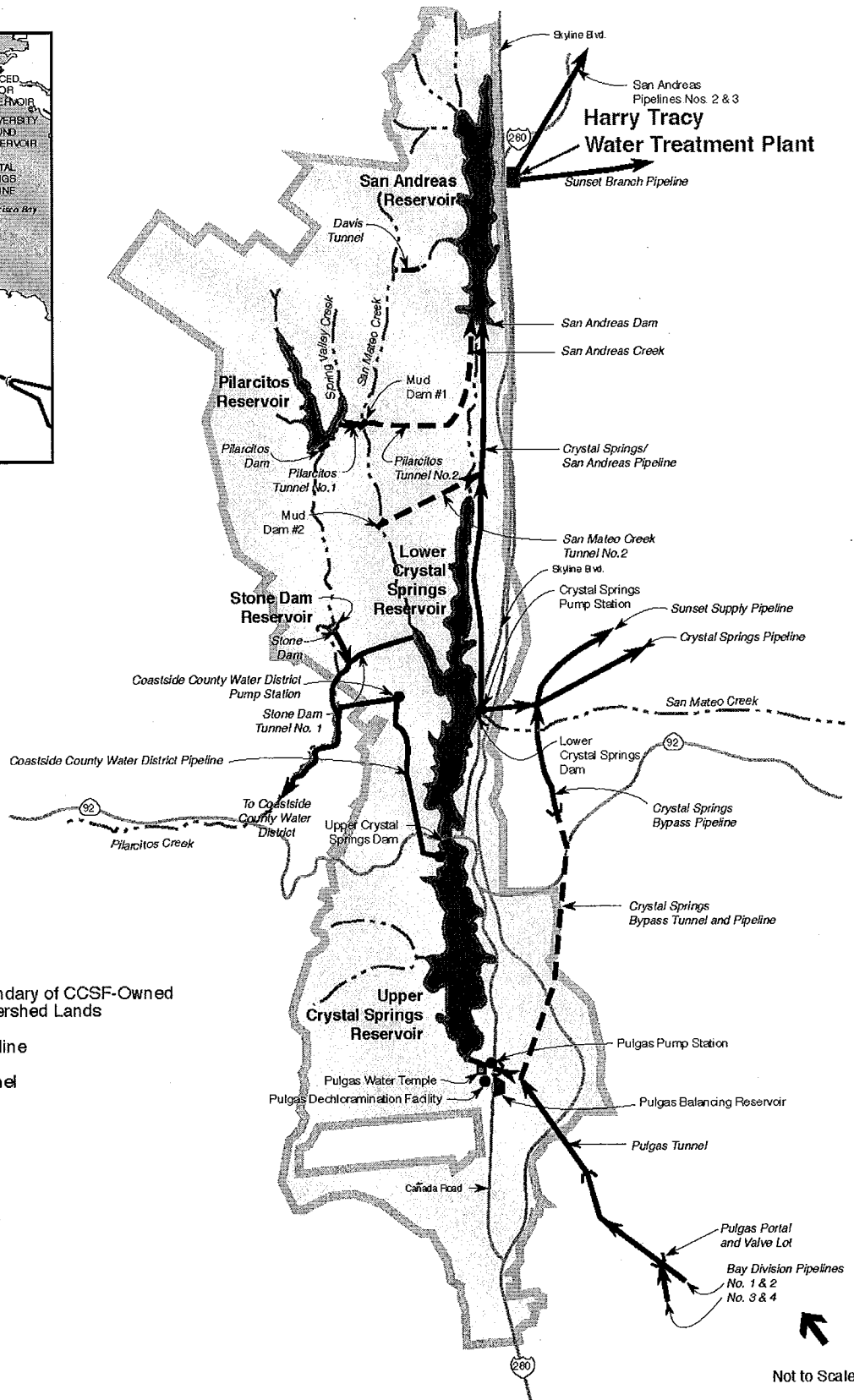
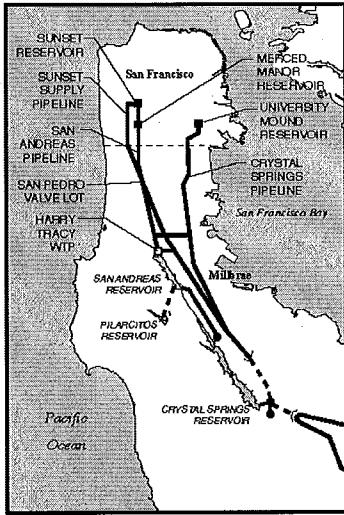


