From: Lisa Aozasa
Sent: Mon, 7 Jan 2019 23:31:22 +0000
To: Tejinder singh
Cc: Dick Martin; Joan Kling; Anne Martin, J.d.; Ruemel Panglao; Miles Hancock
Subject: RE: URGENT: 15 Terrace Ave - APN 048-072-290: Peterson wall in public right of way

Hello –

Our Building Official, Miles Hancock, is investigating the issue and will get back to you soon.

Best,

Lisa Aozasa
Deputy Director
SMC Planning & Building Department

From: Tejinder singh [mailto:tjsingh007@me.com]
Sent: Monday, January 07, 2019 6:34 AM
To: Lisa Aozasa <laozasa@smcgov.org>
Cc: Dick Martin <martin@cs.cmu.edu>; Joan Kling <jkling@smcgov.org>; Anne Martin, J.d. <anne@daretoreinvent.com>; Ruemel Panglao <rpanglao@smcgov.org>
Subject: Re: URGENT: 15 Terrace Ave - APN 048-072-290: Peterson wall in public right of way

Dear Lisa,

We and concerned neighbors are looking for your urgent assistance.

The developer of 15 Terrace Ave (APN 048-072-290), is building a concrete Wall on the Right of Way on the Terrace Ave. Please see the attached photographs.

This wall is perpendicular to the flow of traffic and is a safety hazard and obstruction on Terrace Avenue, a right of the way.

Would you please check your permission to the developer since this is a safety issue for all of the users of Terrace Ave.

No such construction should be above the level of the street Terrace Ave. The concrete is still not poured and there is time to fix this. (Does the County allow such construction during the Winter months?)

I will appreciate your prompt action.

Thanks
TJ Singh

On Dec 31, 2018, at 09:21 AM, Ruemel Panglao <rpanglao@smcgov.org> wrote:

Hello TJ,

I've attached the requested information regarding PLN2018-00426.

Regarding the matter you are referring to below, please contact Code Compliance for further information.

Thanks,
Ruemel

From: Tejinder singh [mailto:tjsingh007@me.com]
Sent: Monday, December 31, 2018 9:12 AM
To: Ruemel Panglao <rpanglao@smcgov.org>
Subject: URGENT: 15 Terrace Ave - APN 048-072-290: Peterson wall in public right of way

Dear Ruemel,

I would like to bring it to your immediate attention that the developer of APN 048-072-290, Peterson, is building a concrete wall as shown in the photo below in the public right of the way.

This wall of concrete is perpendicular to the flow of traffic and is a barrier and obstruction on a right of the way, Terrace Avenue.

Would you please stop this ASAP as this a safety issue for all of the users of Terrace Avenue. This wall of concrete still only has steel rods that can be appropriately sized down to remain well below the level of Terrace Ave (the right of way).

I will appreciate your prompt action.

Thanks

TJ Singh

Thanks

From: anne@daretoreinvent.com
Sent: Tue, 8 Jan 2019 14:38:19 -0700
To: Lisa Aozasa; Ruemel Panglao; Miles Hancock
Cc: Tejinder singh
Subject: Safety Issue at 15 Terrace Avenue Construction site

As a resident of 620 Miramar Drive, HMB I would like to express my concern over a potential safety issue at a home construction site at 15 Terrace Ave (APN 048-072-290).

As noted in the prior correspondence from our neighbor, Mr. Singh, Mr. Peterson, the owner of 15 Terrace Ave is building a concrete Wall along Terrace Ave.

As someone who must drive up Miramar Avenue to access my home and pass Terrace Avenue, I feel that a concrete wall of the height that appears to be contemplated by the photos shared by Mr. Singh will obstruct the vision of motorists driving up Miramar drive toward Terrace Avenue and motorists turning from Terrace Ave on to Miramar Drive.

Miramar Drive is an extremely steep hill and people making the left turn from Terrace on to Miramar currently have difficulty seeing vehicles coming up the hill because of the angle at which Terrace intersects with Miramar.

During this construction at 15 Terrace, I have had several near collisions with construction workers coming out of Terrace Ave on to Miramar who didn't stop to make sure there wasn't a car coming up the hill. The presence of a concrete structure that further obstructs drivers' vision at this already dangerous intersection will create a significant traffic hazard since cars coming up the hill as well as cars exiting Terrace will be unable to see each other until it's too late.

I am requesting that your office take appropriate action requiring Mr. Peterson to decrease the height of his proposed concrete wall to the height of Terrace Avenue so it will not pose a traffic hazard to the neighborhood.

Thank you

Anne

Anne Martin, J.D.
Reinvention Specialist
Certified Professional Performance Coach
Certified Master Dream Coach
www.daretoreinvent.com
(415) 830-2373

From: Miles Hancock
Sent: Mon, 14 Jan 2019 21:09:34 +0000
To: anne@daretoreinvent.com; Lisa Aozasa; Ruemel Panglao
Cc: Tejinder singh
Subject: RE: Safety Issue at 15 Terrace Avenue Construction site

Good afternoon,

I wanted to get back to you and let you know that I visited the project site last week and found that the retaining walls in question, as formed and prior to placement of concrete are in general conformance with the Planning and Building Departments allowances for location and height with relation to the street.

Sincerely,

Miles

Miles Hancock, CBO
Building Official
Planning and Building Department
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

From: anne@daretoreinvent.com [mailto:anne@daretoreinvent.com]
Sent: Tuesday, January 08, 2019 1:38 PM
To: Lisa Aozasa <laozasa@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>; Miles Hancock <mhancock@smcgov.org>
Cc: Tejinder singh <tjsingh007@me.com>
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From: Miles Hancock
Sent: Tue, 15 Jan 2019 18:56:30 +0000
To: Tejinder singh
Cc: anne@daretoreinvent.com; Lisa Aozasa; Ruemel Panglao
Subject: RE: Safety Issue at 15 Terrace Avenue Construction site

Good morning,

Thank you for the photos. In my review, they do not reflect a barrier within the previously established roadway. What is being identified as an "abrupt barrier", the future finished concrete that extends perpendicular from the retaining wall that is somewhat parallel to the roadway, will in fact be curbs when the construction is completed. These curbs will be 6" above adjacent asphalt pavement, or an approved alternative if requested, upon completion. The applicable documents relied upon for approval of this installation are the San Mateo County Planning Commission "Standards for Private Roads in Single Family Areas" and "Typical Details, D-3" from the San Mateo County Department of Public Works.

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Planning and Building Department
County of San Mateo
455 County Center, 2nd Floor
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From: Tejinder singh [mailto:tjsingh007@me.com]
Sent: Tuesday, January 15, 2019 8:32 AM
To: Miles Hancock <mhancock@smcgov.org>
Cc: anne@daretoreinvent.com; Lisa Aozasa <laozasa@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>
Subject: Re: Safety Issue at 15 Terrace Avenue Construction site

Thank you Miles,

I am attaching the photos from last night. There still appears to be an **abrupt barrier** on the Right of way.

I am attaching the photograph for your convenience.

I will appreciate your feedback and would you please share which code you may be relying upon in your assessment and decision.

Thanks

TJ Singh

On Jan 14, 2019, at 01:09 PM, Miles Hancock <mhancock@smcgov.org> wrote:

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To: Tejinder singh
Cc: anne@daretoreinvent.com; Lisa Aozasa; Ruemel Panglao
Subject: RE: Safety Issue at 15 Terrace Avenue Construction site

Good afternoon,

As previously stated, the Planning and Building Department takes no exception to the installation as currently proposed. Please note that the area of Terrace Avenue in relation to this installation is a private road. Also as previously stated, the proposed installation does not encroach into the previously established roadway. The roadway, Terrace Avenue, to my knowledge, has not been mandated to be increased in width.

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Dear Miles,

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I am attaching a sketch explaining why this **abrupt barrier** makes the Right of the Way very UNSAFE.

The concrete barrier should blend into the Right of the Way, Terrace Ave, as shown in the attached sketch for SAFETY.

Thanks
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Anne Martin, J.D.

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(415) 830-2373

From: Diana Shu
Sent: Tue, 15 Jan 2019 23:21:20 +0000
To: Tejinder singh; Miles Hancock
Cc: anne@daretoreinvent.com; Lisa Aozasa; Ruemel Panglao
Subject: RE: Safety Issue at 15 Terrace Avenue Construction site

Hi Miles
Sounds like Mr Singh is requesting that someone on your team confirm whether or not this wall is built per approved plans.
I'll leave it to you to review as this is a private road and DPW has no jurisdiction on this road.

Please let us know if you have any questions,
Diana

From: Tejinder singh <tjsingh007@me.com>
Sent: Tuesday, January 15, 2019 3:08 PM
To: Miles Hancock <mhancock@smcgov.org>
Cc: anne@daretoreinvent.com; Lisa Aozasa <laozasa@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>; Diana Shu <dshu@smcgov.org>
Subject: Re: Safety Issue at 15 Terrace Avenue Construction site

Thank you Miles,

Just so that we are consistent with regard to other projects,

1. The abrupt barrier is permitted by the Planning & Building Dept because Terrace Avenue in this area of consideration is a private road.

2. Also, Planning and Building Department permits this abrupt barrier even if it is on the Right of Way although not on Terrace Ave itself.

We will follow your assessment and basis above for all future projects and am adding Diana Shu as well.

Thanks
TJ Singh

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From: Miles Hancock
Sent: Tue, 15 Jan 2019 23:23:44 +0000
To: Diana Shu; Tejinder singh
Cc: anne@daretoreinvent.com; Lisa Aozasa; Ruemel Panglao
Subject: RE: Safety Issue at 15 Terrace Avenue Construction site

Hello Diana,

I have reviewed it and have informed Mr. Singh of my determination.

Sincerely,

Miles

From: Diana Shu
Sent: Tuesday, January 15, 2019 3:21 PM
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Planning and Building Department
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

From: anne@daretoreinvent.com [mailto:anne@daretoreinvent.com]
Sent: Tuesday, January 08, 2019 1:38 PM
To: Lisa Aozasa <laozasa@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>; Miles Hancock <mhancock@smcgov.org>
Cc: Tejinder singh <tjsingh007@me.com>
Subject: Safety Issue at 15 Terrace Avenue Construction site

As a resident of 620 Miramar Drive, HMB I would like to express my concern over a potential safety issue at a home construction site at 15 Terrace Ave (APN 048-072-290).

As noted in the prior correspondence from our neighbor, Mr. Singh, Mr. Peterson, the owner of 15 Terrace Ave is building a concrete Wall along Terrace Ave.

As someone who must drive up Miramar Avenue to access my home and pass Terrace Avenue, I feel that a concrete wall of the height that appears to be contemplated by the photos shared by Mr. Singh will obstruct the vision of motorists driving up Miramar drive toward Terrace Avenue and motorists turning from Terrace Ave on to Miramar Drive.

Miramar Drive is an extremely steep hill and people making the left turn from Terrace on to Miramar currently have difficulty seeing vehicles coming up the hill because of the angle at which Terrace intersects with Miramar.

During this construction at 15 Terrace, I have had several near collisions with construction workers coming out of Terrace Ave on to Miramar who didn't stop to make sure there wasn't a car coming up the hill. The

presence of a concrete structure that further obstructs drivers' vision at this already dangerous intersection will create a significant traffic hazard since cars coming up the hill as well as cars exiting Terrace will be unable to see each other until it's too late.

I am requesting that your office take appropriate action requiring Mr. Peterson to decrease the height of his proposed concrete wall to the height of Terrace Avenue so it will not pose a traffic hazard to the neighborhood.

Thank you

Anne

Anne Martin, J.D.
Reinvention Specialist
Certified Professional Performance Coach
Certified Master Dream Coach
www.daretoreinvent.com
(415) 830-2373

From: Planning_plngbldg
Sent: Mon, 28 Jan 2019 16:07:46 +0000
To: Lisa Aozasa
Subject: FW: PLN 2018-00447

From: Brad Lucas [mailto:lucasbrad@me.com]
Sent: Thursday, January 24, 2019 10:15 AM
To: Planning_plngbldg <plngbldg@smcgov.org>
Subject: PLN 2018-00447

Images of 2 x 15 gal coastal redwoods planted as required. Please note a total of 6 new redwoods were planted in addition to 8 incremental fruit trees.

Best Regards,
Brad Lucas
415.377.1472

Sent from my iPhone

From: Dick Martin
Sent: Fri, 1 Mar 2019 18:59:16 +0000
To: Steve Monowitz
Subject: RE: Follow Up from Discussion with Dick Martin 6 Nov 2018

Hi Steve,

There is a group here in Half Moon Bay monitoring the activities of commercial marijuana efforts.

They would like to view the Negative Declaration for Project number MNA2018-00022 at 37 Frenchman's Creek Road, Half Moon Bay, along with the memos justifying the declaration, and have been unable find this on the county website

I'm just contracting you to help them get the documents since we have interacted before but I am not directly involved other than checking with you.

How can they get the documents?

Thanks so much for your help,
Dick
412-445-8612 (cell)

From: Steve Monowitz <smonowitz@smcgov.org>
Sent: Friday, November 16, 2018 11:16
To: Dick Martin <martin@cs.cmu.edu>
Subject: RE: Follow Up from Discussion with Dick Martin 6 Nov 2018

Hi Dick,
Thanks for your patience.
Does 3:00 this afternoon work for you?
Thanks,
Steve

From: Dick Martin [mailto:martin@cs.cmu.edu]
Sent: Wednesday, November 14, 2018 7:55 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Follow Up from Discussion with Dick Martin 6 Nov 2018

Steve,

Please send a date/time for a call.

Thanks,
Dick
412-445-8612 (cell)

From: PLANNING_CannabisInfo
Sent: Mon, 4 Mar 2019 17:47:44 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos; Steve Monowitz
Subject: Re: Negative Declaration for 37 Frenchman's Creek Road, HMB
Attachments: MND-IS - MNA2018-00022 - 37 Frenchmans Creek.pdf

Good morning Ms. Martin,
As requested, attached is the proposed Mitigated Negative Declaration and Initial Study for the Frenchman's Creek Road cannabis cultivation license application.
Michael Schaller
Senior Planner
San Mateo County Planning and Building Department

From: Anne Martin <annemartinmk@gmail.com>
Sent: Friday, March 1, 2019 9:13 PM
To: PLANNING_CannabisInfo
Subject: Negative Declaration for 37 Frenchman's Creek Road, HMB

I am trying to access the Negative Declaration for 37 Frenchman's Creek Road, File No. MNA 2018-0002, along with supporting documentation for this finding.
I have spent hours on the county website and cannot access it. I have left messages with Mike Schaller and today left a message with Steve Monowitz.
I would appreciate a call and/or an email showing me how I can access this document.
You can reach me at 415 830 2373.
Thank you.
--
Anne
Anne C. Martin

POSTING ONLY

XIMENA CASTILLO
FEB 22 2019

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Half Moon Grow Cannabis Cultivation License Application*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: MNA 2018-00022

OWNER: SKRRC LLC

APPLICANT: Half Moon Grow, Inc.

