by the Harbor District for, he thinks, perhaps 25 years, and now there seems to be a rush to do something with it.

3. Do you favor or oppose the abalone aquaculture proposed for the Harbor? Why or why not?

Richard Guilbault – He is not familiar with the specifics of the proposal; he is in general in support of farming to increase food resources.

Ken Lundie – The introduction of abalone aquaculture into Pillar Point Harbor might be the most significant decision of the Harbor District. Farmed abalone can carry sabellid worms. The four companies have never explained where they would get an adequate supply of kelp, or how they would dispose of the waste products.

Roger Anderson – He does not think that abalone aquaculture in an enclosed harbor is a good idea.

4. As a Commissioner, what actions would you take to insure that the commercial fishing fleet survives?

Ken Lundie – Since Lisa Fernandez and I have been endorsed by 60 commercial fisherman, this is an important issue for me. We must acquire the Princeton Boat Yard. The fuel and ice docks are not attended on a 24-hour basis; there should be an attendant present or on call 24-hours per day during the season. There should be a two-tier berthing system, giving the commercial fishermen a break. We should dredge the seawall to allow fish sales directly to the public.

Roger Anderson – There are about 30 slips rented to commercial boats. He thinks that giving them a break makes sense. But we'd have to be careful about how you define commercial fishing boats, to prevent recreational boats from using the lower rates.

Richard Guilbault – The primary concern is whether we, as a community, want to support the fishing industry. Commercial fishing is part of the flavor of our community; it is a

very attractive aspect, if not a significant part of the economy. Legislation has been passed that makes their livelihood more difficult than in the past. We also are looking at sports fishermen. Now they are being regulated and limited, too. It wasn't the sports fishermen who depleted the stocks out there; yet they are being asked to restrict their take, too. Once that stock has been rebuilt, we can all participate in a new harvest. He wants to help the commercial fishermen because they are an important part of our community.

5. What ideas do you have to attract additional sources of revenue to the Harbor?

Roger Anderson – It's difficult for him to think of additional ways to obtain revenue for the Harbor. We've got to focus on continuing to manage the resources we have now; the budget we have is in good shape now.

Richard Guilbault – He would like to get ideas from the community; he supports having more advertising for the fishermen. There are many tourists in San Francisco, we should encourage more of them to come down here. Pike's Pier in Seattle is an incredible success, perhaps we can mirror that.

Ken Lundie – There are 369 berths now at Pillar Point Harbor. The Coastal Development Permit would allow 71 additional berths. We have a strategic location. The addition of 71 berths would create additional income for the District. Renting the downstairs of the all-commercial building that he would like to see would provide additional revenue. The three commercial fish buyers on Johnson Pier are in agreement to changing the upstairs of their building into a restaurant.

6. What actions would you take to address the ongoing personnel problems at the District?

Richard Guilbault – He would question the question; he does not want to get into personal conflicts, ego, etc., things that may have happened in the past. He does not hold any particular grudge towards anyone. He does not necessarily think that personnel changes are indicated.

Ken Lundie – There are significant problems with the staff; he has stated that he thinks the problem rests with the General Manager. Morale is incredibly low. The workers are represented by two unions. He would sit down with the business managers of the two unions and try to work out solutions to grievances. The final option is to determine which employees should stay and which should go.

Roger Anderson – He would be going in with an open mind as far as the history with the various people involved. If there are problems, the individuals should be counseled to follow the personnel guidelines; if that fails, you would have grounds for dismissing him.

7. What is your vision for the appropriate balance of commercial, marine, and visitor serving aspects of the harbor? What would you do about streets and beach access? Any thoughts about recreational development?

Ken Lundie – He thinks there is a balance right now; it is just a matter of continuing that balance. When we put in the new Princeton Shoreline Pier, we'll have to take over a part of Princeton or Vassar. Gradually the public's access is being denied by a lot of development that is going on in Princeton. If we purchase the Princeton boat yard, we'll have access through there.

Roger Anderson – He would like to see the continuation of the coastal trail that goes through the Harbor District area. He would like to see guest docks at any new waterfront development.