San Mateo County Board of Supervisor's Meeting

Applicant: **SFPUC**

File Numbers: **PLN 2010-00162**



LEGEND

- Boundary of CCSF-Owned Watershed Lands
- Pipeline
- Tunnel

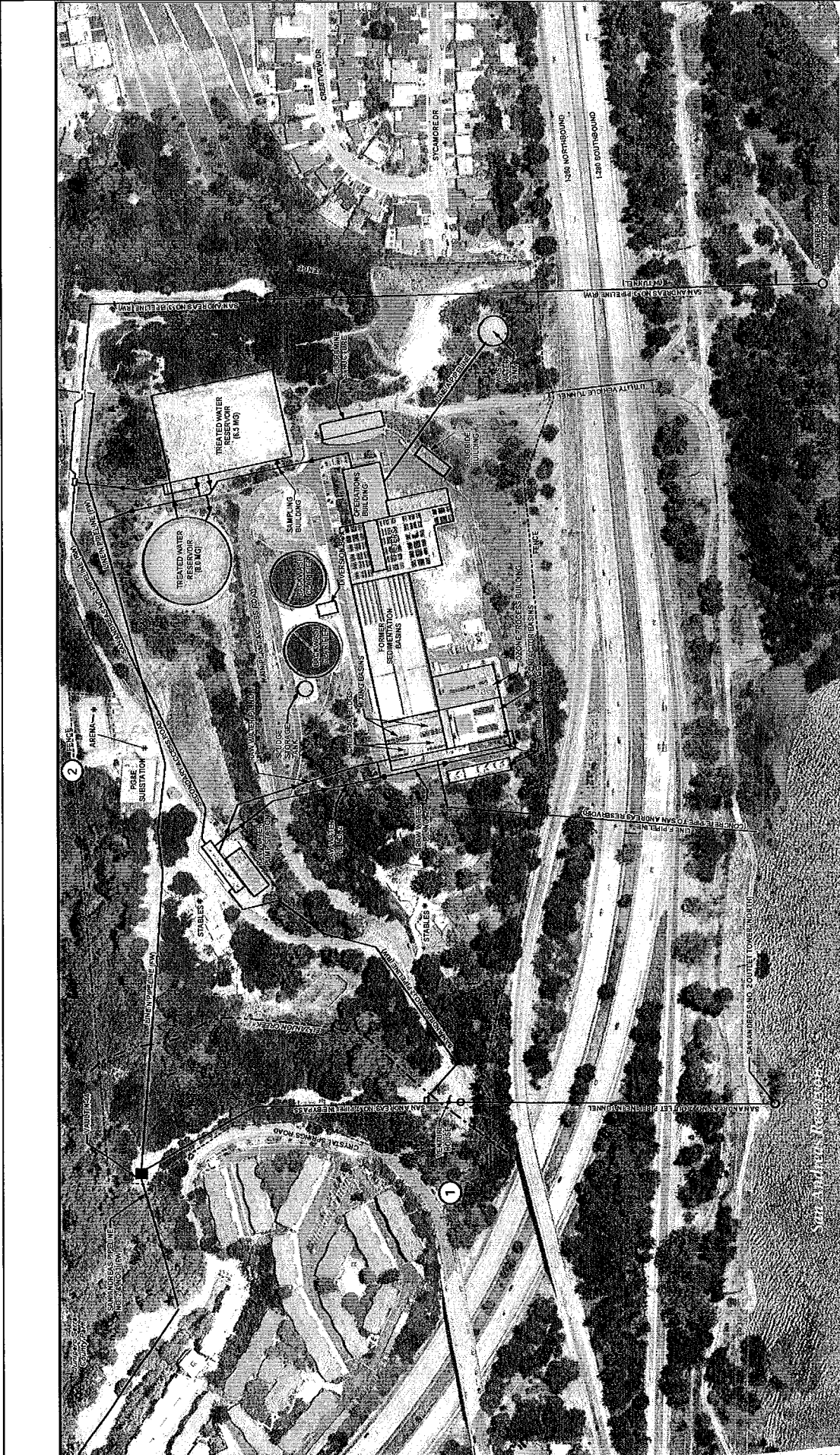
Source: WSIP PEIR Vol 1.

Not to Scale

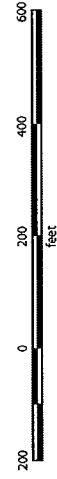
San Mateo County Board of Supervisor's Meeting

Applicant: **SFPUC**

File Numbers: **PLN 2010-00162**



- ① Crystal Springs Road Entrance (Primary Access)
- ② Helen Drive Entrance (Secondary Access)
- FW Finished Water
- RW Raw Water
- * Equestrian Facility



Existing Facilities

San Mateo County Board of Supervisor's Meeting

Applicant: **SFPUC**

File Numbers: **PLN 2010-00162**

Planning and Building Division

County Government Center • 455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Application for Appeal

To the Planning Commission

To the Board of Supervisors

1. Appellant Information

Name: Skyline Stables Corp.

Address: 74 Cotter St.

Non-Profit Corp., Christine Hanson, pres.

San Francisco, CA

Phone, W: 415-717-5986 H: 415-586-6677

Zip: 94112

2. Appeal Information

Permit Numbers involved:

PLN2010-00162

I have read and understood the attached information regarding appeal process and alternatives.

yes

no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

made on June 30 2010 to approve/deny the above-listed permit applications.

Date:

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

This appeal is contesting the decision that this project conforms to the San Mateo County General Plan's policy of: "encouraging Park and Recreation facilities to make provisions to protect, ~~and~~ operate and maintain Park and Rec systems." The decision cites SFPUC's efforts to work with horse owners to find a new location(s) for their animals. As example of compliance with the General Plan when in fact the SFPUC maintains that they are not obligated to relocate the stables as was stated in the proposal for this project. The SM County Planning project report further cites the DEIR which states that there are sufficient stabling within 35 miles, even though Appendix C of this DEIR states that all but
20_app appeal. rev 12/01/05 rp

and ~~and~~ the cost of all other stabling is 2 to 4 times more expensive.

If these stables are destroyed by this project and not relocated it will create a huge negative environmental impact for the local horse community and remove the ~~the~~ only low cost, non profit stable on the Peninsula.

Board of Supervisors
455 County Center, 2nd
Redwood City, California 94063

July 15, 2010

Dear Board of Supervisors:

I'm writing to your Findings of The Harry Tracy Water Treatment Plant Long-Term Improvement Project, and File Number: PLM 2010-00162.

I was and spoke at the Hearing on June 30, 2010. I'm appealing your findings of this project. I have issues with the work that is going to be done at this project. The SFPUC and the Contractors that are involved with the project have not addressed the around the clock noise on and around the site, all the dirt and dust and the high-intensity lights and night time control for big up and down Helen Drive.

I have health issues with Asthma and severe allergies and I'm a surviving Cancer Patient.

All that I request is defined procedures for (especially) (Dust) dirt, high-intensity lights, noise in and around the project. Please note that the prevailing winds towards my house from this project will make this a very unhealthy situation for my family and neighbors.

If I don't receive a response with clear direction to this letter I assume that there will not be any control procedures for this project and that my health issues will only get worse.

Sincerely,



Joseph Graff
1175 Helen Dr.
Millbrae, Ca.
94030
Phone: 650-871-4722

Matthew Seubert - Appeal responses

From: "Huey, Calvin" <chuey@sfwater.org>
To: "Matthew Seubert" <MSeubert@co.sanmateo.ca.us>
Date: 7/23/2010 2:22 PM
Subject: Appeal responses
CC: "Frye, Karen" <KFrye@sfwater.org>

Matt,

Here are our responses. Please let me know if you have any questions. When you have the final report, please send us a copy.