ASSESSOR'S PARCEL NO.: 048-320-020

LOCATION: 37 Frenchman's Creek Road, Half Moon Bay

PROJECT DESCRIPTION

Proposed license for the cultivation of cannabis plants within existing greenhouse buildings, including both mature cannabis plants and nursery stock. A total of five greenhouse buildings will be used as shown below (please see attached Figure 1 for location of referenced greenhouses):

GREENHOUSE NUMBER	LICENSE TYPE	LICENSE NUMBER	SIZE OF CANOPY
2	Nursery	TCA18-9557*	4,064 sq. ft.
3	Nursery	TCA18-9557*	37,779 sq. ft.
8	Small Mixed Light	TCA18-9561 TCA18-9564 TCA18-9566	5,940 sq. ft. 9,504 sq. ft. 9,504 sq. ft.
9S	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.
9N	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.

* The applicants are proposing to split the nursery license between two greenhouses.
# The applicants propose to split the medium mixed light license between the two greenhouses.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

RESPONSIBLE AGENCY CONSULTATION

Regional Water Quality Control Board
CalCannabis Cultivation Licensing

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: February 22, 2019 – March 14, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., March 14, 2019**.

CONTACT PERSON

Michael Schaller
Project Planner, 650/363-1849
mschaller@smcgov.org

M. Schaller
Michael Schaller, Project Planner

MS:pac - MJSDD0074_WPV.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Half Moon Grow Cannabis Cultivation License Application

2. **County File Number:** MNA 2018-00022

3. **Lead Agency Name and Address:** San Mateo County Planning Department
455 County Center, 2nd Floor
Redwood City, CA 94063

4. **Contact Person and Phone Number:** Michael Schaller, Senior Planner
650/363-1849

5. **Project Location:** 37 Frenchman's Creek Road
Half Moon Bay, CA 94019

6. **Assessor's Parcel Number and Size of Parcel:** 048-320-020

7. **Project Sponsor's Name and Address:** Half Moon Grow, Inc.
3110 E. Garvey Ave South
West Covina, CA 91791

8. **General Plan Designation:** Agriculture (Rural)

9. **Zoning:** Planned Agricultural Development (PAD)

10. **Description of the Project:** Proposed license for the cultivation of cannabis plants within existing greenhouse buildings, including both mature cannabis plants and nursery stock. A total of five greenhouse buildings will be used as shown below (please see attached Figure 1 for location of referenced greenhouses):

GREENHOUSE NUMBER	LICENSE TYPE	LICENSE NUMBER	SIZE OF CANOPY
2	Nursery	TCA18-9557*	4,064 sq. ft.
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* The applicants are proposing to split the nursery license between two greenhouses.
# The applicants propose to split the medium mixed light license between the two greenhouses.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

11. **Surrounding Land Uses and Setting:** Agricultural/Open Space. There is a residence approx. 400 feet west of the southernmost greenhouse on the project parcel. There is another residence approx. 1,000 feet north of the northernmost greenhouse proposed for use under this license application. All surrounding parcels are designated for agricultural or open space use.

12. **Other Public Agencies Whose Approval is Required:** CalCannabis Cultivation Licensing, a division of the California Department of Food and Agriculture; Regional Water Quality Control Board

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:**

    No California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning		Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise	X	Mandatory Findings of Significance
	Geology/Soils		Population/Housing		
	Climate Change		Public Services		

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. **AESTHETICS.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The proposed cultivation will occur within existing greenhouse buildings. No new structures are proposed. The project site is located in a canyon and is not readily visible any existing residentially zoned areas. No public lands, water bodies or roads are adjacent to the project site which might be impacted by the re-use of these existing buildings. **Source:** County of San Mateo, 1986, General Plan Policies; County of San Mateo Local Coastal Program; County GIS; Site Reconnaissance				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project site is not within the viewshed of a state scenic highway. **Source:** San Mateo County GIS				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: The proposed project will occur entirely within existing greenhouse structures and therefore will not modify the existing visual character of the site. See discussion under Question 1(a). **Source:**				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: As discussed above in the project description section, cultivation activities will be divided amongst five existing greenhouse buildings. Plants that are in the "germination" or "seedling" stage start their lifecycles in the Nursery Buildings (Buildings 2 and 3 on the site plan). These two buildings currently do not have artificial lighting (aka "grow lights"); however, the applicants are proposing to install such lighting into these two buildings. Once plants have grown into the "mature" stage, they will be transferred into one of the three other greenhouses (Buildings 8, 9S or 9N). These three greenhouses are already equipped with artificial lighting. There is a history				

of artificial "grow light" usage at the site, however, the site has been in a relatively low level of usage for the last 1-2 years and thus, the use of the existing grow lights has been limited.

The Environmental Impact Report adopted by the State during the creation of the State's cannabis cultivation regulations acknowledge the potential for new sources of nighttime light and included required screening measures to reduce potential impacts:

> "[M]ixed-light cultivation of cannabis involves the cultivation of cannabis using both natural and artificial light and darkness for the purpose of controlling the life cycle of the plant. Techniques used to manipulate light, such as using tarps or other measures to exclude natural light or using low- or high intensity artificial lighting systems, could be visible outside of greenhouses or other mixed light facilities during the daytime or at night and could create a nuisance to adjacent and nearby properties, residences, and/or motorists traveling on affected roadways. The degree to which such lighting would create adverse impacts on sensitive receptors would vary widely among proposed cultivation sites, but could be significant in some locations. The Proposed Program regulations, however, would include implementation of environmental protection measures requiring that artificial lighting used for the manipulation of plant growth cycles be shielded to minimize the visual effects of the presence of lighting and nighttime glare (Section 8314; see Appendix A). Therefore, visual impacts from the Proposed Program would be less than significant."

Consistent with this analysis, the State's regulations contain the following requirement:

> § 8314. Additional Environmental Protection Measure for Mixed-Light Licenses.
>
> Mixed Light license types of all sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

With adherence to this State requirement, Staff has determined that there will be no significant visual impact due to the use of grow lights at the facility.

Source: Project Plans; California Code Of Regulations, Title 3. Food And Agriculture, Division 8. Cannabis Cultivation, Chapter 1; Cannabis Cultivation Program, Section 8314.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: The project site is not adjacent to or within the boundaries of a State or County Scenic Corridor.

Source: San Mateo County GIS

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The project site is not within a Design Review District.

Source: San Mateo County GIS

1.g. Visually intrude into an area having natural scenic qualities?				X

Discussion: The proposed project will occur entirely within existing greenhouse structures and therefore will not modify the existing visual character of the site. See discussion under Question 1(a).

Source:

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project site is within the Coastal Zone. The proposed use of the existing vacant greenhouses to grow cannabis will revitalize their historic use as agricultural structures. The project will not convert any farmland to non-agricultural use.

Source: San Mateo County GIS

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The project site is zoned for agricultural use; cultivation of cannabis is an agricultural activity consistent with this agricultural zoning. The proposed site is not subject to an existing Open Space Easement or Williamson Act contract.

Source: San Mateo County Zoning Regulations

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Question 2(a) and (b). **Source:**				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The proposed project will utilize the existing greenhouses on the site. No new buildings are proposed. No lands will be converted or divided. **Source:** San Mateo County GIS				
2.e. Result in damage to soil capability or loss of agricultural land?				X
Discussion: Because the project will be entirely located within existing greenhouse structures, there is no potential for damage to soil capability or loss of agricultural land. See discussion under Question 2(a) and (d). **Source:**				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The project site does not contain forestland or timberland. **Source:** San Mateo County GIS				

3.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: Large projects that exceed regional employment, population, and housing planning projections have the potential to be inconsistent with the regional inventory compiled as part of the Bay Area Air Quality Management District (District) 2017 Bay Area Clean Air Plan. Currently, the project site is occupied by vacant greenhouses that were historically used for production of greenhouse flowers. The proposed project is expected to require approximately eight full-time employees, and up to an additional eight part-time employees during harvest season. While the re-introduction of activities in the vacant greenhouses will increase operational vehicle trips above existing conditions, the proposed project is not expected to generate significant new operational vehicle trips above historic levels or those that could be expected with any other agricultural activity permitted by right at the site. In addition, a project of this size will not substantially affect housing, employment, and population projections within the region, which is the basis of the Bay Area Clean Air Plan projections.

Therefore, the proposed project is not considered a regionally significant project (under CEQA Guidelines Section 15206) that will affect regional vehicle miles traveled (VMT) and warrant intergovernmental review by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

Furthermore, the project falls under the threshold levels contained in BAAQMD's screening criteria, which is used to identify projects that have the potential to generate emissions that exceed the District's operational emissions thresholds. These thresholds were established to identify projects that have the potential to generate a substantial amount of criteria air pollutants. Because the project will not exceed these thresholds, the project is not considered by the District to be a substantial emitter of criteria air pollutants. Therefore, the Project will not conflict with or obstruct implementation of the 2017 Bay Area Clean Air Plan and any impacts are considered less than significant.

Source: Bay Area Air Quality Management District (BAAQMD), 2017; Bay Area 2017 Clean Air Plan; Project Plans

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X

Discussion: The proposed project will utilize existing greenhouse buildings. There is no evidence to suggest that the cultivation activities will generate significant new levels of criteria air pollutants (ROG, NOx, PM10 and PM2.5), or Toxic Air Contaminants (TAC), or of Greenhouse Gases (GHGs). The proposed project does not include any construction activities which would generate criteria air pollutants, TACs or GHGs. Nor is there evidence to suggest that the cultivation process will generate significant levels of GHGs.

Source: Bay Area Air Quality Management District (BAAQMD), 2017; Bay Area 2017 Clean Air Plan; Project Plans				
3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
Discussion: See discussion under Question 3(b). **Source:**				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: See discussion under Question 3(b). **Source:**				
3.e. Create objectionable odors affecting a significant number of people?		X		

Discussion: Odors are not a regulated air pollutant such as PM10 or ROG are. As such, the BAAQMD has developed qualitative parameters that should be considered when considering project level odor issues. The District has established odor screening thresholds for certain odor generating land uses. Cannabis cultivation operations are not on the list of odor generating land uses. However, Composting Operations are on the list. The District has established a threshold of 1-mile between this category of odor source (Compost Operations) and receptor. In other words, if the distance between the odor source and a receptor is less than 1-mile, then there will likely be an odor impact upon the receptor. As a proxy, the County proposes to use the "Composting Operations" category to establish whether there could be a potential odor impact upon nearby residences (to this proposed cannabis operation).

There are two residences within a 1-mile radius of the project site. Both residences could be exposed to odor impacts due to the release of exhaust air from the greenhouses that will be utilized for the flowering plants. At the present time, there are no odor control devices on the exhaust fans of the project greenhouses. In order to mitigate this potentially significant impact, staff is imposing the following mitigation measure:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

The odor associated with cannabis plants occurs during the flowering stage when buds begin to grow on each plant. This is not an issue during the plant's early "seedling" stage, when individual

plants are being propagated in the nursery greenhouses. Thus odor control measures are not necessary on the buildings proposed for nursery use.

With the installation of an odor control system on all buildings containing flowering cannabis plants and or their product, the odor that may be generated by the concentration of a large number of plants will be minimized to below a significant level.

Source: Bay Area Air Quality Management District (BAAQMD), CEQA Air Quality Guidelines (2017); CDFA CalCannabis DEIR, Vol. 1

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X

Discussion: See discussion under Question 3(b).

Source:

4. **BIOLOGICAL RESOURCES.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: All cultivation will occur within existing greenhouses. No new buildings or land are proposed for development. Because all activities will occur within existing greenhouses, there is no evidence to suggest that habitat will be modified or adversely impacted.

Source: Project Plans

4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: See discussion under Question 4(a).

Source: Project Plans, San Mateo County GIS

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: See discussion under Question 4(a). **Source:** Project Plans, San Mateo County GIS				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion: See discussion under Question 4(a). **Source:** Project Plans, San Mateo County GIS				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: See discussion under Question 4(a). **Source:**				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: See discussion under Question 4(a). **Source:**				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: There are no marine or wildlife reserves near or adjacent to the project site. **Source:** Project plans, San Mateo County GIS				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: See discussion under Question 4(a).				

Source:

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: All proposed cultivation will occur within existing greenhouses. These buildings do not meet the definition of historical resources. No new buildings or land are proposed for development. Because all activities will occur within existing greenhouses, there is no evidence to suggest that any documented or undocumented cultural resources will be modified or adversely impacted. **Source:** Project plans, San Mateo County GIS				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: See discussion under Question 5(a). **Source:**				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: See discussion under Question 5(a). **Source:**				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: See discussion under Question 5(a). **Source:**				

6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:			X	
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The nearest identified earthquake fault zone is located approximately 2.8 miles west of the project location. There is no additional evidence to conclude that the project site is subject to fault rupture. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – California Department of Conservation				
ii. Strong seismic ground shaking?			X	
Discussion: The nearest known fault zone to the project site is the Seal Cove fault zone which is approximately 2.8 miles west of the project site. The San Andreas fault zone lies approximately 4.5 miles northeast of the project site. A major earthquake along either fault line could produce strong ground shaking. The proposed project will utilize the existing greenhouse buildings which were built in accordance with the building code at the time of their construction. These existing buildings are non-habitable and have withstood previous earthquake events, including the 1989 Loma Prieta earthquake. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – California Department of Conservation; Project Plans				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project site is not within a mapped liquefaction hazard zone or on soils known to be susceptible to liquefaction or differential settling. **Source:** California Geological Survey Seismic Hazards Zones Maps; Project Plans				
iv. Landslides?				X

Discussion: The project site is not within a mapped landslide hazard zone. No new buildings are proposed as part of this proposed project. There is no evidence to conclude that adjacent slopes will fail and damage the existing structures on the project site. **Source:** California Geological Survey Landslide Hazards Zones Maps; Project Plans				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is over a mile from the nearest coastal bluff. There is no evidence to suggest that instability of this bluff will have any impact upon the existing buildings on the project site. **Source:** San Mateo County GIS				
6.b. Result in significant soil erosion or the loss of topsoil?				X
Discussion: No construction or soil disturbance is proposed as part of this application. All cultivation activities will occur within existing greenhouse buildings which have concrete floors. **Source:** Project Plans, Site Visit				
6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
Discussion: There is no evidence to suggest that the underlying geology or surface soils on the project site are unstable, nor are any activities proposed that would create new instability. All cannabis-related activities will occur within existing structures. **Source:** San Mateo County GIS, Project Plans				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: See discussion under Question 6(c). **Source:**				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion: As discussed previously, no new buildings are proposed. There is no evidence to suggest that the existing septic systems on the site need to be replaced or modified at this time.

