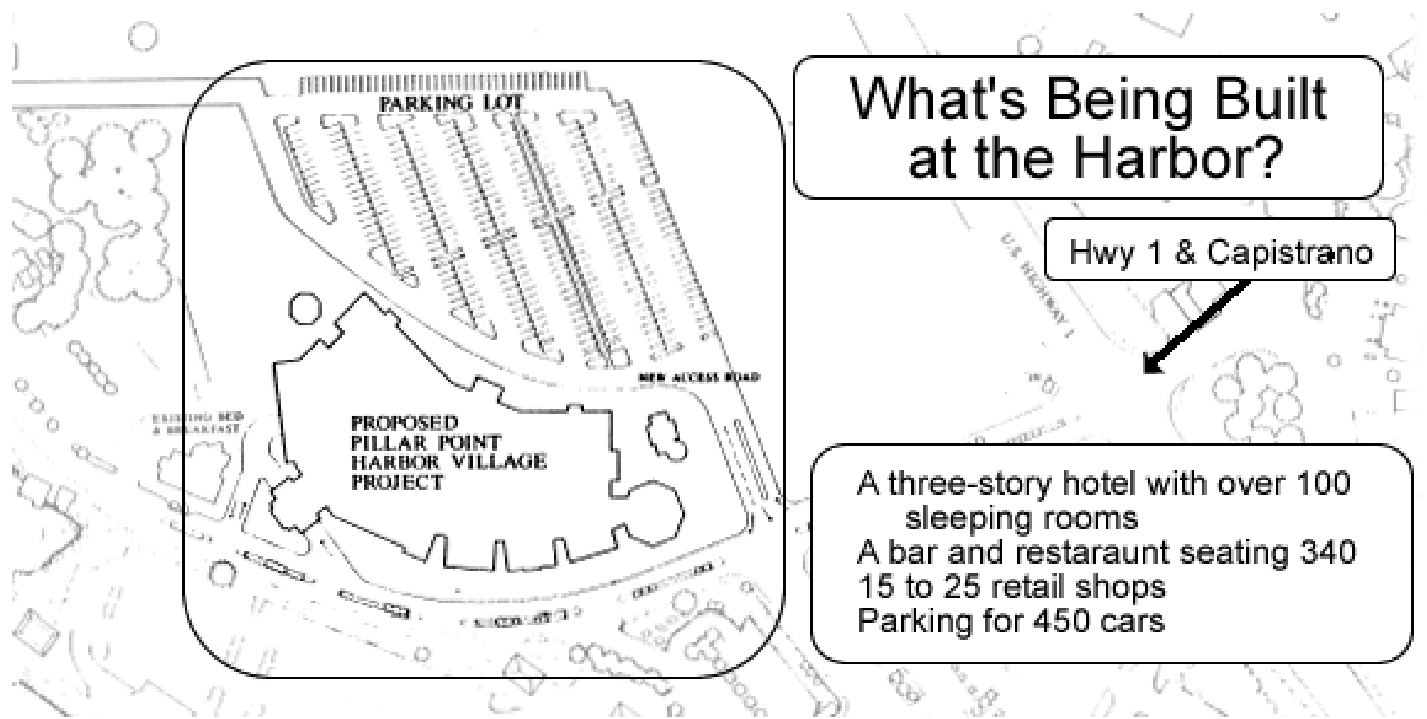


Harbor Village: An Idea Whose Time Has Passed



Isn't it supposed to be done by June?

Yes. The project is governed by a ten-year *development agreement*, which is a special contract between the County and the developer. Under the agreement, the entire project must be completed by this June 22 ... or none of it can be constructed at all.

How did it get started so late if it couldn't be finished?

That's a good question, and the County doesn't have a good answer.

Didn't anyone do the math?

The State law that allows the County to enter into development agreements has a built-in safeguard for cases like this: the County and the developer are required to participate in annual "good faith compliance" reviews to make sure that everything is on track.

But the County never held any of these reviews prior to granting the building permit last August ... not once in nine years ... even though they were reminded of that requirement beforehand.

So what happens in June?

The developer has applied to the County for an extension of the development agreement, saying, we understand, that he had difficulty raising funds. It is clear that he needs more time and possibly more money to complete the project on June 22 as required.