Thanks,

Calvin Huey, P.E.
 Project Manager

San Mateo County Environmental Services Agency, Planning and Building Division
 Application for Appeal to the Board of Supervisors
 Appellant: Skyline Stables Corp.

Item 1: "This appeal is contesting the decision that this project conforms to the San Mateo County General Plan's policy of 'encouraging Park and recreation facilities to make provisions to protect, operate and maintain Park and Rec systems.' The decision cites SFPUC's efforts to work with horse owners to find a new location(s) for their animals. An example of compliance with the General Plan when in fact the SFPUC maintains that they are not obligated to relocate the stables as was stated in the proposal for this project."

Response:

Skyline Stables is a non-profit venture with a private lease arrangement with the SFPUC to operate equestrian facilities at the HTWTP site, subject to the SFPUC's use of the site for water system needs. The lease was renewed in 2005 and expires at the end of 2014. The proposed project includes removing the existing equestrian facilities, including the upper stable area where the new treated water reservoir is proposed, the lower stable area where the new backup generator is proposed, and the two exercise arenas near the Pacific Gas & Electric Company substation and the Helen Drive entrance for construction staging. (Refer to Section 3.3.1, Treated Water Reservoirs, subheading Remove Equestrian Facilities, on page 3-11 and to Figures 3-5 and page 3-6 in Chapter 3, Project Description, of the Draft EIR.)

The HTWTP site contains an active water treatment plant and is not open to the general public. The Skyline Stables equestrian use is secondary and accessory to property's principal land use, which entails SFPUC use of the property to fulfill its duties as a public utility, including the proposed improvements to the water system to ensure reliable water deliveries under emergency conditions. The HTWTP site should not, therefore, be equated with a parks and recreation facility within the meaning of the San Mateo County General Plan. The stable is a private, accessory use as described in Section 5.2, Land Use, of the Draft EIR.

The SFPUC evaluated a wide range of onsite and offsite alternatives, as documented in the Draft EIR in Chapter 7, Alternatives. There is no alternative site that would both meet the SFPUC's project objectives and enable continued operation of the stables on the HTWTP site. The site will not have enough room to accommodate the equestrian facilities after construction of the proposed project.

The SFPUC did not include relocation of the stables to another SFPUC property as part of this project for many reasons, including water quality and environmental concerns, cost, and because neither CEQA nor the Skyline Stables lease require relocation. Nonetheless, the SFPUC is going to great lengths to provide the owners of the 40 horses at Skyline Stables with information about alternative boarding options in the region. As discussed in the Draft EIR, the area contains sufficient equestrian recreational resources to accommodate the horses displaced from Skyline Stables.

From Page 4-9 of the Draft EIR, "The project objectives of increasing water delivery reliability, reducing the vulnerability of HTWTP to slope instability and structural failure from a major earthquake, maximizing the use of existing SFPUC facilities and infrastructure, maintaining a gravity-driven system, and allowing for timely construction of proposed facilities support continued economic vitality in San Francisco and neighboring Peninsula communities and is consistent with the Commerce and Industry Element. The project is designed to minimize interruptions of water delivery during and following a seismic

event and ensure a seismically reliable water system. Thus, the project would support the health and safety of the communities in the project area, as well as the health and safety of SFPUC water customers. The project would not affect land uses within the boundaries of the City and County of San Francisco and, overall, would be consistent with the spirit and intent of the San Francisco General Plan.”

Item 2: “The SM County Planning project report further cites the DEIR which states that there are sufficient stabling within 35 miles, even though Appendix C of this DEIR states that all but two of these locations are already full to capacity and the cost of all other stabling is 2 to 4 times more expensive. If these stables are destroyed by this project and not relocated, it will create a huge negative environmental impact for the local horse community and remove the only low cost, nonprofit stable on the Peninsula.”

Response:

From Page 5.8-3 of the Draft EIR, “There are more than 18 other equestrian boarding facilities within 35 miles of Skyline Stables along the Peninsula or in the South Bay, as identified from a survey conducted on behalf of the lead agency (ICF Jones & Stokes, 2009); although, the survey was not a comprehensive survey of the entire Bay Area and there are additional boarding facilities within 35 miles of Skyline Stables that are not identified in the survey. The surveyed equestrian facilities, including Skyline Stables, are listed in Table 5.8-1, and their locations are shown in Figure 5.8 3. Table 5.8-1 includes basic information about the boarding facilities, including acreage, exercise areas, and access to trails. Additional detailed information is included in Appendix C. As shown in Table 5.8 1, the other boarding facilities have similar amenities to Skyline Stables, although the site acreages, boarding capacity and fees, and types of amenities available for training, exercise, and recreation vary between individual facilities.”

In response to ongoing direct discussions with the Skyline Stables, the SFPUC conducted an additional survey in 2010. The purpose of the survey was to verify the availability of stables at the facilities surveyed in 2009 and identify any additional nearby facilities that are similar to Skyline Stables. As of July 22, 2010, the draft 2010 survey identified at least 188 spaces available for boarding (116 spaces in stalls or paddocks and 72 spaces in pasture-only) in San Mateo County at prices ranging from \$185-1,200/month for stalls/paddocks and \$100-450/month for pasture only.. Information from the final 2010 survey will be compiled into a new table and added to Appendix C of the Draft EIR.



**HETCH HETCHY
WATER SYSTEM
IMPROVEMENT
PROGRAM**

**SFPUC Infrastructure Division
Project Management Bureau**

1155 Market Street, 6th Floor
San Francisco, CA 94103

telephone: 415.551.4592

fax: 415.551.4695

email: chuey@sfgwater.org

REBUILDING TODAY FOR A BETTER TOMORROW

Dear Mr. Seubert,

July 23, 2010

This appeal is contesting the decision that this project conforms to the San Mateo County General Plan's policy of encouraging Park and Recreation facilities to make provisions to protect, operate, and maintain Park and Recreation systems.

The decision as written cites SFPUC's efforts to work with horse owners to find a new location(s) for their animals, as an example of compliance with the General Plan; this is not an accurate description of the actions of the SFPUC. The SFPUC maintains in other conversations, both publicly and privately, the position that they are not obligated, nor do they intend, to relocate the stables. This despite the proposal for this project where it describes potential relocation of these uses (Skyline Stables) for relocation of treated water storage tanks.