Source: Project Plans

7.	**CLIMATE CHANGE.** Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
Discussion: See discussion under Questions 3(a) and 3(b). **Source:**					
7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion: See discussion under Questions 3(a) and 3(b). **Source:**					
7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project involves the re-use of existing greenhouse buildings. No forestland will be lost or converted. **Source:** San Mateo County GIS, Project Plans					
7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The nearest coastal bluff is over 1-mile to the west of the project site. There is insufficient evidence to suggest that sea level rise or bluff erosion will be severe enough to impact the project site. **Source:** San Mateo County GIS					

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under Question 7(d). **Source:**				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: As stated previously, the proposed project will utilize existing buildings and structures on the project site. No new structures or buildings are proposed. **Source:** Project plans				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under Question 7(f). **Source:**				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			X	
Discussion: The applicant's propose to limit any chemical controls (products classified as pesticides or fungicides) to be used on their plants to those substances listed on the California Department of Pesticide Regulations' "Legal Pest Management Practices for Cannabis Growers in California" document. These substances are exempt from residue tolerance requirements and either exempt from registration requirements or registered for a use broad enough to include use on cannabis. While cannabis is a newly legal agricultural crop in California, any pesticide or herbicide use associated with its production is subject to the same rules and regulations as any other agricultural crop. The California Department of Pesticide Regulations and the San Mateo County Agricultural Commissioner enforce the use and sale of pesticides under Divisions 6 and 7 of the California Food and Agricultural Code, and Title 3 of the California Code of Regulations. These laws and regulations				

apply to all pesticide use; cannabis is no exception. The applicants are required to comply with the regulations regarding transportation, use and storage of all regulated pesticides and herbicides. Compliance with these regulations will reduce any potential impact to a less-than-significant level. **Source:** California Department of Pesticide Regulations - "Legal Pest Management Practices for Cannabis Growers in California" (2017); Project Plans				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: See discussion under Question 8(a). **Source:**				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: There are no existing or planned schools within .25 miles of the project site. **Source:** San Mateo County GIS				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: This question is in reference to the "Hazardous Waste and Substances Sites List" also known as the Cortese List. This list is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The project site is not on said list. **Source:** California Department of Toxic Substances Control "EnviroStor" Website				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is outside of the adopted airport safety zone for the Half Moon Bay airport, which is located approximately 3.5 miles north-west of the project site. **Source:** San Mateo County GIS				

8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: There are no private airstrips within a 2-mile radius of the project site. **Source:** San Mateo County GIS				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: There is no evidence to suggest that the project will interfere with any emergency response plan. No work will occur that will impede or close a public road. **Source:** Project Plans, Site visit, County GIS Database				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: While the project site is within an area designated as "Very High Fire Hazard Risk," the site itself has been maintained to keep the threat of wildfire relatively low. Fuel loads in and around the site structures have been kept low through active vegetation management measures. No large trees exist on the site which could serve as a fuel ladder to propel wildfire into the heart of the project site. **Source:** Project Plans, Site Visit, County GIS Database				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not within a mapped 100-year flood hazard area, nor does the project contain a housing component. **Source:** Project Plans, County GIS Database				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not within a mapped 100-year flood hazard area. **Source:** County GIS Database				

8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: There are no dams or levees on or adjacent to the project site. See discussion under Question 8(j) for discussion of flood potential. **Source:** Project Plans, County GIS database				
8.l. Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project site is outside of any mapped tsunami zones. There are no lakes or other water bodies on or adjacent to the project site that could be susceptible to seiche (A short-term standing wave oscillation of the water level in a lake, characteristic of its geometry). There are no substantial rivers or creeks on the project site that could serve as a transportation medium for a mudflow event. **Source:** Project Plans, County GIS Database				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
Discussion: See discussion under Question 18(a) and (b). **Source:**				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

Discussion: See discussion under Question 18(b). **Source:**				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
Discussion: The proposed cannabis cultivation will occur within existing greenhouses. No new buildings or structures are proposed. The applicant is not proposing to alter the existing drainage patterns on the project site. **Source:** Project Plans, Site Visit				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
Discussion: The proposed project will continue to utilize the existing greenhouse buildings/ structures on the site. No new buildings are proposed. Absent any physical alteration of the site, there is no evidence to conclude that cannabis cultivation will increase the rate or amount of surface runoff above existing levels. **Source:** Project Plans, Site Visit				
9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: See discussion under Question 9(d). **Source:**				
9.f. Significantly degrade surface or ground-water water quality?				X
Discussion: See discussion under Question 18(a) and (b). **Source:**				
9.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See discussion under Question 9(c).				

Source:

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
10.a. Physically divide an established community?				X
Discussion: There is no community adjacent to the project site. **Source:** Project Plans, Site Visit, County GIS Database				
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The County's cannabis cultivation ordinance directs cannabis cultivation toward vacant/underutilized greenhouses to minimize any potential land use related conflicts and revitalize the struggling greenhouse agricultural industry. As such, this application furthers the County's goal of reusing the underutilized greenhouse market and ensuring continued employment opportunities within the County's agricultural workforce. **Source:** Project Plans, County Cannabis Cultivation Ordinance				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The project site is not within the boundaries of an approved habitat conservation plan or natural community conservation plan. **Source:** Project Plans, County GIS Database				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The applicants anticipate approximately eight full time staff will be on-site each day with potentially eight more part-time staff that will be on-site as needed during harvest periods. **Source:** Project Plans				
10.e. Result in the introduction of activities not currently found within the community?				X

Discussion: Commercial cultivation of cannabis was recently legalized in California pursuant to voter approval of Proposition 64 and subsequent State legislation. State law (the *Medicinal and Adult-Use Control Regulation and Safety Act*, Business and Professions Code Section 26069(a)) defines cannabis as an agricultural product for purposes of the State's cannabis cultivation program. As a result, the cultivation of cannabis is considered an agricultural activity largely similar to hothouse tomatoes or orchids. Any unique characteristics of cannabis as compared to traditional agricultural products are addressed through provisions of the County's cannabis ordinance or conditions of license approval.

Source: Project Plans

10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X

Discussion: There is no evidence to suggest that approval of the proposed project (cultivation of cannabis within existing greenhouses) will encourage off-site development or require the need for new or expanded public utilities.

Source: Project Plans

10.g. Create a significant new demand for housing?				X

Discussion: As discussed previously, the proposed cannabis operation will only employ eight full time employees with eight additional part-time staff. These numbers, when viewed within the larger context of employment growth rate within San Mateo County, are less than significant. See also discussion under Question 13(a).

Source: Project Plans

11. MINERAL RESOURCES. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: The proposed project will utilize existing greenhouses and does not propose to convert any new lands or areas. The project site has not been identified as a site of known mineral resources.

Source: Project Plans, San Mateo County GIS				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: See discussion under Question 11(b). **Source:**				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: The existing greenhouses are equipped with exhaust fans which generate on average 80 decibel (dB) of noise when measured 10 feet from the source. There are two residences on adjacent parcels to the project site. The closest residence, 840 Frenchmans Creek Road, is approximately 400 feet to the southwest of the nearest greenhouse. Sound pressure levels decrease by 6 dB with the doubling of the distance from noise source to receptor. Based upon this ratio, noise levels generated by the use of the exhaust fans in these closest greenhouses should be in the range of 45 to 50 dB. This is on par with the noise levels generated by a refrigerator within a home (typically 50 dB). The other nearby residence, 511 Frenchmans Creek Road, is approximately 800 feet away from the nearest greenhouse. Based upon the ratio, noise from exhaust fans in these greenhouses should be less than 45 dB. This level of noise does not violate County noise regulations (Ordinance Code Chapter 4.88) nor does it conflict with EPA noise limits designed to protect hearing. **Source:** San Mateo County GIS; Center for Hearing and Communication, "Common Environmental Noise Levels"				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: Typical sources of ground-borne vibration or noise include construction (i.e., – grading of a site prior to construction) or the use of manufacturing equipment (for example a metal lathe or grinding equipment). As stated previously, no new construction is proposed nor is the applicant proposing to utilize heavy industrial equipment that would generate ground-borne vibration or noise. **Source:** Project Plans, Site Visit				

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The existing greenhouses are equipped with air exhaust fans, which have been used historically by the previous agricultural businesses that occupied the site. The current applicant has not proposed adding additional fans and there is no evidence to suggest that continued use of the existing greenhouses will cause a significant increase in ambient noise levels above existing and historical levels. **Source:** Project Plans, Site Visit				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See discussion under Question 12(b) and 12(c). **Source:**				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not within an airport land use plan or within 2 miles of an airport or private airstrip. **Source:** San Mateo County GIS				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: See discussion under Question 12(e). **Source:**				

13.	**POPULATION AND HOUSING.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The proposed project involves the re-use of existing agricultural buildings. No new public infrastructure such as roads or sewer lines are proposed. No new homes are proposed. The project would not generate a significant number of new employees. The applicant anticipates approximately eight full-time staff will be on-site each day with potentially eight more part-time staff that would be on-site as needed during harvest periods. The applicants, based on information provided by the previous agricultural operator, estimates that approximately four to six people were actively employed at the project site over the last 5 to 10 years. The applicants anticipate that they will be able to hire a majority of their labor force from within the existing Coastside agricultural labor pool. **Source:**					
13.b.	Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project site is an agricultural greenhouse complex. There is no existing housing on the project site. **Source:** Project Plans, Site Visit					

14.	**PUBLIC SERVICES.** Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Fire protection?				X
14.b.	Police protection?				X
14.c.	Schools?				X

14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing schools, parks and other public facilities would be negatively impacted. The project site is already developed and fire breaks and other fire prevention measures have been maintained by the previous owner. The current applicants have submitted a fire prevention plan which will be implemented on a regular basis to reduce the threat of wildland fire to the project site as much as possible. The applicants have submitted a detailed surveillance and security plan as required by the County's cannabis ordinance. There is no evidence to suggest that permitting cultivation at this site will require an increase in Sheriff patrols or responses to calls such that additional Sheriff staffing would be required for this area of the County.

Source: Project Plans, Site Visit

15. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X

Discussion: As discussed previously, the proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing neighborhood or regional parks and other public facilities would be negatively impacted.

Source: Project Plans

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: No new recreational facilities are proposed as part of this project, nor is it anticipated that the project will generate population growth which might require new or expanded recreational facilities.

Source: Project Plans

16. **TRANSPORTATION/TRAFFIC**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: As stated previously, the proposed project will re-use the existing greenhouse complex, where historically fruit, vegetables and flowers were grown both indoors and outdoors. The applicant anticipates approximately eight full time staff will be on-site each day with potentially eight more part-time staff that would be on-site as needed during harvest periods. The public road which serves the project site (Frenchman's Creek Road) is a two lane paved road that serves eight other residences/agricultural operations. There is no evidence to suggest that the proposed re-use will generate significantly more traffic than previous levels such that it will significantly impact the effectiveness of this road or the road network within the Midcoast area in general. **Source:** Project Plans, San Mateo Co. GIS				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: See discussion under Question 16(a). **Source:**				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project site is outside of the established landing and take-off zones for Half Moon Bay airport, which is the closest airfield. No new buildings are proposed which would impact flight patterns. **Source:** Project Plans, San Mateo Co. GIS				

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: As stated previously, the project will re-use existing greenhouse structures on the project site; as such there are no hazards created by a design feature. No activities will occur off site (such as movement of farm equipment). **Source:** Project Plans, San Mateo Co. GIS				
16.e. Result in inadequate emergency access?				X
Discussion: See discussion under Question 16(a) and (d). **Source:**				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The project site is not near any existing public transit facilities, nor is there any facet of the project that could impact such facilities. **Source:** Project Plans, San Mateo Co. GIS				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project site is not readily accessible by pedestrians. Frenchman's Creek Road is a rural two lane road with no sidewalks and ditches on one or both sides for most of its reach up to the project site. The site is also approximately 1-mile from Cabrillo Highway, at the end of the road. Such a distance generally dissuades most people from walking. It is likely that all workers at the project site will arrive via automobile. **Source:** Project Plans, San Mateo Co. GIS				
16.h. Result in inadequate parking capacity?				X
Discussion: The project plans indicate 18 designated parking spaces will be provided on-site which should be sufficient based upon the anticipated number of employees (8 to 16) on any given day. **Source:** Project Plans				

17. **TRIBAL CULTURAL RESOURCES.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: The project site has been developed with greenhouses for over 30 years. There is no evidence that the site contains historic or cultural resources. The proposed license will re-use the existing greenhouses. No new development is proposed. **Source:** Project Plans, San Mateo County GIS				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
Discussion: See discussion under Question 17(a)(i). **Source:**				

18. **UTILITIES AND SERVICE SYSTEMS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

Discussion: The applicants are proposing to use a hydroponic growing system which minimizes the production of irrigation tail water. To maintain suitable growing conditions, wastewater is discharged from hydroponic systems when the irrigation water contains excessive salinity or nutrients. Irrigation tail water is generated when excess water drains from the growth media. Irrigation tail water or hydroponic wastewater may contain nutrients (e.g., phosphate or nitrate), salinity constituents (e.g., sodium, chloride, potassium, calcium, sulfate, magnesium), and other constituents (e.g., iron, manganese, zinc, molybdenum, boron, and silver). Other sanitation-based wastewaters may also be generated at indoor commercial cannabis cultivation sites. These miscellaneous industrial wastewaters may contain biocides, bleach mixtures, or other chemical waste streams. See Question 18(b) for discussion of the applicant's plan to dispose of wastewater.