Richard Guilbault – He advocates maintaining as much open space as possible, as much access as possible, and conforming to the environment as much as possible.

8. Should the Harbor Commission work with the local community when contemplating construction or participating in major development projects? And if so, how would you support this?

Roger Anderson – Of course, a large part of the District's revenue comes from property taxes, so he would encourage the public to come to hearings about proposed development.

Richard Guilbault – He agrees with Roger; the communities must have input. Whatever is being built has to be in harmony with its community.

Ken Lundie – The Pillar Point Harbor Master Plan said that the Harbor District should go out of its way to have the community involved in all planning and development projects. The District is really conservators of public land. In the past, the District has had the arrogant philosophy that "we know what is best for you," and if you didn't like it, too bad. He cited as examples the Post Office parcel, the RV lot, and the median strip. He is in complete agreement that the District should involve the communities, especially El Granada.

9. Are you in favor of the Harbor District acquiring the Princeton Boat Yard?

Richard Guilbault – He has not seen the financial statements or the amortization, so he passes on commenting.

Ken Lundie – The Princeton Boat Yard is absolutely essential to the functioning of the District. The commercial fishing fleet is basically wooden; without a haul-out facility, the fleet is doomed to destruction. The tourists will leave if the working harbor collapses;

they don't want to come down to see fiberglass sailboats. And if the tourists leave, then the bars and restaurants are at risk.

Roger Anderson – He agrees that we need to maintain a boatyard at the Harbor. Every couple of years, another boat yard fails. If we lose this one here, commercial fishermen will have to go up to San Francisco for repairs.

10. The Harbor District has substantial property holdings. How do you feel about the District's management of those holdings, in general?

Ken Lundie – It's deplorable! The Harbor District, for some reason, leases out property for extremely long times – 50 years – with very small rent escalators. The rent on some properties, for example the Post Office parcel, will be about \$1,500 a month. You can't even rent a house for that little. He thinks the District should reacquire the RV lot and operate it themselves. He disagrees with exclusive negotiation rights with specific developers.

Roger Angerson – He thinks the District should subcontract out the real-estate operations. He thinks that a ten-year lease is a bit long; fifty years is ridiculous.

Richard Guilbault – We don't need to subcontract; we don't need to hire out. We are trying to elect a Harbor Commission that is competent to make those decisions. Nobody signs a one or two year lease for a business; nor should we give away property for 50 years at substantially sub-market rents. This is why the Commission needs someone who has a level head. Someone who understands business – who understands finance – needs to be on that Commission.

11. How do you see the future of Oyster Point?

Roger Anderson – He would push for maintaining those marinas.

Richard Guilbault – These two harbors are true jewels. We need to preserve and protect them. We need to make them viable economically. He is strong proponent of bringing a ferry system to Oyster Point. The elimination of 20,000 cars from the Highway 101 corridor is a big plus. They will be going to Vallejo, Napa, Jack London Square, etc. We need someone with the courage and the willingness to make this happen.

Ken Lundie – If we rejuvenate the commercial fishing fleet, keep aquaculture out of the harbor, and acquire the Princeton Boat Yard, he thinks Pillar Point Harbor will be in good shape. Turning to Oyster Point, the future will be bright if we can renegotiate the Hilton Hotel lease. The sweetheart deal for the 75-year lease cost the taxpayers between \$28 and \$37 million.

12. Future goals and plans to protect the fishing industry now and in the future from property owners who want to develop their properties for other purposes.

Richard Guilbault – Passed; not familiar with the properties in question.

Ken Lundie – It is a very complicated issue. He has been against the variances that Princeton has been receiving from the County that has allowed them to build three-story buildings. Little by little, the property rights are superseding the rights of the community. There may come a time when the people of El Granada will not be able to look out and see the water. This is a zoning problem, it is a problem for the community. They have to go to these meetings. [Local Coastal Program Update Workshops]

Roger Anderson – He has seen coastal properties being gobbled up all over California for development, and that is going to restrict access to the waterfront. Limiting to two stories is a good point. We need to get the community aware and involved in developments that are being proposed.