The San Mateo County Planning Project Report also cites the DEIR for this project that erroneously states that there is sufficient stabling within 35 miles. In Appendix C of this DEIR it clearly shows that all but two of these locations are already full to capacity, and the cost of all other stabling is 2 to 4 times more expensive. **Also, how is it possible to claim to be relocating a stable and at the same time arguing that relocation is not necessary?**

If these stables are not relocated and this project proceeds as planned, this clearly will not be making provisions to protect, operate and maintain Park and Recreation systems. It will result instead in the complete destruction of a stable that has stood for over 60 years in the same location; and also the destruction of the organization that maintains it. It will create a negative environmental impact for the local horse community especially those horse owners experiencing economic difficulties by removing the only low cost, Non-Profit Cooperative stable on the Peninsula.

Various comments were made through the gathering of data and during the public hearing on May 30, 2010. There are many elements to this story and the story of the stables. It is impossible to include all of the elements in this presentation and so we have endeavored to focus mainly on aspects of this situation pertaining to the San Mateo County Planning General Plan and also to address comments made at the San Mateo Planning Commission meeting by SFPUC staff on May 30, 2010.

This information is divided into these categories:

The Project Proposal

Meetings and emails between Skyline Stables and the SFPUC (2 parts)

The DEIR, Appendix C and other existing facilities

Response to comments

Potential Relocation Spots and Data

Other Environmental Data

Costs Analysis

How CEQA is failing the Stables

Closing letter

The Project Proposal

Skyline Stables was reassured SFPUC staff when this project was proposed in 2008, that it would not affect the stables. It is not unusual for the Water Department to be conducting work and construction that does not affect the stables. Most of the boarders assumed that there was no need to pay much attention to this latest project.

Phillip Lim, whose elderly horse who has passed away since 2008, alerted the Stable members to the potential described in the proposal for the need to relocate the area of the stables known as "The Cove" for a new water tank. The group attended the scoping meeting on Tuesday June 10, 2010 held at Meadows School in Millbrae. In response to the proposal, many comments were sent describing the lack of similar facilities in the area and the lack of other similar economic options for horse owners in the area.

The Standby generator is not included in the original proposal for this project, this element is now planned to replace the area known as the Lower Barns.

Printed and attached is the page from the proposal that pertains to the stables. Also attached is a CD with the text of the entire proposal.

Other Meetings and Communications between Skyline Stables and SFPUC

Much of our communications with SFPUC real estate has been via email. Hopefully the "thread" of these emails will make sense.

The latest meetings between Skyline Stables Board Members and SFPUC staff have been the most discouraging.

One meeting was organized via email. The subject of the email, which is enclosed was titled "Relocation" and Skyline Stables prepared to discuss various elements involved in relocation. This was not the meeting that greeted them. Enclosed also is a summary that was prepared to relay the affects of this meeting.

After this meeting the Skyline Stables group attended the Citizen's Advisory Council Meeting. This meeting was arranged to allow SFPUC staff answer concerns voiced to the council by Skyline Stables members. This was the last meeting where Stables members met with SFPUC staff till the San Mateo County hearing on May 30, 2010. Attached with notes taken by Skyline Stables members are emails sent by Gary Dowd before and after the CAC meeting.

In the interim a series of emails were sent between Christine Hanson and Gary Dowd. Since this was the last communication between the two groups it was surprising to say the least for Skyline Stables members to hear at the San Mateo Planning Commission meeting that SFPUC was working toward relocation. What we were hearing instead was that there is an increasing emphasis on the "gearing up" of the City Attorney to "handle" the situation differently. Emails are attached, again hopefully the "thread" makes sense.

Preliminary Meetings between Skyline Stables and SFPUC

On March 18, 2010 the Board of the Non Profit Skyline Stables was asked to meet at the Harry Tracy Plant with SFPUC staff. The Draft EIR was released nearly concurrent with this meeting.

SFPUC staff explained at this meeting that the seismic testing for the plant had concluded that the spot for the new water tank would need to be located on the site of the upper stables. They said that they would need to begin "clearing" the area by August and that the horses would need to vacate by then. The Skyline Stables group was told that the DEIR had found that there was sufficient stabling in the area for the horses living at the Plant to move to by then.

We explained that the cost of all other stabling in the area far exceeded the price of the stabling by the Non-Profit Skyline Stables. A random example of a barn 20 minutes away, Clermont Equestrian was quoted. The price to stable a horse in a paddock at Skyline Stables was roughly \$220 per horse, including food. The price listed on the website for Clermont's paddock stabling reads \$700 for the West Paddocks, \$800 for the East Paddocks.

The group from the Stables reiterated that the proposal for the project stated that the stables would be relocated if the space would be needed. Also at this meeting we were told a generator would replace the lower stables. This was disclosed in such a way that after the meeting half of the Skyline Stables board members present were still not aware of this new element.

Maureen Barry of SFPUC arranged a meeting between Skyline Stables Board members; the SFPUC head of Real Estate Gary Dowd to further discuss the situation.

The meeting in San Francisco at SFPUC location with Gary Dowd and SFPUC staff Brian Morelli took place on March 26, 2010. Skyline Stables presented Gary Dowd with a copy of Horse Keeping: A Guide to Land Management for clean Water. SFPUC staff told Skyline Stables group that the project EIR would most likely not be certified till October and that was a more realistic date the horses would need to leave.

They said we would not be relocated, that we should prepare a "wish list" of things that would make us feel OK to leave. They suggested a cost differential for the increased cost of paying board at stables in the area for the remainder of the lease. Also perhaps recent repairs could be noted for compensation. The Stables group said their wish list was to be relocated, that there were a lot of SFPUC properties nearby the present location and that a new stable could be quickly built using inexpensive prefabricated stabling. This was met with a negative response by the PUC staff.

Because of the uncertain future of the stables and an agreement that renting stalls to any new tenants would put more horses in jeopardy the SFPUC agreed to credit Skyline Stables for tree removal in the proposed construction site that had been previously paid for by Skyline Stables during the project scoping period. This was meant to be an umbrella to cover stable costs over the next 6 months.