The State Water Resources Control Board (SWRCB or Water Board) regulates the discharge of waste materials that could affect the quality of the waters of the state. Water Code Section 13260 requires that any person discharging waste or proposing to discharge waste that could affect the quality of the waters of the state must file a report of waste discharge to obtain coverage under waste discharge requirements (WDRs) or a waiver of WDRs. In establishing a regulatory program for cannabis cultivation, SWRCB has created a tiered system depending upon the type (indoor or outdoor) and size of cultivation. Commercial cannabis cultivation activities that occur within a structure with a permanent roof, a permanent impermeable floor (e.g., concrete or asphalt paved), and that discharge irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewaters from indoor cannabis cultivation activities to an on-site wastewater treatment system (such as a septic tank and leach field), must obtain separate regulatory authorization (e.g., WDRs, conditional waiver of WDRs, or other permit mechanism) to discharge the wastewater.

The applicants have applied for and received a Conditional Waiver of Water Quality from the Water Board. As such, the project has complied with the Water Board's "Cannabis Cultivation Policy" and "General Waste Discharge Requirements." The cultivation activities will not exceed the wastewater treatment requirement of the Water Board.

Source: *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation*, State Water Resources Control Board, October 2017; *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc., San Mateo County*, San Francisco Bay Regional Water Quality Control Board

18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: The proposed cultivation activities will not require the need for new water or wastewater facilities. With regards to wastewater, what little irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewater that is generated by the hydroponics

growing system will be discharged to a collection tank. The wastewater in the collection tank will be regularly collected by an authorized waste hauler who will dispose of the wastewater at a licensed community sewer system treatment facility, consistent with the Water Board's sewer system requirements and as approved by the Water Board.

With regard to water supply, the project parcel has established rights with the SWRCB to divert 10.66 acre-feet (3.5 million gallons) of water per year from Frenchman's Creek, which borders the project parcel to the north. Diversion is only allowed from January 1 through March 31 of each year. Surface water from Frenchman's Creek is diverted via a weir with an adjustable height that is set each year based on the required bypass flow in the creek. The surface water that overtops the weir flows into a series of settling basins and is pumped to interim sedimentation storage tanks. From there, the main pump house pumps surface water to the reservoir and storage tanks on top of the hill (that overlooks the greenhouse complex). Additionally, during an average year, rainfall over the reservoir results in an additional 1.12 acre-feet (365,000 gallons) of water capture. This water collection system is already existing and was previously operated in the same manner for prior agricultural operations on the site.

Based upon records for other cannabis operations that the applicants maintain in Humboldt County, it is estimated that the project will generate the following water demand:

Nursery Stock

Proposed canopy area for nursery stock is 37,800 sq. ft. and requires 7.5 gallons per sq. ft. of irrigation each year. Total demand for nursery stock is 283,500 gallons per year.

Mature Cultivation Stock

Proposed canopy area for mature cultivation stock is 46,900 sq. ft. and requires 10 gallons per sq. ft. of irrigation each year. Total demand for mature cultivation stock is 469,000 gallons per year.

Incidental Use

Incidental use includes all other miscellaneous water uses, such as equipment washing, dust control, fire protection, domestic (treated) use, other agriculture use, etc. The water demand for incidental use is approximately 100,000 gallons per year.

Altogether, the total proposed water demand for cannabis cultivation operations is 852,500 gallons per year, where average yearly supply will be over 3.5 million gallons. Based upon these estimates, existing water supply facilities are adequate and there will be no impact.

Source: *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc., San Mateo County*, San Francisco Bay Regional Water Quality Control Board; *Water Supply Memorandum*, BKF Engineering, January 2019

18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: See discussion under Question 18(a).

Source:

18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: See discussion under Question 18(b). **Source:**				
18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The project site is not connected to a municipal wastewater treatment system. **Source:** Project Plans				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: For all non-cannabis waste materials, disposal shall be at the County's only landfill – Ox Mountain, which currently has sufficient space to accommodate the anticipated waste stream from this site. All cannabis-related plant waste (i.e., – regulated material) must be either disposed of at a regulated site or, as proposed for this project, composted on-site for use as fertilizer. **Source:** Project Plans				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: See discussion under Question 18(f). **Source:**				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: The site is existing and no changes in use are proposed that will significantly increase transportation related energy consumption. Water consumption and solid waste reduction efforts were discussed previously. The greenhouses, by their very nature, are solar "powered." **Source:** Project Plans				

18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

Discussion: See discussion under Question 18(a) - (h).

Source:

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

Discussion: A potentially significant impact related to odor was identified and a mitigation measure was proposed which will reduce this impact to a less than significant level. Because the project will re-utilize existing greenhouse buildings and no new construction is proposed, it is not expected to degrade the quality of the environment, or substantially reduce habitat or affect populations of any wildlife, fish, or plant species. It has been determined that re-use of the existing greenhouse buildings will not have any impact on any examples of the major periods of California history or prehistory.

Source:

19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	

Discussion: The project will not have impacts to agriculture or forestry resources, mineral resources, or population and housing that would combine with other projects. The proposed cannabis cultivation activities could have potential impacts with respect to odors. However, such impacts would be limited to the project site and, where necessary, mitigated such that they would not substantially combine with other off-site impacts.

For the reasons presented in the above document, the proposed project is not expected to result in adverse impacts to human beings, either directly or indirectly. All impacts identified in this document are less than significant, or reduced to less than significant levels with implementation of mitigation measures, and the project's incremental contribution to potential cumulative impacts will not be cumulatively considerable. Therefore, the project's impact is considered less than significant. **Source:**				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: See Question 19(b) above. **Source:**				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board	X		Notice of Applicability, Conditional Waiver of Water Quality Order WQ-2017-0023-DWQ
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:	X		CalCannabis Cultivation Licensing

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

M. Schaller
(Signature)

2/22/19
Date

SENIOR PLANNER
(Title)

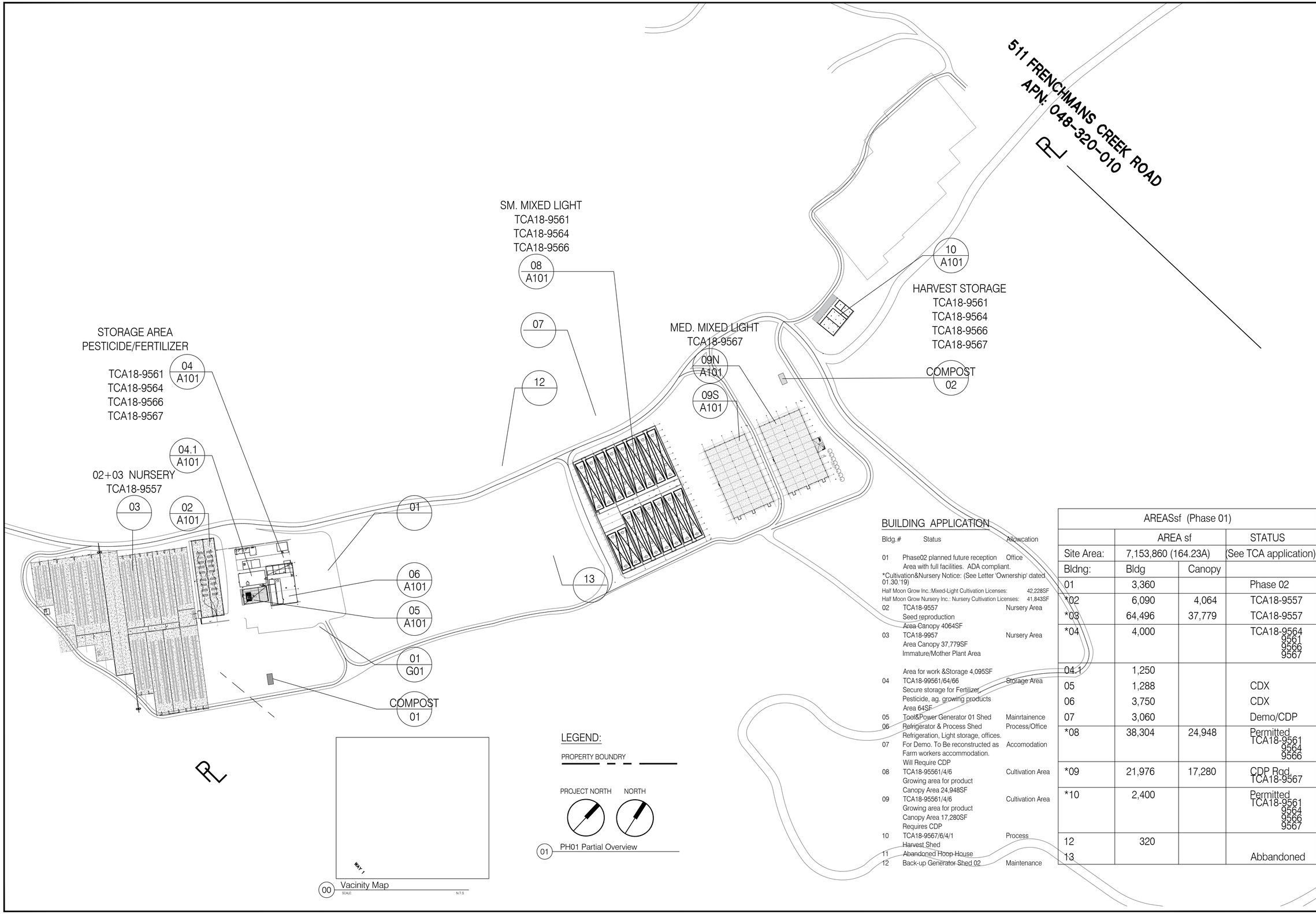
ATTACHMENT:

Figure 1 – Project Site Plan

MS:pac - MJSDD0073_WPH.DOCX

County of San Mateo - Planning and Building Department

ATTACHMENT A



00 Vacinity Map
SCALE: N.T.S

LEGEND:

PROPERTY BOUNDRY

PROJECT NORTH NORTH

01 PH01 Partial Overview

BUILDING APPLICATION

Bldg.#	Status	Allowcation
01	Phase02 planned future reception Area with full facilities. ADA compliant.	Office
	*Cultivation&Nursery Notice: (See Letter 'Ownership' dated 01.30.'19)	
	Half Moon Grow Inc.:Mixed-Light Cultivation Licenses: 42,228SF	
	Half Moon Grow Nursery Inc.: Nursery Cultivation Licenses: 41,843SF	
02	TCA18-9557 Seed reproduction Area Canopy 4064SF	Nursery Area
03	TCA18-9957 Area Canopy 37,779SF Immature/Mother Plant Area	Nursery Area
	Area for work &Storage 4,095SF	
04	TCA18-99561/64/66 Secure storage for Fertilizer, Pesticide, ag. growing products Area 64SF	Storage Area
05	Tool&Power Generator 01 Shed	Mainrtainence
06	Refrigerator & Process Shed Refrigeration, Light storage, offices.	Process/Office
07	For Demo. To Be reconstructed as Farm workers accommodation. Will Require CDP	Accomodation
08	TCA18-95561/4/6 Growing area for product Canopy Area 24,948SF	Cultivation Area
09	TCA18-95561/4/6 Growing area for product Canopy Area 17,280SF Requires CDP	Cultivation Area
10	TCA18-9567/6/4/1 Harvest Shed	Process
11	Abandoned Hoop House	
12	Back-up Generator Shed 02	Maintenance

AREASsf (Phase 01)			
	AREA sf		STATUS
Site Area:	7,153,860 (164.23A)		(See TCA application)
Bldng:	Bldg	Canopy	
01	3,360		Phase 02
*02	6,090	4,064	TCA18-9557
*03	64,496	37,779	TCA18-9557
*04	4,000		TCA18-9564 9561 9566 9567
04.1	1,250		
05	1,288		CDX
06	3,750		CDX
07	3,060		Demo/CDP
*08	38,304	24,948	Permitted TCA18-9561 9564 9566
*09	21,976	17,280	CDP Rad. TCA18-9567
*10	2,400		Permitted TCA18-9561 9564 9566 9567
12	320		
13			Abbandoned

REVISIONS

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Half Moon Grow Inc
Half Moon Grow Nursery Inc
Existing Conditions
37 Frenchmans Creek Rd.
Half Moon Bay Ca., 94019

General Site Layout

LICENSED ARCHITECT
EDWARD C LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/31/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-PH01-AB
SHEET:	G-00

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

From: Anne Martin
Sent: Mon, 4 Mar 2019 10:05:40 -0800
To: Steve Monowitz
Subject: Request to receive Negative Declaration and Supporting Documents

Dear Steve,

I am writing to formally request that I be given access through email or links to the county website of all documentation related to the negative declaration and supporting documentation for:
the issuance of a cannabis license at 37 Frenchman's Creek Road and
the issuance of any permits for building, tree removal, road work or any other improvements related to the property at 37 Frenchman's Creek Road MNA 2018-0002.

On Feb 20, 2019 The county published a notice of intent to adopt a negative declaration related to the cannabis license issuance

After spending several hours trying to find the negative declaration and supporting documents on the county website, I called project planner Mike Schaller on Thursday February 28 and Friday March 1. Each time I left a message requesting to be called back with the information requested.

On Friday March 1, I left a message with your office as well as with the Planning Desk. At 4:37, a county employee named Kanoa(?) returned my call and attempted to find the information on the website, He informed me that it wasn't available on the website and I would have to have the documents emailed to me. I indicated I was still trying to contact the project planner.

On Friday March 1 at 4:45 I called Don Horsley's office and left a message requesting access to the documents.

On Monday March 4, I called Mike Schaller at 9:29 am and left a message.
I also called Don Horsley's office and your office.

In light of the transparency required by CEQA and the importance of public notice and involvement in the CEQA process, I am shocked that the negative declaration and supporting documentation for this project hasn't been made available on the county website.

I notice that other coastal projects are posted and documentation is made available and am curious as to why the same transparent process is not being followed in this case.

I would appreciate being contacted by email or phone as soon as possible and provided with the links to these documents or emailed copies of these documents.

The public review period expires March 20 and so far no member of the public has had easy access to review these documents. This would seem to violate the very spirit of CEQA.

I know how much the county values transparency in government and trust that this problem will be resolved ASAP.

Sincerely

--
Anne

Anne C. Martin
415 830 2373

From: Anne Martin
Sent: Mon, 4 Mar 2019 10:15:18 -0800
To: Steve Monowitz
Subject: Neg Dec Received

Dear Steve,

While I was writing that last email, Mike emailed me the requested documentation.

Going forward I am formally requesting to receive by email any and all additional environmental findings and supporting declaration as well notices of any public hearings related to both the issuance of a cannabis license for 37 Frenchman's Creek road MNA 2018-0002.