13. What are the three most pressing issues facing the San Mateo County Harbor District?

Ken Lundie – Only three? I think I've already touched on them. My number one priority is to give the employees of the District a different General Manager. I know that Lisa Fernandez is of a similar viewpoint. The renegotiation of the Oyster Point Hilton lease would provide an additional \$500,000 annually, for the 55-year lease period plus the two 10-year extensions. The third issue is the acquisition of the haul out facility in Princeton.

Roger Anderson – There seems to be some consternation over the management; we need to face this and get it behind us. We need to make sure that the community's best interests are attended to. And we need to make sure that the marina's residents have a stable home, which means we need to keep the harbor on a sound financial footing.

Richard Guilbault – The most important issues are harmony, harmony, and harmony.

#### Closing Statements

Richard Guilbault – I have decided to run for office because I want to make a difference on the Harbor Commission. The decision was made with a lot of input from a lot of people throughout the County. It is a County-wide election. The input to my candidacy has been County wide. That includes State Senator Jackie Speier, who has enthusiastically endorsed me. The entire City Council of South San Francisco; the entire City Council of Burlingame have also endorsed me. They have done so because they know me, they trust me, and they know that I will do the best possible job not only for the District but for the community which it serves.

Roger Anderson – I'm running to continue the access and privileges that we have as far as recreational opportunities and seeing all of the wonderful scenery that we have around here. There have been some funding for new projects that's out there; we have to act on that funding. I'd like to see our marinas get expanded as best we can. We have enough of

an occupancy rate, such that once the marinas get expanded, we can fill those slots. I'd like to see more community involvement with the activities of the Harbor District.

Ken Lundie – Lisa Fernandez and I are serious candidates who expect to reform the way this District does business. We intend to replace the General Manager, televise District meetings, and make sure that the rights of the public who attend meetings are fully protected. You can fool all of the people some of the time, and some of them all of the time, but if you fool most of them once, it is good for four years. Are we fronting for developer interests, or merely using this position as a stepping stone for higher office? Ask yourself who you would trust to run the Harbor? Candidates who need a map to find the place, or those of us who live here on the coast.

Kathee Tyson summarized the election details. There are two other candidates, Jim Tucker and Lisa Fernandez, who were unable to attend tonight.

## **2. Coastside County Water District (CCWD) Proposed Pipeline Expansion**

Ric Lohman introduced this item. Several pieces of the El Granada Transmission Pipeline Project, one in Half Moon Bay and one in San Mateo County unincorporated areas, are before the California Coastal Commission. The Council originally objected because a full Environmental Impact Report (EIR) was never done on the project. The San Mateo County Planning Commission backed the Council's recommendations; the Board of Supervisors overruled the Planning Commission and approved the project. The engineering studies basically look at the proposals that were given to them, and come up with various numbers of people and volumes that that pipeline, with gravity flow, can support. But the real question is what is the total capacity that could be supported with pumps. The Coastal Act doesn't allow you to build infrastructure beyond the planned development requirements.

Ric's proposal is to simply re-send our letters from three years ago, and to support the document created by the Half Moon Bay City Council.

Chuck Kozak summarized the Council's March 29, 1999 letter to Mike Shaller: We recommended denial of the Coastal Development Permit (CDP) because the project does not comply with the policies of the Local Coastal Plan (LCP) or the Coastal Act, with supporting arguments. The August 16, 1999 letter to the Board of Supervisors supported an independent engineering review and included a long list of questions.

Leonard Woren (El Granada) supports resending the letters. Gravity was only brought up during the most recent election, to attempt to save the project. The sewer plant was overbuilt to allow development of substandard lots; now this will provide the water.

Ed Schmidt (General Manager, Coastside County Water District) brought along a binder that he said represented about 10% of the correspondence between CCWD and the



Coastal Commission. Tony Condotti and Jim Teter and Dave Meir produced an LCP conformance report. The project will be on the December Coastal Commission agenda in San Francisco. The District feels that it is in compliance with both the City of Half Moon Bay's and the County's Local Coastal Programs. The only portion of the Crystal Springs Project that is sized for build-out is the pipeline from Skylawn to Carter Hill along Highway 92. This is not a water supply project. The \$4.5 million that it will take to build the 16-inch pipeline has already been paid by customers who bought Crystal Springs Phase I connections.