The Board of Supervisors will have to vote on this request, probably within the next several weeks.

Is it a done deal?

Well, it certainly will be if nobody objects.

The County has gotten itself into a tough spot by allowing construction to begin when they knew it couldn't be done on time, but there are key facts on our side.

OK, what can I do?

Write all five Supervisors with your opinion. Write letters to the editor. Show up at the Board of Supervisors meeting (yet to be scheduled) and speak your mind. Talk to your neighbors and ask them to do the same.

Harbor Village: An Idea Whose Time Has Passed

Things everybody ... especially Supervisors ... need to know:

About the development agreement:

- It requires that all ... or none ... of the project be finished by June.
- The section most frequently cited as guaranteeing that the developer can keep his building permit no matter what *does not apply if the development agreement is terminated for default.*

About the building permit granted last August:

- The County granted it even though it was clear that the project couldn't be built on time.
- The County ignored a State law requiring yearly "good faith compliance" reviews that would have highlighted the developer's schedule and financing difficulties ... even though they were reminded of this law beforehand.
- Nonetheless, the County attached strong conditions to the permit:

"You should clearly understand that once you have initiated work at the site that you must complete construction of all of the elements of the projects including public improvements required by the Development Agreement by June 22, 2005. ...

"[I]f you take permits, begin construction, and do not complete the project by June 22, 2005, one possible outcome could be that you be required to abate the work in progress and return the property to its current natural state. Your failure to complete the Development Agreement requirements by that date may result in severe consequences."

Things we can ask of the Supervisors:

- Conduct the State-mandated review now, in public session.
- Find the developer in default if he can't finish the project as required.
- Terminate the development agreement if the developer is in default.
- Encourage the developer to come up with a new plan for the site from scratch, in full cooperation with the community.
- Require that portions of current construction that cannot be incorporated into a new and approved plan must be returned to their natural state as the County advised the developer when the permit was granted.

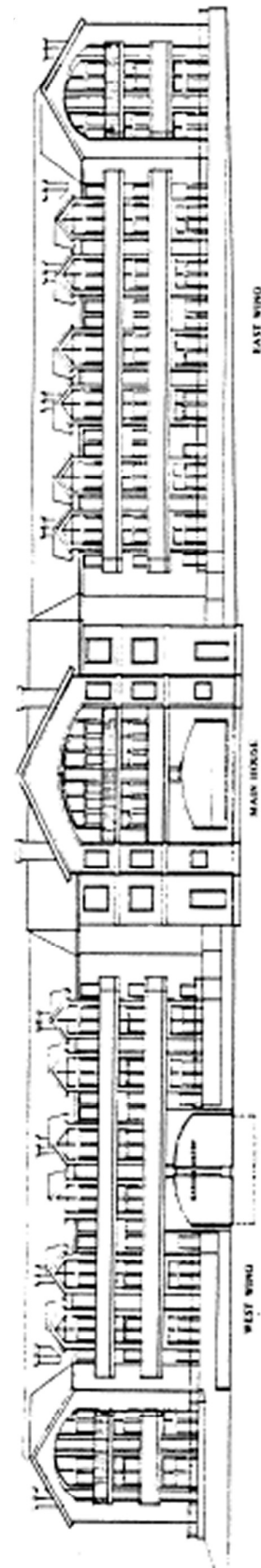
How Do I Reach the Supervisors?

Since the full Board will consider any extension of the development agreement, please send an email, fax or letter to all of them:

Supervisor Richard Gordon	rgordon@co.sanmateo.ca.us
Supervisor Mark Church	mchurch@co.sanmateo.ca.us
Supervisor Jerry Hill	jhill@co.sanmateo.ca.us
Supervisor Rose Jacobs Gibson	RoseJG@co.sanmateo.ca.us
Supervisor Adrienne Tissier	atissier@co.sanmateo.ca.us

You can send one fax to all Supervisors at 650/599-1027

Or write them at: 400 County Center, Redwood City, CA 94063



Three-story, 100-bedroom hotel as seen from the ocean. Nearby: bar & restaurant seating 340 and parking for 450 cars.