I am also formally requesting to receive by email or link any and all environmental declarations or findings under CEQA along with supporting documentation for any building, development, or road work related to the property at 37 Frenchman's Creek Road.

Thank you

--
Anne

Anne C. Martin

From: Mike Schaller
Sent: Mon, 4 Mar 2019 18:24:51 +0000
To: martin@cs.cmu.edu
Cc: Steve Monowitz; Melissa Andrikopoulos
Subject: Proposed MND/IS - MNA2018-00022 - 37 Frenchman's Creek Road
Attachments: MND-IS - MNA2018-00022 - 37 Frenchmans Creek.pdf

Good morning Mr. Martin,

Per your request to Steve Monowitz, attached is the proposed MND/IS for the proposed Frenchman's Creek cannabis cultivation licenses.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

POSTING ONLY

XIMENA CASTILLO
FEB 22 2019

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Half Moon Grow Cannabis Cultivation License Application*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: MNA 2018-00022

OWNER: SKRRC LLC

APPLICANT: Half Moon Grow, Inc.

ASSESSOR'S PARCEL NO.: 048-320-020

LOCATION: 37 Frenchman's Creek Road, Half Moon Bay

PROJECT DESCRIPTION

Proposed license for the cultivation of cannabis plants within existing greenhouse buildings, including both mature cannabis plants and nursery stock. A total of five greenhouse buildings will be used as shown below (please see attached Figure 1 for location of referenced greenhouses):

GREENHOUSE NUMBER	LICENSE TYPE	LICENSE NUMBER	SIZE OF CANOPY
2	Nursery	TCA18-9557*	4,064 sq. ft.
3	Nursery	TCA18-9557*	37,779 sq. ft.
8	Small Mixed Light	TCA18-9561 TCA18-9564 TCA18-9566	5,940 sq. ft. 9,504 sq. ft. 9,504 sq. ft.
9S	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.
9N	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.

* The applicants are proposing to split the nursery license between two greenhouses.
# The applicants propose to split the medium mixed light license between the two greenhouses.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

RESPONSIBLE AGENCY CONSULTATION

Regional Water Quality Control Board
CalCannabis Cultivation Licensing

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: February 22, 2019 – March 14, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., March 14, 2019**.

CONTACT PERSON

Michael Schaller
Project Planner, 650/363-1849
mschaller@smcgov.org

M. Schaller
Michael Schaller, Project Planner

MS:pac - MJSDD0074_WPV.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Half Moon Grow Cannabis Cultivation License Application

2. **County File Number:** MNA 2018-00022

3. **Lead Agency Name and Address:** San Mateo County Planning Department
455 County Center, 2nd Floor
Redwood City, CA 94063

4. **Contact Person and Phone Number:** Michael Schaller, Senior Planner
650/363-1849

5. **Project Location:** 37 Frenchman's Creek Road
Half Moon Bay, CA 94019

6. **Assessor's Parcel Number and Size of Parcel:** 048-320-020

7. **Project Sponsor's Name and Address:** Half Moon Grow, Inc.
3110 E. Garvey Ave South
West Covina, CA 91791

8. **General Plan Designation:** Agriculture (Rural)

9. **Zoning:** Planned Agricultural Development (PAD)

10. **Description of the Project:** Proposed license for the cultivation of cannabis plants within existing greenhouse buildings, including both mature cannabis plants and nursery stock. A total of five greenhouse buildings will be used as shown below (please see attached Figure 1 for location of referenced greenhouses):

GREENHOUSE NUMBER	LICENSE TYPE	LICENSE NUMBER	SIZE OF CANOPY
2	Nursery	TCA18-9557*	4,064 sq. ft.
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# The applicants propose to split the medium mixed light license between the two greenhouses.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

11. **Surrounding Land Uses and Setting:** Agricultural/Open Space. There is a residence approx. 400 feet west of the southernmost greenhouse on the project parcel. There is another residence approx. 1,000 feet north of the northernmost greenhouse proposed for use under this license application. All surrounding parcels are designated for agricultural or open space use.

12. **Other Public Agencies Whose Approval is Required:** CalCannabis Cultivation Licensing, a division of the California Department of Food and Agriculture; Regional Water Quality Control Board

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:**

    No California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning		Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise	X	Mandatory Findings of Significance
	Geology/Soils		Population/Housing		
	Climate Change		Public Services		

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. **AESTHETICS.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The proposed cultivation will occur within existing greenhouse buildings. No new structures are proposed. The project site is located in a canyon and is not readily visible any existing residentially zoned areas. No public lands, water bodies or roads are adjacent to the project site which might be impacted by the re-use of these existing buildings. **Source:** County of San Mateo, 1986, General Plan Policies; County of San Mateo Local Coastal Program; County GIS; Site Reconnaissance				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project site is not within the viewshed of a state scenic highway. **Source:** San Mateo County GIS				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: The proposed project will occur entirely within existing greenhouse structures and therefore will not modify the existing visual character of the site. See discussion under Question 1(a). **Source:**				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: As discussed above in the project description section, cultivation activities will be divided amongst five existing greenhouse buildings. Plants that are in the "germination" or "seedling" stage start their lifecycles in the Nursery Buildings (Buildings 2 and 3 on the site plan). These two buildings currently do not have artificial lighting (aka "grow lights"); however, the applicants are proposing to install such lighting into these two buildings. Once plants have grown into the "mature" stage, they will be transferred into one of the three other greenhouses (Buildings 8, 9S or 9N). These three greenhouses are already equipped with artificial lighting. There is a history				

of artificial "grow light" usage at the site, however, the site has been in a relatively low level of usage for the last 1-2 years and thus, the use of the existing grow lights has been limited.

The Environmental Impact Report adopted by the State during the creation of the State's cannabis cultivation regulations acknowledge the potential for new sources of nighttime light and included required screening measures to reduce potential impacts:

> "[M]ixed-light cultivation of cannabis involves the cultivation of cannabis using both natural and artificial light and darkness for the purpose of controlling the life cycle of the plant. Techniques used to manipulate light, such as using tarps or other measures to exclude natural light or using low- or high intensity artificial lighting systems, could be visible outside of greenhouses or other mixed light facilities during the daytime or at night and could create a nuisance to adjacent and nearby properties, residences, and/or motorists traveling on affected roadways. The degree to which such lighting would create adverse impacts on sensitive receptors would vary widely among proposed cultivation sites, but could be significant in some locations. The Proposed Program regulations, however, would include implementation of environmental protection measures requiring that artificial lighting used for the manipulation of plant growth cycles be shielded to minimize the visual effects of the presence of lighting and nighttime glare (Section 8314; see Appendix A). Therefore, visual impacts from the Proposed Program would be less than significant."

Consistent with this analysis, the State's regulations contain the following requirement:

> § 8314. Additional Environmental Protection Measure for Mixed-Light Licenses.
>
> Mixed Light license types of all sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

With adherence to this State requirement, Staff has determined that there will be no significant visual impact due to the use of grow lights at the facility.

Source: Project Plans; California Code Of Regulations, Title 3. Food And Agriculture, Division 8. Cannabis Cultivation, Chapter 1; Cannabis Cultivation Program, Section 8314.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: The project site is not adjacent to or within the boundaries of a State or County Scenic Corridor.

Source: San Mateo County GIS

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The project site is not within a Design Review District.

Source: San Mateo County GIS

1.g. Visually intrude into an area having natural scenic qualities?				X

Discussion: The proposed project will occur entirely within existing greenhouse structures and therefore will not modify the existing visual character of the site. See discussion under Question 1(a).

Source:

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project site is within the Coastal Zone. The proposed use of the existing vacant greenhouses to grow cannabis will revitalize their historic use as agricultural structures. The project will not convert any farmland to non-agricultural use.

Source: San Mateo County GIS

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The project site is zoned for agricultural use; cultivation of cannabis is an agricultural activity consistent with this agricultural zoning. The proposed site is not subject to an existing Open Space Easement or Williamson Act contract.

Source: San Mateo County Zoning Regulations

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Question 2(a) and (b). **Source:**				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The proposed project will utilize the existing greenhouses on the site. No new buildings are proposed. No lands will be converted or divided. **Source:** San Mateo County GIS				
2.e. Result in damage to soil capability or loss of agricultural land?				X
Discussion: Because the project will be entirely located within existing greenhouse structures, there is no potential for damage to soil capability or loss of agricultural land. See discussion under Question 2(a) and (d). **Source:**				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The project site does not contain forestland or timberland. **Source:** San Mateo County GIS				

3.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: Large projects that exceed regional employment, population, and housing planning projections have the potential to be inconsistent with the regional inventory compiled as part of the Bay Area Air Quality Management District (District) 2017 Bay Area Clean Air Plan. Currently, the project site is occupied by vacant greenhouses that were historically used for production of greenhouse flowers. The proposed project is expected to require approximately eight full-time employees, and up to an additional eight part-time employees during harvest season. While the re-introduction of activities in the vacant greenhouses will increase operational vehicle trips above existing conditions, the proposed project is not expected to generate significant new operational vehicle trips above historic levels or those that could be expected with any other agricultural activity permitted by right at the site. In addition, a project of this size will not substantially affect housing, employment, and population projections within the region, which is the basis of the Bay Area Clean Air Plan projections.

Therefore, the proposed project is not considered a regionally significant project (under CEQA Guidelines Section 15206) that will affect regional vehicle miles traveled (VMT) and warrant intergovernmental review by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

Furthermore, the project falls under the threshold levels contained in BAAQMD's screening criteria, which is used to identify projects that have the potential to generate emissions that exceed the District's operational emissions thresholds. These thresholds were established to identify projects that have the potential to generate a substantial amount of criteria air pollutants. Because the project will not exceed these thresholds, the project is not considered by the District to be a substantial emitter of criteria air pollutants. Therefore, the Project will not conflict with or obstruct implementation of the 2017 Bay Area Clean Air Plan and any impacts are considered less than significant.

Source: Bay Area Air Quality Management District (BAAQMD), 2017; Bay Area 2017 Clean Air Plan; Project Plans

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X

Discussion: The proposed project will utilize existing greenhouse buildings. There is no evidence to suggest that the cultivation activities will generate significant new levels of criteria air pollutants (ROG, NOx, PM10 and PM2.5), or Toxic Air Contaminants (TAC), or of Greenhouse Gases (GHGs). The proposed project does not include any construction activities which would generate criteria air pollutants, TACs or GHGs. Nor is there evidence to suggest that the cultivation process will generate significant levels of GHGs.

Source: Bay Area Air Quality Management District (BAAQMD), 2017; Bay Area 2017 Clean Air Plan; Project Plans				
3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
Discussion: See discussion under Question 3(b). **Source:**				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: See discussion under Question 3(b). **Source:**				
3.e. Create objectionable odors affecting a significant number of people?		X		

Discussion: Odors are not a regulated air pollutant such as PM10 or ROG are. As such, the BAAQMD has developed qualitative parameters that should be considered when considering project level odor issues. The District has established odor screening thresholds for certain odor generating land uses. Cannabis cultivation operations are not on the list of odor generating land uses. However, Composting Operations are on the list. The District has established a threshold of 1-mile between this category of odor source (Compost Operations) and receptor. In other words, if the distance between the odor source and a receptor is less than 1-mile, then there will likely be an odor impact upon the receptor. As a proxy, the County proposes to use the "Composting Operations" category to establish whether there could be a potential odor impact upon nearby residences (to this proposed cannabis operation).

There are two residences within a 1-mile radius of the project site. Both residences could be exposed to odor impacts due to the release of exhaust air from the greenhouses that will be utilized for the flowering plants. At the present time, there are no odor control devices on the exhaust fans of the project greenhouses. In order to mitigate this potentially significant impact, staff is imposing the following mitigation measure:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

The odor associated with cannabis plants occurs during the flowering stage when buds begin to grow on each plant. This is not an issue during the plant's early "seedling" stage, when individual

plants are being propagated in the nursery greenhouses. Thus odor control measures are not necessary on the buildings proposed for nursery use.

With the installation of an odor control system on all buildings containing flowering cannabis plants and or their product, the odor that may be generated by the concentration of a large number of plants will be minimized to below a significant level.

Source: Bay Area Air Quality Management District (BAAQMD), CEQA Air Quality Guidelines (2017); CDFA CalCannabis DEIR, Vol. 1

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X

Discussion: See discussion under Question 3(b).

Source:

4. **BIOLOGICAL RESOURCES.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: All cultivation will occur within existing greenhouses. No new buildings or land are proposed for development. Because all activities will occur within existing greenhouses, there is no evidence to suggest that habitat will be modified or adversely impacted.

Source: Project Plans

4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: See discussion under Question 4(a).

Source: Project Plans, San Mateo County GIS

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: See discussion under Question 4(a). **Source:** Project Plans, San Mateo County GIS				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion: See discussion under Question 4(a). **Source:** Project Plans, San Mateo County GIS				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: See discussion under Question 4(a). **Source:**				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: See discussion under Question 4(a). **Source:**				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: There are no marine or wildlife reserves near or adjacent to the project site. **Source:** Project plans, San Mateo County GIS				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: See discussion under Question 4(a).				

Source:

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: All proposed cultivation will occur within existing greenhouses. These buildings do not meet the definition of historical resources. No new buildings or land are proposed for development. Because all activities will occur within existing greenhouses, there is no evidence to suggest that any documented or undocumented cultural resources will be modified or adversely impacted. **Source:** Project plans, San Mateo County GIS				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: See discussion under Question 5(a). **Source:**				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: See discussion under Question 5(a). **Source:**				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: See discussion under Question 5(a). **Source:**				

6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:			X	
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The nearest identified earthquake fault zone is located approximately 2.8 miles west of the project location. There is no additional evidence to conclude that the project site is subject to fault rupture. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – California Department of Conservation				
ii. Strong seismic ground shaking?			X	
Discussion: The nearest known fault zone to the project site is the Seal Cove fault zone which is approximately 2.8 miles west of the project site. The San Andreas fault zone lies approximately 4.5 miles northeast of the project site. A major earthquake along either fault line could produce strong ground shaking. The proposed project will utilize the existing greenhouse buildings which were built in accordance with the building code at the time of their construction. These existing buildings are non-habitable and have withstood previous earthquake events, including the 1989 Loma Prieta earthquake. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – California Department of Conservation; Project Plans				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project site is not within a mapped liquefaction hazard zone or on soils known to be susceptible to liquefaction or differential settling. **Source:** California Geological Survey Seismic Hazards Zones Maps; Project Plans				
iv. Landslides?				X

Discussion: The project site is not within a mapped landslide hazard zone. No new buildings are proposed as part of this proposed project. There is no evidence to conclude that adjacent slopes will fail and damage the existing structures on the project site. **Source:** California Geological Survey Landslide Hazards Zones Maps; Project Plans				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is over a mile from the nearest coastal bluff. There is no evidence to suggest that instability of this bluff will have any impact upon the existing buildings on the project site. **Source:** San Mateo County GIS				
6.b. Result in significant soil erosion or the loss of topsoil?				X
Discussion: No construction or soil disturbance is proposed as part of this application. All cultivation activities will occur within existing greenhouse buildings which have concrete floors. **Source:** Project Plans, Site Visit				
6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
Discussion: There is no evidence to suggest that the underlying geology or surface soils on the project site are unstable, nor are any activities proposed that would create new instability. All cannabis-related activities will occur within existing structures. **Source:** San Mateo County GIS, Project Plans				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: See discussion under Question 6(c). **Source:**				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion: As discussed previously, no new buildings are proposed. There is no evidence to suggest that the existing septic systems on the site need to be replaced or modified at this time.