At the end of the meeting Skyline Board member Steve Flahavan suggested to Gary Dowd "How about I pick you up in my truck and we go look at some of these places." Meaning the potential relocation spots mentioned during the meeting. Gary Dowd agreed to go for a ride with Steve and look at properties.

Later Meetings and Communications between Skyline Stables and SFPUC

The latest meetings between Skyline Stables Board Members and SFPUC staff have been the most discouraging.

One meeting was set up via email. The subject of the email was titled "Relocation" and that was what Skyline Stables was prepared to talk about. This was not the meeting that greeted them. Enclosed is a summary that was prepared to relay the affects of this meeting.

After this meeting the Skyline Stables group attended the Citizen's Advisory Council Meeting. This meeting was arranged to allow SFPUC staff answer concerns voiced to the council by Skyline Stables members. This was the last meeting where Stables members met with SFPUC staff till the San Mateo County hearing on May 30, 2010.

In the interim a series of emails were sent between Christine Hanson and Gary Dowd. Since this was the last communication between the two groups it was surprising to say the least for Skyline Stables members to hear at the San Mateo Planning Commission meeting that SFPUC was working diligently toward relocation. Instead there is an increasing emphasis on the "gearing up" of the City Attorney to "handle" the situation differently.

The DEIR, Appendix C and other existing facilities

There are many issues to address in the DEIR for this project; we will not be able to cover them all. With the interest of time we have tried to be as complete as possible.

Matt Seubert, May 30, 2010 San Mateo Planning Commission Meeting

"The DEIR notes that there is 18 equestrian facilities within 35 miles of the project with adequate capacity to board horses currently located at the stables. The public would still retain access to sufficient equestrian resources in the area. The DEIR then identifies the recreational impacts as less than significant."

In Appendix C the most consistent difference between Skyline Stables and all other stabling is cost. This is not an insignificant difference either. A copy of Appendix C is attached; also an independent survey is attached that reflects similar findings.

The place with the most availability is Clermont Equestrian. The paddock prices at this facility are West Paddocks \$700 and East Paddocks \$800. This is well out of the range of anyone boarding a horse at Skyline Stables. These prices are similar to those found in the upper range of stabling in the most popular areas in Woodside, all of which have no available paddocks for rent. Because the price difference between Skyline Stables paddocks and Clermont Equestrian paddocks is so striking it is completely baffling as to why available space at this one barn is being held as an example of alternate stabling available in the area.

This is also the facility that regularly experiences heavy winds. Heavy winds around horses are not a comfort level issue. It is a safety issue. It is also interesting to note that Clermont's paddocks, presumably offering more shelter than its pasture, discerns between the West Paddocks and the East Paddocks. The East Paddocks cost \$100 more than the Paddocks offered on the other side of the ridge. It is easy to assume that the Western side of the ridge would bear the brunt of the winds coming up the ridge and off of the ocean. Some of these winds have been purported to range up to 100mph. Clermont is a lovely facility with a very top of the line indoor arena. However it has a history of difficulty in keeping boarders because of the inclement weather conditions. Therefore the availability of stabling at this facility is not an accurate indicator for the need for local stabling. When the local barns are at capacity, people are more likely to drive further away from this area than board at this one barn.

Because wind is really a difficult element for safe horse keeping included here are several articles written about horses and high winds.

Data is attached regarding 325 stalls closed in the city of Woodside since 2007.

If Skyline Stables closes there will be no way for people to access the Sawyer Camp Trail by horseback. At present there is no place safe to park a truck and horse trailer at any of the access points. The riders from Skyline Stables have accessed this area via a tunnel that was built for their access when the 280 freeway was built. The access to the North of Skyline Stables along Skyline Blvd is not a safe place to park a truck and trailer and it does not offer any safe way to unload horses.

Thus another element of recreational activity available in San Mateo County will be gone.

Response to Comments

Calvin Huey May 30, 2010 San Mateo Planning Commission meeting

"Just more recently within the past month or so we also contacted an additional half dozen sites and we found over 90 additional sites that's available to accommodate the horse stable folks."

These are not stables that the SFPUC have mentioned to Skyline Stables. We can only guess at what the specifics are in regards to pricing or the type of stabling, for example are these stalls with paddocks and does the facility allow the use of a riding arena?

"There's I don't have the exact number, in our recent survey we had contacted folks around Daly City/Pacifica which is probably more within the 15/20 minute drive."

This is more specific. The stable with stalls and paddocks that Calvin must be referring to here is Millwood Ranch since the other stable in the area with stalls and paddocks is completely filled. Millard Tong, the owner of Millwood Ranch contacted SFPUC offering to take all the horses in May. An email reply to Gary Dowd concerning Mr. Tong's difficulties with the permit process and compliance issues was sent. Copies of those emails are attached. Also information found with a simple Google search that pertains to Mr. Tong's horse stabling operations is attached.

There is also a stable at the end of John Daly drive that may have stalls and very small paddocks. The cost is more than at Skyline Stables but still fairly moderate. They are unable to build an arena however because the barn is located on an eroding cliff and the City will not allow heavy equipment to be used for fear of landslides. Also it must be noted that not every horse is safely handled in every situation, in this case the long steep trail from this facility could be "too much" for many horses. It is very dangerous for a horse to spook in this situation as the trail drops off the side of the cliff hundreds of feet.

"We find out that even in some cases they have offered that if they wanted to come in as a group and retain their whole entity their corporate structure they would be willing to negotiate with that given these economic down times the sore stable owners are a little more agreeable in their negotiations."

No facilities have contacted Skyline Stables with this situation. Clermont Equestrian did contact both Skyline Stables and SFPUC staff. Those emails are attached. The initial contact from Craig Clermont appeared to be motivated by kindness and concern and though the rugged pasture offered would be a spot that few horses from Skyline Stables could survive the camaraderie expressed by Mr. Clermont was appreciated. It was disheartening to discover via another email Mr. Clermont sent to the PUC that Mr. Clermont's offer included restricted facility access, in particular restrictions on riding in

the indoor arena for anyone receiving a discount. He also expressed an interest to the PUC in helping to develop some "SF land" that was adjacent to his stable. He continues to send us inquiries, always very polite, never once mentioning the arena restriction. It is quite possible that he is still corresponding with SFPUC also. His facility is the one that regularly experiences high winds and inclement weather.