Leonard Woren asked where the pump went after the election.

Kathryn Slater-Carter asked whether the \$1 million in savings (of a gravity flow system versus a pumped system) represented just the pump station, or operating costs. Ed Schmidt indicated that was just capital costs. There would also be operating and maintenance costs of perhaps \$40,000 per year after that. Kathryn said that her letter from 1999 asked for examination of alternatives, and she still doesn't think alternatives have been examined. She also reported that representatives from Montara Sanitary District had met with CCWD about potential use of excess transport capacity to serve the Montara / Moss Beach area. She also said that she finds discrepancies between the actual water consumption figures (e.g., 81 gallons per day per capita from the LCP Update study) and the planning number used in the project (e.g., 130 g/d/c). When the 180% peak day factor is applied, these result in a difference of nearly 100 gallons per day.

Karen Wilson asked why an EIR hasn't occurred. Ed Schmidt answered that an EIR was done on the Crystal Springs Project, and that included the pump station and the treatment plant. The lead agency, CCWD, did a mitigated negative declaration.

Kathryn Slater-Carter asked whether CCWD intended to ask for more water supply from the San Francisco Water Department. Ed Schmidt answered that CCWD is supposed to exhaust all local supplies and explore water reclamation before asking for more water.

Paul Perkovic expressed concern that inconsistencies still existed in the project. When it is convenient, the Crystal Spring Project is described as incorporating the transmission pipelines as an integral part of the project; when it is convenient to declare the Crystal Springs Project completed, then the transmission pipelines are not a part of the project. He also continued to object to the inclusion of the agricultural water allocation at buildout in the demand, since that portion of the demand would actually be served along the Highway 92 corridor, not by the El Granada pipeline.

Ric Lohman moved (and Chuck Kozak seconded) that the Council re-send its previous letters and also express support of the Half Moon Bay City Council letter. Kathryn Slater-Carter offered to communicate with the Coastal Commission regarding EIR questions. Approved 5 to 1 (Perkovic) with 1 abstention (Vargas).

**3. Review of Recommendation from Planning and Zoning Committee of the community's involvement in residential project review in issues concerning drainage, erosion control, tree removal, sensitive habitat preservation, and other site specifics and cumulative impacts beyond Design Review.**

Chuck Kozak introduced this item, reading portions of the memorandum dated September 12, 2002, from Farhad Mortazavi to the Coastside Design Review Committee. He also attached copies (highlighted) from the Zoning Regulations, in particular Section 6565.17, 6565.2, 6565.3, and 6565.7.

Kathryn Slater-Carter quoted from Curtin's *California Land Use Law*, that neighborhood character is something that Design Review can support. She asked for a more informed legal opinion.

Chuck Kozak proposed that the Council send a letter pointing out the specific regulations from the Design Review guidelines.

Leonard Woren supported Chuck's proposal.

Dennis Doherty (Miramar) said that at the Coastside Design Review meeting, Mary Raftery had suggested that Design Review was concerned with aesthetics. He doesn't think the Design Review Committee has the technical knowledge to deal with these issues on a discretionary approval level – as opposed to an advisory level.

Chuck Kozak summarized the contents of the proposed letter. Ric Lohman seconded. Approved by unanimous consent.

**4. Midcoast Local Coastal Program Review Update**

The workshop on Monday, September 23, continued the discussion on residential uses in the non-residential zoning districts. Any recommendations for the Waterfront district have been postponed to the November 4 meeting.

The next Workshop will be on October 7.

Leonard Woren asked the Council to tell the County that voting at these meetings is unacceptable.

Further discussion deferred due to lack of time.

**Update on Continuing Council Projects**

**Future Agenda**

October 9, 2002

1. Roller Hockey League wants an improved rink at Airport, letter of support

October 23, 2002

1. New Library Design

The meeting was adjourned at 11:00 p.m.

Respectfully submitted by Paul Perkovic, Secretary.

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Board of supervisors Report

No topic

Consent Agenda

Proposed items of business