Source: Project Plans

7.	**CLIMATE CHANGE.** Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
Discussion: See discussion under Questions 3(a) and 3(b). **Source:**					
7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion: See discussion under Questions 3(a) and 3(b). **Source:**					
7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project involves the re-use of existing greenhouse buildings. No forestland will be lost or converted. **Source:** San Mateo County GIS, Project Plans					
7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The nearest coastal bluff is over 1-mile to the west of the project site. There is insufficient evidence to suggest that sea level rise or bluff erosion will be severe enough to impact the project site. **Source:** San Mateo County GIS					

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under Question 7(d). **Source:**				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: As stated previously, the proposed project will utilize existing buildings and structures on the project site. No new structures or buildings are proposed. **Source:** Project plans				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under Question 7(f). **Source:**				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			X	
Discussion: The applicant's propose to limit any chemical controls (products classified as pesticides or fungicides) to be used on their plants to those substances listed on the California Department of Pesticide Regulations' "Legal Pest Management Practices for Cannabis Growers in California" document. These substances are exempt from residue tolerance requirements and either exempt from registration requirements or registered for a use broad enough to include use on cannabis. While cannabis is a newly legal agricultural crop in California, any pesticide or herbicide use associated with its production is subject to the same rules and regulations as any other agricultural crop. The California Department of Pesticide Regulations and the San Mateo County Agricultural Commissioner enforce the use and sale of pesticides under Divisions 6 and 7 of the California Food and Agricultural Code, and Title 3 of the California Code of Regulations. These laws and regulations				

apply to all pesticide use; cannabis is no exception. The applicants are required to comply with the regulations regarding transportation, use and storage of all regulated pesticides and herbicides. Compliance with these regulations will reduce any potential impact to a less-than-significant level. **Source:** California Department of Pesticide Regulations - "Legal Pest Management Practices for Cannabis Growers in California" (2017); Project Plans				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: See discussion under Question 8(a). **Source:**				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: There are no existing or planned schools within .25 miles of the project site. **Source:** San Mateo County GIS				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: This question is in reference to the "Hazardous Waste and Substances Sites List" also known as the Cortese List. This list is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The project site is not on said list. **Source:** California Department of Toxic Substances Control "EnviroStor" Website				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is outside of the adopted airport safety zone for the Half Moon Bay airport, which is located approximately 3.5 miles north-west of the project site. **Source:** San Mateo County GIS				

8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: There are no private airstrips within a 2-mile radius of the project site. **Source:** San Mateo County GIS				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: There is no evidence to suggest that the project will interfere with any emergency response plan. No work will occur that will impede or close a public road. **Source:** Project Plans, Site visit, County GIS Database				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: While the project site is within an area designated as "Very High Fire Hazard Risk," the site itself has been maintained to keep the threat of wildfire relatively low. Fuel loads in and around the site structures have been kept low through active vegetation management measures. No large trees exist on the site which could serve as a fuel ladder to propel wildfire into the heart of the project site. **Source:** Project Plans, Site Visit, County GIS Database				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not within a mapped 100-year flood hazard area, nor does the project contain a housing component. **Source:** Project Plans, County GIS Database				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not within a mapped 100-year flood hazard area. **Source:** County GIS Database				

8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: There are no dams or levees on or adjacent to the project site. See discussion under Question 8(j) for discussion of flood potential. **Source:** Project Plans, County GIS database				
8.l. Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project site is outside of any mapped tsunami zones. There are no lakes or other water bodies on or adjacent to the project site that could be susceptible to seiche (A short-term standing wave oscillation of the water level in a lake, characteristic of its geometry). There are no substantial rivers or creeks on the project site that could serve as a transportation medium for a mudflow event. **Source:** Project Plans, County GIS Database				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
Discussion: See discussion under Question 18(a) and (b). **Source:**				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

Discussion: See discussion under Question 18(b). **Source:**				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
Discussion: The proposed cannabis cultivation will occur within existing greenhouses. No new buildings or structures are proposed. The applicant is not proposing to alter the existing drainage patterns on the project site. **Source:** Project Plans, Site Visit				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
Discussion: The proposed project will continue to utilize the existing greenhouse buildings/ structures on the site. No new buildings are proposed. Absent any physical alteration of the site, there is no evidence to conclude that cannabis cultivation will increase the rate or amount of surface runoff above existing levels. **Source:** Project Plans, Site Visit				
9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: See discussion under Question 9(d). **Source:**				
9.f. Significantly degrade surface or ground-water water quality?				X
Discussion: See discussion under Question 18(a) and (b). **Source:**				
9.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See discussion under Question 9(c).				

Source:

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
10.a. Physically divide an established community?				X
Discussion: There is no community adjacent to the project site. **Source:** Project Plans, Site Visit, County GIS Database				
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The County's cannabis cultivation ordinance directs cannabis cultivation toward vacant/underutilized greenhouses to minimize any potential land use related conflicts and revitalize the struggling greenhouse agricultural industry. As such, this application furthers the County's goal of reusing the underutilized greenhouse market and ensuring continued employment opportunities within the County's agricultural workforce. **Source:** Project Plans, County Cannabis Cultivation Ordinance				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The project site is not within the boundaries of an approved habitat conservation plan or natural community conservation plan. **Source:** Project Plans, County GIS Database				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The applicants anticipate approximately eight full time staff will be on-site each day with potentially eight more part-time staff that will be on-site as needed during harvest periods. **Source:** Project Plans				
10.e. Result in the introduction of activities not currently found within the community?				X

Discussion: Commercial cultivation of cannabis was recently legalized in California pursuant to voter approval of Proposition 64 and subsequent State legislation. State law (the *Medicinal and Adult-Use Control Regulation and Safety Act*, Business and Professions Code Section 26069(a)) defines cannabis as an agricultural product for purposes of the State's cannabis cultivation program. As a result, the cultivation of cannabis is considered an agricultural activity largely similar to hothouse tomatoes or orchids. Any unique characteristics of cannabis as compared to traditional agricultural products are addressed through provisions of the County's cannabis ordinance or conditions of license approval.

Source: Project Plans

10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X

Discussion: There is no evidence to suggest that approval of the proposed project (cultivation of cannabis within existing greenhouses) will encourage off-site development or require the need for new or expanded public utilities.

Source: Project Plans

10.g. Create a significant new demand for housing?				X

Discussion: As discussed previously, the proposed cannabis operation will only employ eight full time employees with eight additional part-time staff. These numbers, when viewed within the larger context of employment growth rate within San Mateo County, are less than significant. See also discussion under Question 13(a).

Source: Project Plans

11. MINERAL RESOURCES. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: The proposed project will utilize existing greenhouses and does not propose to convert any new lands or areas. The project site has not been identified as a site of known mineral resources.

Source: Project Plans, San Mateo County GIS				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: See discussion under Question 11(b). **Source:**				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: The existing greenhouses are equipped with exhaust fans which generate on average 80 decibel (dB) of noise when measured 10 feet from the source. There are two residences on adjacent parcels to the project site. The closest residence, 840 Frenchmans Creek Road, is approximately 400 feet to the southwest of the nearest greenhouse. Sound pressure levels decrease by 6 dB with the doubling of the distance from noise source to receptor. Based upon this ratio, noise levels generated by the use of the exhaust fans in these closest greenhouses should be in the range of 45 to 50 dB. This is on par with the noise levels generated by a refrigerator within a home (typically 50 dB). The other nearby residence, 511 Frenchmans Creek Road, is approximately 800 feet away from the nearest greenhouse. Based upon the ratio, noise from exhaust fans in these greenhouses should be less than 45 dB. This level of noise does not violate County noise regulations (Ordinance Code Chapter 4.88) nor does it conflict with EPA noise limits designed to protect hearing. **Source:** San Mateo County GIS; Center for Hearing and Communication, "Common Environmental Noise Levels"				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: Typical sources of ground-borne vibration or noise include construction (i.e., – grading of a site prior to construction) or the use of manufacturing equipment (for example a metal lathe or grinding equipment). As stated previously, no new construction is proposed nor is the applicant proposing to utilize heavy industrial equipment that would generate ground-borne vibration or noise. **Source:** Project Plans, Site Visit				

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The existing greenhouses are equipped with air exhaust fans, which have been used historically by the previous agricultural businesses that occupied the site. The current applicant has not proposed adding additional fans and there is no evidence to suggest that continued use of the existing greenhouses will cause a significant increase in ambient noise levels above existing and historical levels. **Source:** Project Plans, Site Visit				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See discussion under Question 12(b) and 12(c). **Source:**				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not within an airport land use plan or within 2 miles of an airport or private airstrip. **Source:** San Mateo County GIS				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: See discussion under Question 12(e). **Source:**				

13.	**POPULATION AND HOUSING.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The proposed project involves the re-use of existing agricultural buildings. No new public infrastructure such as roads or sewer lines are proposed. No new homes are proposed. The project would not generate a significant number of new employees. The applicant anticipates approximately eight full-time staff will be on-site each day with potentially eight more part-time staff that would be on-site as needed during harvest periods. The applicants, based on information provided by the previous agricultural operator, estimates that approximately four to six people were actively employed at the project site over the last 5 to 10 years. The applicants anticipate that they will be able to hire a majority of their labor force from within the existing Coastside agricultural labor pool. **Source:**					
13.b.	Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project site is an agricultural greenhouse complex. There is no existing housing on the project site. **Source:** Project Plans, Site Visit					

14.	**PUBLIC SERVICES.** Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Fire protection?				X
14.b.	Police protection?				X
14.c.	Schools?				X

14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing schools, parks and other public facilities would be negatively impacted. The project site is already developed and fire breaks and other fire prevention measures have been maintained by the previous owner. The current applicants have submitted a fire prevention plan which will be implemented on a regular basis to reduce the threat of wildland fire to the project site as much as possible. The applicants have submitted a detailed surveillance and security plan as required by the County's cannabis ordinance. There is no evidence to suggest that permitting cultivation at this site will require an increase in Sheriff patrols or responses to calls such that additional Sheriff staffing would be required for this area of the County.

Source: Project Plans, Site Visit

15. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X

Discussion: As discussed previously, the proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing neighborhood or regional parks and other public facilities would be negatively impacted.

Source: Project Plans

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: No new recreational facilities are proposed as part of this project, nor is it anticipated that the project will generate population growth which might require new or expanded recreational facilities.

Source: Project Plans

16. **TRANSPORTATION/TRAFFIC**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: As stated previously, the proposed project will re-use the existing greenhouse complex, where historically fruit, vegetables and flowers were grown both indoors and outdoors. The applicant anticipates approximately eight full time staff will be on-site each day with potentially eight more part-time staff that would be on-site as needed during harvest periods. The public road which serves the project site (Frenchman's Creek Road) is a two lane paved road that serves eight other residences/agricultural operations. There is no evidence to suggest that the proposed re-use will generate significantly more traffic than previous levels such that it will significantly impact the effectiveness of this road or the road network within the Midcoast area in general. **Source:** Project Plans, San Mateo Co. GIS				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: See discussion under Question 16(a). **Source:**				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project site is outside of the established landing and take-off zones for Half Moon Bay airport, which is the closest airfield. No new buildings are proposed which would impact flight patterns. **Source:** Project Plans, San Mateo Co. GIS				

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: As stated previously, the project will re-use existing greenhouse structures on the project site; as such there are no hazards created by a design feature. No activities will occur off site (such as movement of farm equipment). **Source:** Project Plans, San Mateo Co. GIS				
16.e. Result in inadequate emergency access?				X
Discussion: See discussion under Question 16(a) and (d). **Source:**				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The project site is not near any existing public transit facilities, nor is there any facet of the project that could impact such facilities. **Source:** Project Plans, San Mateo Co. GIS				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project site is not readily accessible by pedestrians. Frenchman's Creek Road is a rural two lane road with no sidewalks and ditches on one or both sides for most of its reach up to the project site. The site is also approximately 1-mile from Cabrillo Highway, at the end of the road. Such a distance generally dissuades most people from walking. It is likely that all workers at the project site will arrive via automobile. **Source:** Project Plans, San Mateo Co. GIS				
16.h. Result in inadequate parking capacity?				X
Discussion: The project plans indicate 18 designated parking spaces will be provided on-site which should be sufficient based upon the anticipated number of employees (8 to 16) on any given day. **Source:** Project Plans				

17. **TRIBAL CULTURAL RESOURCES.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: The project site has been developed with greenhouses for over 30 years. There is no evidence that the site contains historic or cultural resources. The proposed license will re-use the existing greenhouses. No new development is proposed. **Source:** Project Plans, San Mateo County GIS				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
Discussion: See discussion under Question 17(a)(i). **Source:**				

18. **UTILITIES AND SERVICE SYSTEMS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

Discussion: The applicants are proposing to use a hydroponic growing system which minimizes the production of irrigation tail water. To maintain suitable growing conditions, wastewater is discharged from hydroponic systems when the irrigation water contains excessive salinity or nutrients. Irrigation tail water is generated when excess water drains from the growth media. Irrigation tail water or hydroponic wastewater may contain nutrients (e.g., phosphate or nitrate), salinity constituents (e.g., sodium, chloride, potassium, calcium, sulfate, magnesium), and other constituents (e.g., iron, manganese, zinc, molybdenum, boron, and silver). Other sanitation-based wastewaters may also be generated at indoor commercial cannabis cultivation sites. These miscellaneous industrial wastewaters may contain biocides, bleach mixtures, or other chemical waste streams. See Question 18(b) for discussion of the applicant's plan to dispose of wastewater.