"So when an entity comes in they will be able to negotiate better pricing better features than say three years ago."

All aspects of horse keeping have gotten more expensive over the last three years. Due to gas prices many farriers have raised their prices. Hay prices have fluctuated due to gas and last year's drought.

The horse industry has been hit hard by the economic downturn. Closing one of the stables on the more affordable pricing end of the scale will not help equestrians in this area.

Skyline Stables cannot "go in" as an entity and negotiate. We are not a group of big time investors who can march into a barn as a group and demand lower prices.

If our barn is closed we will find a way to survive individually as best we can. Some will sell their houses, some will drive far enough away to board at a place they can somewhat afford and some will have to sell their horses. In these hard economic times however people are not buying horses. Good horses are going to their deaths in Mexico.

As Joe Shelton of TB Friends a horse rescue for Thoroughbred racehorses located in Woodland, California said in an email recently "In all my 58 years with horses, I have never seen the horse market this bad. Nice well trained horses who once sold for thousands of dollars are now being given away for free. At least 3 times a week, a large stock trailer filled with horses leaves Northern California for slaughter in Mexico.

Go on craigslist, and the number of free horses is shocking."

This is not the climate Mr. Huey is describing where an "entity" can negotiate better prices and better features than three years ago.

Potential Relocation Spots and Data

Matt Seubert San Mateo County Planning Commission meeting May 30, 2010

"I'd also like to point out that the SFP has been working with horse owners to try and find another site for their horses including the possibility of locating on other non-watershed SFPUC property. So the SFPUC's efforts to work with horse owners to find another location for their animals conforms to the General Plans Park and Recreation policy of encouraging recreation facilities to make provisions to protect operate and maintain park and recreation systems. I believe that their efforts to relocate the site would meet the provisions although not necessarily having achieved that in actuality at least at this time."

On April 22, 2010 At Harry Tracy Plant, Gary Dowd, SFPUC Real Estate Skyline Stables met Skyline Stables Board members Christine Hanson, Carole Bottarini and Steve Flahavan to drive around and look at potential relocation spots.

These spots were found by Skyline Stables relocation Committee by using Google Aerial maps and driving around the area looking for fences with SFPUC signs on them. Also by asking friends their knowledge of SFPUC lands. **At no time during the draft EIR period up till today did SFPUC staff, who would logically be much more aware of their own land holdings in the area offer a suggestion for a location.**

The only time SFPUC staff offered suggestions for relocation was in 2008 during the public scoping meeting at Millbrae Meadows School. At that time PUC staff assured us that there was a very slim chance they would need our upper stable spot but if they did, they pointed to a variety of nearby locations, adding that these spots were level and quiet.

Skyline Stables offered eight locations that day to examine. Six of these properties were entered and "walked" that day. Xerox copies of Christine Hanson's notes are included in the following pages.

In the weeks that followed this visit Skyline Stables notified SFPUC staff of two other locations, one was an old abandoned Quarry on Canada Rd. The other was a parcel located in Belmont that was suggested by an equestrian from a group called ETRAC. These were the ten SFPUC locations that were examined. All were negated over time.

Calvin Huey San Mateo County Planning Commission meeting May 30, 2010:

"So far the policy within the PUC is that having horse stables is on our property is inconsistent with our watershed management especially in the areas by the reservoirs where we are governed by the GGNRA um so given those issues we've been trying to work with them to relocate them and ease them in this transition period."

To give perspective on relation of these locations to the reservoir a map of the watershed is included with locations marked. To avoid confusion these spots on the map are not numbered because over time the sequence described by Skyline Stables and the SFPUC differed. Also interesting to note is Harry Tracy Water Treatment Plant's proximity to the San Andreas reservoir. The Watershed Management plan, which makes no mention of the stables, nor does it mention any of the watershed keepers horses, was being developed at the same time as the present lease was being negotiated for the stables.

The next diagram in this group is from the Watershed Management Plan. We obtained this diagram months after visiting the sites described above. It was validating to see that nearly every site we selected, by our "Google Maps" method was well within the Moderate Vulnerability range. Thus without knowing it we had avoided the High Vulnerability range.

The last two pages are guidelines from the Massachusetts Watershed giving guidelines and restrictions for horse keeping in their watershed.

Other Environmental Data

Enclosed is a copy of Horse Keeping: A guide to Land Management for Clean Water. The author is Michael Murphy, he is an environmentalist who teaches at Sonoma Junior College. In June, Christine Hanson spoke to him in Sacramento at the Horse Expo. If the stables are allowed an opportunity to relocate, any new facility would have a strict ranch plan guided and designed by Michael Murphy.

This is a place where SFPUC staff has indeed stepped up to learn about and discuss possibilities. Maureen Barry obtained the copy of this guide given to Gary Dowd and has spoken to Michael Murphy about environmental issues and horses. This really was an independent effort on her part and gives us some hope that someone in the SFPUC takes our situation and our need for relocation seriously.

In addition to a comprehensive ranch plan, Skyline Stables would volunteer to monitor water quality in and around the relocated stables. It is much easier to design a new horse-keeping operation for zero nutrient runoff, than to adapt an existing facility to meet that goal, especially one whose filter zones have been paved over in a need for other uses.

Attached are two research papers covering the subject of cryptosporidium and horses. The SFPUC mentions horseback riding as a source of cryptosporidium in its "White Paper" even though the scientific data gives little evidence of a danger. As a contrast the abstract for a study done on the prevalence of cryptosporidium shedding in Ground Squirrels is also included.

Another concern that has been mentioned by SFPUC staff in public hearings is the danger of introduction of non-native grasses by horses. A paper on that subject is included here. Also an article on Conservation Grazing offered by the Midpeninsula Regional Open Space District.

Costs Analysis

Very soon after the initial meeting with SFPUC staff in March regarding the project need for the areas presently occupied by the upper and lower stables for respectively a treated water reservoir and a new Standby generator, Skyline Stables formed a committee within its members to study and develop plans for relocation. Carole Bottarini and Alan Harrison headed this committee.

Carole did a cost analysis of the average difference in boarding costs that people with horses at Skyline Stables would pay if forced to be "absorbed" into the stables within 35 miles.

Also included is information about the type of barns that could easily and affordably be erected in a different location. SFPUC staff has urged us, early in this process, not waste our time investigating these options. Though as indicated by Alison Kastama's comments the SFPUC have a different idea about the cost of stabling.

Alison Kastama May 30, 2010 San Mateo Planning Commission Meeting

"...there are concerns about that the costs of public funds for relocation, as those stables if they were to be relocated on any other site they are not within the project footprint that was studied under CEQA so relocation to another piece of land would require Environmental review which is a significant cost, Golden Gate Stables in San Francisco Golden Gate Park those the project costs to evaluate environmentally and to rebuild those stables was predicted at about 8 million dollars, this is not an insignificant element to this project so we are this is why we did go through an initial survey of other stables sites as well as a continued survey just this spring just to really look at availability of other space whether there was any way we can assist that is why we've been looking at the lease and whether there's a monetary amount we might be able to provide to assist in the transition."

Attached is information about the scope and design of the Golden Gate Park Stables. Also included is background on the design team for the stable renovation and an example of another project they have designed in the Bay Area. This design team's focus is much grander than anything Skyline Stables would want or expect to envision.

Also, it is not Skyline Stables fault that it was not within the project footprint that was studied under CEQA. Why the stables were not included in the CEQA in this manner has put doubt as to any mention by the SFPUC that they have "really tried" to relocate the stables.

There has been no dialogue on the part of the SFPUC with Skyline Stables about who might assume the costs of a new facility. In the meetings with the Citizen's Advisory Committee of the SFPUC however this question was posed to Christine Hanson. Skyline Stables, though not looking forward to paying for barns after barns that we have paid for

are bulldozed, does not rule this out. As expressed to the CAC, our need in this type of scenario would be a long enough lease to insure that any personal loans taken out by individual barn owners in order to pay for new barns would be allowed time to pay for themselves.

The SFPUC have mentioned this concern publicly at all meetings including the CAC meetings, the San Francisco Planning Commission DEIR hearing, the San Mateo County Planning Hearing and it was mentioned in the San Mateo Times article.

How CEQA is failing the stables

Calvin Huey May 30, 2010 San Mateo Planning Commission Meeting

*"There are these discussions with the horse stable owner as part of the CEQA process we identified the impact as less than significant. **Because it was less than significant we didn't have to mitigate those impacts** what we found out also was that in surveys made by our environmental consultants we found out that in the initial survey in 2009 they're about 11, over a dozen sites and we found availability of over 50 plus stables."*

This statement epitomizes the SFPUC position on relocating the stables. This shows that the CEQA process has effectively been used against the stables. Even the Appendix containing the stabling survey was not available online during the commenting period, and this project was the only project listed that did not have accompanying Appendices. None of the supporters of the stable were able to comment on this survey that Calvin describes.

CEQA is a minimum and it does not cover all aspects of a situation. In this situation, especially with the barns built by private citizens, in an area that has developed around it that generally excludes horses, CEQA does not have a formula to address this. CEQA also apparently did not cover the apparent economic factors in this case. It does not cover factors that would logically apply to boarding horses or take into account that not all boarding facilities are created, located or managed equally. It also does not take into account that because horses need to interact with their environment much of the time; some factors of horse keeping are seasonal, for example a pasture situation would be emptier during rainy times when the horses could be housed in mud depending upon the way the pen they are living in was designed. It does not take into account the weather, that riding a horse in 30mph or greater winds is dangerous.

Add to all these variables the differences in what individual horses might need to stay healthy, for example the difference between young and old; horses with prior injuries or soundness issues versus horses who have never experienced injury. Looking at the general horse population at Skyline Stables, most of these are older horses many of which have had major injuries in the past. CEQA absolutely does not cover these issues and CEQA is failing Skyline Stables by giving the SFPUC an official reason not to relocate the stables.

Asked if SFPUC would be able to relocate the stables if the EIR ordered it to do so as part of the mitigation for this project Gary Dowd, SFPUC real estate replied "yes" without hesitation.

Although in the San Mateo County Planning commission hearing the SFPUC says they have tried and are actively trying to find a place to relocate the stables; Calvin's statement above gives a more accurate and true reflection of the attitude toward relocation that the Skyline Stables staff has experienced from the SFPUC.

Therefore it is not possible to say that the SFPUC efforts conform to the San Mateo County General plan's recommendations for Recreation.

Dear Matt,

I am including two letters as examples of some of the testimonial letters written on our behalf during the CEQA process.

The first, written by Jane Thomason, shows a good understanding of some of the effects our stable closure will have on the community.

The second letter, written by Margarethe Van der Steere, I've included because it shows the progressive loss of stabling on the Peninsula. It is also a letter that is near and dear to my heart because Mrs. Van der Steere lived 2 houses away from me where I grew up in Millbrae. When I look at the photo included here of their barn that was removed to widen the road, I see an opportunity for myself that was not realized.

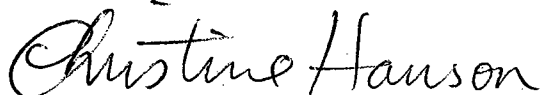
When their barn was 5 minutes away they were able to see their horses twice a day. When they lost their barn the visits included a long commute and so they would only see their horses on the weekend. It was no longer a situation where the neighbor's kid could tagalong to help care for the horses. So for me, that opportunity to "be" in the horse world, to ride horses and to learn, was gone.

I can't tell you all the stories that would have happened if the stables do close. But I am certain that if it had been possible for me as a youngster, to live in this horse world, instead of struggling so hard to find it as an adult, my life would have been different. I know that I would have had more purpose earlier in life. I definitely would have studied to be a vet tech, and possibly realized my dream to become a veterinarian.