The State Water Resources Control Board (SWRCB or Water Board) regulates the discharge of waste materials that could affect the quality of the waters of the state. Water Code Section 13260 requires that any person discharging waste or proposing to discharge waste that could affect the quality of the waters of the state must file a report of waste discharge to obtain coverage under waste discharge requirements (WDRs) or a waiver of WDRs. In establishing a regulatory program for cannabis cultivation, SWRCB has created a tiered system depending upon the type (indoor or outdoor) and size of cultivation. Commercial cannabis cultivation activities that occur within a structure with a permanent roof, a permanent impermeable floor (e.g., concrete or asphalt paved), and that discharge irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewaters from indoor cannabis cultivation activities to an on-site wastewater treatment system (such as a septic tank and leach field), must obtain separate regulatory authorization (e.g., WDRs, conditional waiver of WDRs, or other permit mechanism) to discharge the wastewater.

The applicants have applied for and received a Conditional Waiver of Water Quality from the Water Board. As such, the project has complied with the Water Board's "Cannabis Cultivation Policy" and "General Waste Discharge Requirements." The cultivation activities will not exceed the wastewater treatment requirement of the Water Board.

Source: *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation*, State Water Resources Control Board, October 2017; *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc., San Mateo County*, San Francisco Bay Regional Water Quality Control Board

18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: The proposed cultivation activities will not require the need for new water or wastewater facilities. With regards to wastewater, what little irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewater that is generated by the hydroponics

growing system will be discharged to a collection tank. The wastewater in the collection tank will be regularly collected by an authorized waste hauler who will dispose of the wastewater at a licensed community sewer system treatment facility, consistent with the Water Board's sewer system requirements and as approved by the Water Board.

With regard to water supply, the project parcel has established rights with the SWRCB to divert 10.66 acre-feet (3.5 million gallons) of water per year from Frenchman's Creek, which borders the project parcel to the north. Diversion is only allowed from January 1 through March 31 of each year. Surface water from Frenchman's Creek is diverted via a weir with an adjustable height that is set each year based on the required bypass flow in the creek. The surface water that overtops the weir flows into a series of settling basins and is pumped to interim sedimentation storage tanks. From there, the main pump house pumps surface water to the reservoir and storage tanks on top of the hill (that overlooks the greenhouse complex). Additionally, during an average year, rainfall over the reservoir results in an additional 1.12 acre-feet (365,000 gallons) of water capture. This water collection system is already existing and was previously operated in the same manner for prior agricultural operations on the site.

Based upon records for other cannabis operations that the applicants maintain in Humboldt County, it is estimated that the project will generate the following water demand:

Nursery Stock

Proposed canopy area for nursery stock is 37,800 sq. ft. and requires 7.5 gallons per sq. ft. of irrigation each year. Total demand for nursery stock is 283,500 gallons per year.

Mature Cultivation Stock

Proposed canopy area for mature cultivation stock is 46,900 sq. ft. and requires 10 gallons per sq. ft. of irrigation each year. Total demand for mature cultivation stock is 469,000 gallons per year.

Incidental Use

Incidental use includes all other miscellaneous water uses, such as equipment washing, dust control, fire protection, domestic (treated) use, other agriculture use, etc. The water demand for incidental use is approximately 100,000 gallons per year.

Altogether, the total proposed water demand for cannabis cultivation operations is 852,500 gallons per year, where average yearly supply will be over 3.5 million gallons. Based upon these estimates, existing water supply facilities are adequate and there will be no impact.

Source: *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc., San Mateo County*, San Francisco Bay Regional Water Quality Control Board; *Water Supply Memorandum*, BKF Engineering, January 2019

18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: See discussion under Question 18(a).

Source:

18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: See discussion under Question 18(b). **Source:**				
18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The project site is not connected to a municipal wastewater treatment system. **Source:** Project Plans				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: For all non-cannabis waste materials, disposal shall be at the County's only landfill – Ox Mountain, which currently has sufficient space to accommodate the anticipated waste stream from this site. All cannabis-related plant waste (i.e., – regulated material) must be either disposed of at a regulated site or, as proposed for this project, composted on-site for use as fertilizer. **Source:** Project Plans				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: See discussion under Question 18(f). **Source:**				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: The site is existing and no changes in use are proposed that will significantly increase transportation related energy consumption. Water consumption and solid waste reduction efforts were discussed previously. The greenhouses, by their very nature, are solar "powered." **Source:** Project Plans				

18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

Discussion: See discussion under Question 18(a) - (h).

Source:

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

Discussion: A potentially significant impact related to odor was identified and a mitigation measure was proposed which will reduce this impact to a less than significant level. Because the project will re-utilize existing greenhouse buildings and no new construction is proposed, it is not expected to degrade the quality of the environment, or substantially reduce habitat or affect populations of any wildlife, fish, or plant species. It has been determined that re-use of the existing greenhouse buildings will not have any impact on any examples of the major periods of California history or prehistory.

Source:

19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	

Discussion: The project will not have impacts to agriculture or forestry resources, mineral resources, or population and housing that would combine with other projects. The proposed cannabis cultivation activities could have potential impacts with respect to odors. However, such impacts would be limited to the project site and, where necessary, mitigated such that they would not substantially combine with other off-site impacts.

For the reasons presented in the above document, the proposed project is not expected to result in adverse impacts to human beings, either directly or indirectly. All impacts identified in this document are less than significant, or reduced to less than significant levels with implementation of mitigation measures, and the project's incremental contribution to potential cumulative impacts will not be cumulatively considerable. Therefore, the project's impact is considered less than significant. **Source:**				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: See Question 19(b) above. **Source:**				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board	X		Notice of Applicability, Conditional Waiver of Water Quality Order WQ-2017-0023-DWQ
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:	X		CalCannabis Cultivation Licensing

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

M. Schaller
(Signature)

2/22/19
Date

SENIOR PLANNER
(Title)

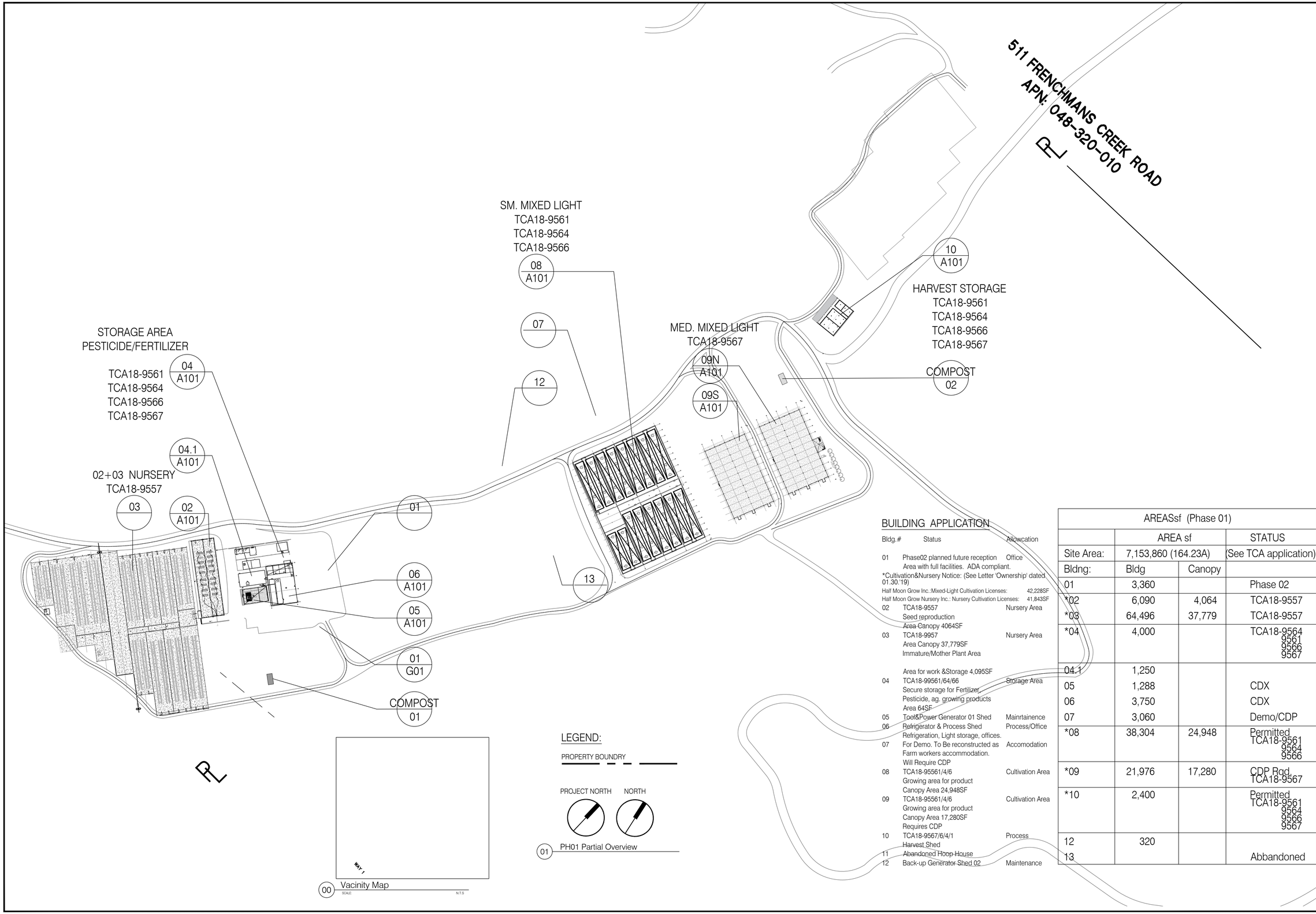
ATTACHMENT:

Figure 1 – Project Site Plan

MS:pac - MJSDD0073_WPH.DOCX

County of San Mateo - Planning and Building Department

ATTACHMENT A



00 Vacinity Map
SCALE: N.T.S

LEGEND:

PROPERTY BOUNDRY

PROJECT NORTH NORTH

01 PH01 Partial Overview

BUILDING APPLICATION

Bldg.#	Status	Allowcation
01	Phase02 planned future reception Area with full facilities. ADA compliant.	Office
	*Cultivation&Nursery Notice: (See Letter 'Ownership' dated 01.30.'19)	
	Half Moon Grow Inc.:Mixed-Light Cultivation Licenses: 42,228SF	
	Half Moon Grow Nursery Inc.: Nursery Cultivation Licenses: 41,843SF	
02	TCA18-9557 Seed reproduction Area Canopy 4064SF	Nursery Area
03	TCA18-9957 Area Canopy 37,779SF Immature/Mother Plant Area	Nursery Area
	Area for work &Storage 4,095SF	
04	TCA18-99561/64/66 Secure storage for Fertilizer, Pesticide, ag. growing products Area 64SF	Storage Area
05	Tool&Power Generator 01 Shed	Mainrtainence
06	Refrigerator & Process Shed Refrigeration, Light storage, offices.	Process/Office
07	For Demo. To Be reconstructed as Farm workers accommodation. Will Require CDP	Accomodation
08	TCA18-95561/4/6 Growing area for product Canopy Area 24,948SF	Cultivation Area
09	TCA18-95561/4/6 Growing area for product Canopy Area 17,280SF Requires CDP	Cultivation Area
10	TCA18-9567/6/4/1 Harvest Shed	Process
11	Abandoned Hoop House	
12	Back-up Generator Shed 02	Maintenance

AREASsf (Phase 01)			
	AREA sf		STATUS
Site Area:	7,153,860 (164.23A)		(See TCA application)
Bldng:	Bldg	Canopy	
01	3,360		Phase 02
*02	6,090	4,064	TCA18-9557
*03	64,496	37,779	TCA18-9557
*04	4,000		TCA18-9564 9561 9566 9567
04.1	1,250		
05	1,288		CDX
06	3,750		CDX
07	3,060		Demo/CDP
*08	38,304	24,948	Permitted TCA18-9561 9564 9566
*09	21,976	17,280	CDP Rad. TCA18-9567
*10	2,400		Permitted TCA18-9561 9564 9566 9567
12	320		
13			Abbandoned

REVISIONS

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Half Moon Grow Inc
Half Moon Grow Nursery Inc
Existing Conditions
37 Frenchmans Creek Rd.
Half Moon Bay Ca., 94019

General Site Layout

LICENSED ARCHITECT
EDWARD C LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/31/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-PH01-AB
SHEET:	G-00

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From: Anne Martin
Sent: Mon, 4 Mar 2019 17:18:44 -0800
To: PLANNING_CannabisInfo
Cc: Melissa Andrikopoulos; Steve Monowitz
Subject: Re: Negative Declaration for 37 Frenchman's Creek Road, HMB

Hi Mike,

I received a voicemail from Chris Hunter in Supervisor Horsley's office who said that the Negative Declaration and supporting documentation would be posted on the county's website. I just checked and it doesn't seem to be posted yet - unless I'm looking in the wrong place

I would appreciate if you could send me the appropriate link once it's posted.

Thanks so much

On Mon, Mar 4, 2019 at 9:48 AM PLANNING_CannabisInfo <CannabisInfo@smcgov.org> wrote:

Good morning Ms. Martin,
As requested, attached is the proposed Mitigated Negative Declaration and Initial Study for the Frenchman's Creek Road cannabis cultivation license application.
Michael Schaller
Senior Planner
San Mateo County Planning and Building Department

From: Anne Martin <annemartinmk@gmail.com>
Sent: Friday, March 1, 2019 9:13 PM
To: PLANNING_CannabisInfo
Subject: Negative Declaration for 37 Frenchman's Creek Road, HMB

I am trying to access the Negative Declaration for 37 Frenchman's Creek Road, File No. MNA 2018-0002, along with supporting documentation for this finding.
I have spent hours on the county website and cannot access it. I have left messages with Mike Schaller and today left a message with Steve Monowitz.
I would appreciate a call and/or an email showing me how I can access this document.
You can reach me at 415 830 2373.
Thank you.
--
Anne
Anne C. Martin

--
Anne

Anne C. Martin

From: Mike Schaller
Sent: Tue, 5 Mar 2019 23:48:59 +0000
To: Don Horsley; Anne Martin
Subject: RE: Lack of Public Access to Negative Declaration

Hello Ms. Martin,

Our webmaster has now uploaded the document onto both the CEQA documents subpage and the Cannabis Cultivation subpage of the Planning Dept. website.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Don Horsley
Sent: Tuesday, March 05, 2019 2:40 PM
To: Anne Martin <annemartinmk@gmail.com>
Cc: Mike Schaller <mschaller@smcgov.org>
Subject: RE: Lack of Public Access to Negative Declaration

OK, I'll ask him again to be sure to send it to you.