Included on the page with the photo of the Van der Steere's barn is a photo of a girl with a huge smile on her face. This is Emma and she is my neighbor today. She is riding at her first horse show. Her parents can't afford to buy her a horse or pay high fees for her to learn to ride. Because these stables exist and I visit my horse every day Emma has been able to finally realize her dream of going to a horse show. Because these stables exist, the woman who owns this horse did not have to sell him when she lost her job.

We can't predict what lives might have been changed for the better if this stable is closed. But I can tell you personally that just saving one of these little barns forty-four years ago could have made a huge difference for me.

Sincerely,



Christine Hanson
President, Skyline Stables

From: jane thomason <janethomason@sbcglobal.net>

To: timothy.johnston@sfgov.org

Sent: Thu, Apr 29, 2010 11:47 am

Subject: Skyline Stables

Dear Tim,

I understand Skyline Stables are slated for closure. I am writing to urge you to fight to keep an equivalent space for horses and owners (at least 52 stalls) --in the San Francisco Watershed area.

Stable space is difficult to find, and with each resource that closes down the equestrian community is hit with less access and affordability to maintain their animals and way of life. Now is a time when awareness of the great benefits of interaction with horses is rapidly growing. What a loss to our community at large it would be to close down access at a time of increasing interest and demand for equine involvement.

Please work to protect a future that provides unique access to a way of living in and with Nature that cannot be reproduced in any other context.

Sincerely,

Jane Thomason

janethomason@sbcglobal.net

80 Marina Vista Ave

Larkspur, CA 94939

Margarethe van der Steere
752 Santa Margarita Ave.
Millbrae, CA 94030
(650) 583-5111

6/19/08

The day a horse becomes the member of a family is a very happy one.

Our 35 years of a horse family came when Grandpa bought a horse for our 8 year old daughter.

We started on the Borel Estate but after a few years highway 92 came right through our corrals and we moved our two horses to Shamrock Ranch in Pacifica.

After a couple of years we found we could build a barn in the Water Co. property only five minutes from our home.

That was horse heaven—but after a few years the water company decided to enlarge and all barns on our side of the lower road would have to move.

What a sad day to take down our beautiful 4 stall, 2 hay room barn.

We moved our 4 horses to Half Moon Bay until we were able to move into Sky Farm.

After a few years that property was sold and we moved to Belmont. Same story, property sold, many houses there now.

Now we had only one horse. The others had gone to “horse heaven” one by one.

We were able to rent a stall in the water Co. property and two years later he died at age 21 where he had been born.

I tell you my story so you can see how hard it is to find a good place to keep the horse member of your family.

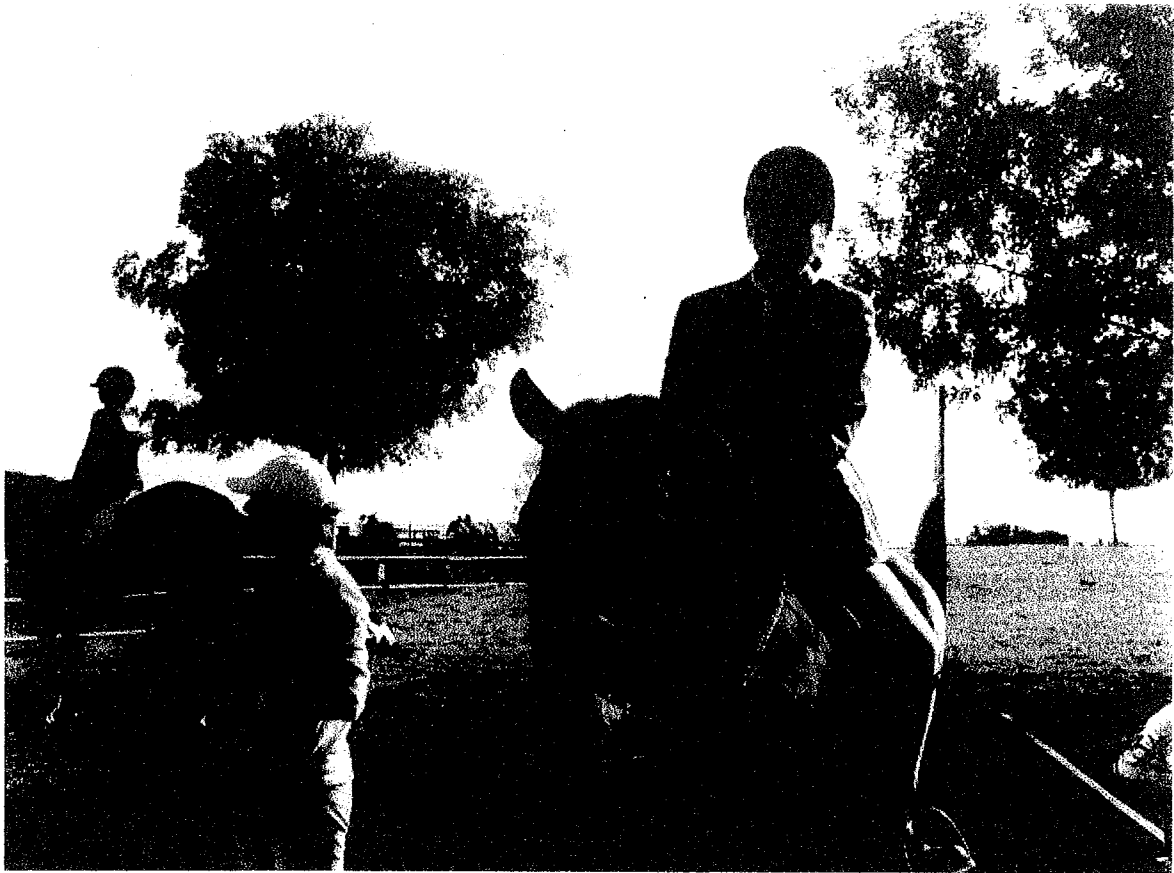
A child with a horse to care for has no time to get into trouble and learns many good things about life.

So could you please find another place than the property where the barns have stood for so many years?

We don't have a horse now because we are 90 years of age and are unable to care for one.

Sincerely,
Margarethe van der Steere

Transcription c/o Christine Hanson, 74 Cotter St. San Francisco, CA 94112



Emma Rhodes and Rhun

Van der Steere Christmas card