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Tuesday, March 05, 2019 12:23 PM
To: Don Horsley <dhorsley@smcgov.org>
Subject: Re: Lack of Public Access to Negative Declaration

Don, Chris called me back and told me it was sent to me and it would be posted on the county website. I did receive it from Mike Schaller, the planner. When I checked late yesterday afternoon, it was still not posted on the website. I asked Mike to send me a link to the document when it's posted.

Thank you for checking into this important issue

On Tue, Mar 5, 2019 at 11:54 AM Don Horsley <dhorsley@smcgov.org> wrote:

I'll check into it.

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Friday, March 01, 2019 5:03 PM

To: Don Horsley <dhorsley@smcgov.org>
Subject: Lack of Public Access to Negative Declaration

Dear Don,

I am writing to request your help to get access to a Negative Declaration issued by the County Planning Department regarding the environmental impact of a cannabis cultivation license at 37 Frenchman's Creek Road.

After reading the public notice in the February 20 issue of the Half Moon Bay Review, I went to the County website to review the negative declaration.

After two hours of failing to find the document on the website, I called Mike Schaller, the project planner on February 28 and left a message requesting that he return my call and tell me how I can access the document and its supporting documentation.

When I didn't hear from Mike on March 1, I called the county planning desk as well as Steve Monowitz and left messages asking for a call back to tell me how to access the documents.

At 4:39 on March 1, Kanoa, a young man from the Planning Department, returned my call and after 10 minutes of trying to find the document on the county website, informed me that it was not posted on the county website. He said I would have to contact the planner, Mke Schaller and ask him to send me a copy of the documents or I could come in to the county office and review the documents. As a coastal resident, travelling to Redwood City, finding parking and waiting to review a document is extremely burdensome.

I don't see any reason why this document should not be posted on the website so any interested parties can access it.

I am extremely concerned that the Negative Dec regarding environmental impact of this project for a large cannabis farm is not posted on the website for public comment as intended by CEQA.

As the representative for our beautiful coast, I am requesting that you direct the Planning Department to post the Negative Declaration and the documents supporting this finding on the county website so the public can review these findings and submit comments.

I know how important government transparency is to you and this is certainly a project that could significantly impact your district.

Since the comment period expires March 20, this is a matter of some urgency.

I look forward to hearing from you.

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 5 Mar 2019 21:39:51 -0800
To: Mike Schaller
Cc: Don Horsley
Subject: Re: Lack of Public Access to Negative Declaration

Thank you so much

On Tue, Mar 5, 2019 at 3:49 PM Mike Schaller <mschaller@smcgov.org> wrote:

Hello Ms. Martin,

Our webmaster has now uploaded the document onto both the CEQA documents subpage and the Cannabis Cultivation subpage of the Planning Dept. website.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

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Subject: RE: Lack of Public Access to Negative Declaration

OK, I'll ask him again to be sure to send it to you.

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To: Don Horsley <dhorsley@smcgov.org>
Subject: Re: Lack of Public Access to Negative Declaration

Don, Chris called me back and told me it was sent to me and it would be posted on the county website. I did receive it from Mike Schaller, the planner. When I checked late yesterday afternoon, it was still not posted on the website. I asked Mike to send me a link to the document when it's posted.

Thank you for checking into this important issue

On Tue, Mar 5, 2019 at 11:54 AM Don Horsley <dhorsley@smcgov.org> wrote:

I'll check into it.

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Friday, March 01, 2019 5:03 PM
To: Don Horsley <dhorsley@smcgov.org>
Subject: Lack of Public Access to Negative Declaration

Dear Don,

I am writing to request your help to get access to a Negative Declaration issued by the County Planning Department regarding the environmental impact of a cannabis cultivation license at 37 Frenchman's Creek Road.

After reading the public notice in the February 20 issue of the Half Moon Bay Review, I went to the County website to review the negative declaration.

After two hours of failing to find the document on the website, I called Mike Schaller, the project planner on February 28 and left a message requesting that he return my call and tell me how I can access the document and its supporting documentation.

When I didn't hear from Mike on March 1, I called the county planning desk as well as Steve Monowitz and left messages asking for a call back to tell me how to access the documents.

At 4:39 on March 1, Kanoa, a young man from the Planning Department, returned my call and after 10 minutes of trying to find the document on the county website, informed me that it was not posted on the county website. He said I would have to contact the planner, Mke Schaller and ask him to send me a copy of the documents or I could come in to the county office and review the documents. As a coastal resident, travelling to Redwood City, finding parking and waiting to review a document is extremely burdensome.

I don't see any reason why this document should not be posted on the website so any interested parties can access it.

I am extremely concerned that the Negative Dec regarding environmental impact of this project for a large cannabis farm is not posted on the website for public comment as intended by CEQA.

As the representative for our beautiful coast, I am requesting that you direct the Planning Department to post the Negative Declaration and the documents supporting this finding on the county website so the public can review these findings and submit comments.

I know how important government transparency is to you and this is certainly a project that could significantly impact your district.

Since the comment period expires March 20, this is a matter of some urgency.

I look forward to hearing from you.

--

Anne

Anne C. Martin

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Anne

Anne C. Martin

--

Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 6 Mar 2019 15:40:30 -0800
To: Mike Schaller; Steve Monowitz
Subject: Discrepancy in Review Period

Dear Mike and Steve,

I wanted to call to your attention a discrepancy in the review period for the negative declaration issued for the cannabis grow at 37 Frenchman's Creek Road.

The public notice published in the Feb 20 edition of the HMB Review stated the review period to be Feb 18, 2019 - March 20, 2019.

However the link to the document on the San Mateo County website shows the comment period as February 22 to March 14 - shortening the review period by 10 days.

Because of the confusion generated by this discrepancy and - even more concerning - the shortened time period, I am requesting that the review period listed online be revised to reflect the review period stated in the published public notice of February 18 - March 20.

Thank you so much

--
Anne

Anne C. Martin

From: Mike Schaller
Sent: Thu, 7 Mar 2019 00:23:55 +0000
To: Anne Martin; Steve Monowitz
Subject: RE: Discrepancy in Review Period

Good afternoon Ms. Martin,

I apologize for the discrepancy. We will use the review period as published in the HMB Review: Feb. 18 – March 20.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, March 06, 2019 3:41 PM
To: Mike Schaller <mschaller@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Discrepancy in Review Period

Dear Mike and Steve,

I wanted to call to your attention a discrepancy in the review period for the negative declaration issued for the cannabis grow at 37 Frenchman's Creek Road.

The public notice published in the Feb 20 edition of the HMB Review stated the review period to be Feb 18, 2019 - March 20, 2019.

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Thank you so much

--

Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 6 Mar 2019 16:40:31 -0800
To: Mike Schaller
Cc: Steve Monowitz
Subject: Re: Discrepancy in Review Period

Thanks Mike. Also I would appreciate your revising the dates on the county website.

On Wed, Mar 6, 2019 at 4:24 PM Mike Schaller <mschaller@smcgov.org> wrote:

Good afternoon Ms. Martin,

I apologize for the discrepancy. We will use the review period as published in the HMB Review: Feb. 18 – March 20.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, March 06, 2019 3:41 PM
To: Mike Schaller <mschaller@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Discrepancy in Review Period

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Thank you so much

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Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Mike Schaller
Sent: Thu, 7 Mar 2019 00:47:30 +0000
To: Anne Martin
Cc: Steve Monowitz
Subject: RE: Discrepancy in Review Period

I'll work with our webmaster tomorrow to get that fixed.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, March 06, 2019 4:41 PM
To: Mike Schaller <mschaller@smcgov.org>
Cc: Steve Monowitz <smonowitz@smcgov.org>
Subject: Re: Discrepancy in Review Period

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Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, March 06, 2019 3:41 PM
To: Mike Schaller <mschaller@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
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Thank you so much

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 19 Mar 2019 22:54:29 -0700
To: Mike Schaller
Subject: Comments on Negative Declaration for File No. 2018-0002
Attachments: Comments on Negative Declaration File Number MNA 2018 00022 (1).pdf

Dear Mike,

Attached are my comments on the proposed Negative Declaration for the project located at 37 Frenchman's Creek Road.

I would appreciate your confirming that you received this document.

Thank you.

--
Anne

Anne C. Martin
415 830 2373

Anne Martin
620 Miramar Drive
Half Moon Bay, CA 94019
415 830 2373

San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Michael Schaller, Senior Planner
650 363 1849

PUBLIC COMMENT RE:
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FILE NUMBER: MNA 2018-00022

Delivered by email to Michael Schaller

March 20, 2019

To Whom It May Concern:

Set forth below are my comments on the Notice of Intent to adopt a Mitigated Negative Declaration ("Neg Dec") with respect to the above described project.

The county has determined that the environmental impact of issuing a license for cultivation of cannabis within 5 existing greenhouse buildings subject to an odor control mitigation measure will have a less than significant environmental impact. This determination is based on the findings of an initial environmental study.

The initial environmental study on which the county bases its determination is inadequate in that it does not fully describe the physical conditions that exist at the project site at the time of the analysis. CEQA requires that when analyzing potential environmental impacts of a proposed project, that the initial study must contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time of analysis. CEQA Guidelines 15063(d) (2).

This failure to fully describe baseline conditions makes the initial study both inaccurate and inadequate.

In addition to the lack of adequate description of baseline conditions, the Neg Dec contains the following deficiencies:

7. a. Would the project generate GHG emissions, including methane, either directly or indirectly that may have a significant impact on the environment?

Comment: The study is deficient in that it does not describe the baseline conditions with regard to energy usage at the project site that existed at the time the analysis was done.

Additionally, in its determination of no impact with respect to GHG emissions, the study does not adequately address the greenhouse gas emissions that will be generated indirectly from the energy requirements of this marijuana grow.

It's well known that cannabis greenhouses have a significant number of energy requirements. https://phys.org/news/2017-10-problem-carbon-footprint-cannabis-farms.html

The study acknowledges that additional lighting and an odor control system and a security system need to be installed but it fails to mention the possibility that greenhouse cannabis grows often require de humidification systems, carbon dioxide enrichment systems and heating systems. These systems will require a significant increase in the amount of electricity from the grid than that used by the preexisting orchid farm. This can be expected to generate additional greenhouse gas emissions which could have a significant impact on the environment.

Moreover, the study doesn't address the use of other energy sources such as propane or natural gas for carbon dioxide enrichment or heating, which also generate GHG emissions. Nor does it address the possible use of generators which may be necessary in the event of power failures, which are frequent on the coast.

Thus, the Neg Dec's conclusion that GHG emissions from this project will have no environmental impact is deficient in not describing baseline conditions with regard to emissions and failing to adequately address and analyze the impacts of this project's electrical and any other energy usage on GHG emissions.

8h. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Comment: The report acknowledges that the project is within an area designated "Very High Wildfire Risk" and asserts that the site has been maintained to keep the threat of wildfire relatively low and that fuel loads around the site have been kept low through active vegetation management. This is an inadequate and inaccurate description of the baseline conditions at the project site in that it omits the critical fact that the only road leading to the site is a one lane road which turns into a dirt road en route to the project site. It also fails to indicate if there is even a water supply available for fighting fires at the project site. As of now, it would be difficult for firetrucks and other emergency vehicles to even travel to the site in the event of a fire. There also does not appear to be adequate space to allow firetrucks to turn around.

A commercial marijuana facility such as this one poses some unique fire risks not found in other types of agricultural greenhouses as follows:

- High Electric Loads – The high powered grow lights, heating equipment, ventilation fans, and security systems can create a very high electric demand
- Flammable Gases - Butane and propane are often used to power Carbon Dioxide Generators – to help marijuana grow faster
- Fumigants and insecticides used to kill insects, rodents, and fungi can be flammable under certain circumstances
- Storage – Rack storage systems of marijuana allows a large amount of combustible material to be placed in a vertical orientation that increases risk of fire spreading.

In July 2018, several greenhouses at Loudpack Cannabis Farm, a licensed marijuana business in Greenfield CA, went up in flames as a result a fire caused by an employee not properly extinguishing a tobacco cigarette. Because of the high winds, five out of eight greenhouses went up in flames within 10 minutes. https://merryjane.com/news/california-fire-decimates-famed-cannabis-farm-loudpack-terp-town. Although the greenhouses had an alarm system, they had no sprinklers or other fire suppression system.

In light of the project's location in a high wildfire prone area, is the county or the fire marshal going to require sprinklers or another type of fire suppression system?

The fire risks involved in this operation combined with its location on a one lane road that is difficult for emergency vehicles to access pose a significant hazard not just to the eight other homes or farms along Frenchman's Creek road but also to the communities of Sea Haven and Frenchman's Creek which are approximately 2 miles away or less.

The Neg Dec's conclusion that this project will have no impact on the risk of exposing people and structures to a risk of death or loss due fire is deficient in not adequately describing baseline conditions in the vicinity of the project and failing to adequately address and analyze all of the risks posed by a project of this nature.

14 Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

14e. Impact on Electrical Supply Systems

Comment: The declaration asserts that the project will have no impact on electrical supply systems.

The report fails to detail the baseline conditions of the electrical supply system servicing the site of the project.

It's well known that cannabis greenhouses have a significant energy requirements and the project will be adding new lighting, security and odor control systems. Climate control systems such as heating, de humidifying and carbon dioxide enrichment are also used in greenhouses. Are they going to be used in these greenhouses?

This raises questions about how much of an additional power load this facility is going to require. Are the power lines that serviced the orchid greenhouses for thirty years sufficient to safely carry the additional electrical load? Will this require that additional power lines be run to this facility?

Also in light of the frequent power blackouts experienced on the coast how will the operators of this project continue to provide power for the climate control requirements for this valuable crop? If they intend to use generators, how will these generators be fueled?

The Neg Dec's conclusion that this project will have no environmental impact on electrical systems is deficient in not adequately describing baseline conditions in the vicinity of the project and failing to adequately address and analyze all of the risks posed by a project of this nature.

16. a. **Would the project conflict with a plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit, and non-motorized travel and relevant components of the circulation system, including but not limited to streets, highways, and freeways, pedestrian and bike paths and mass transit?**

Comment: In concluding that the project will have no impact on traffic, the report inaccurately states that "the public road which serves the project site (Frenchman's Creek Road) is a two lane paved road that serves eight other residences/agricultural operations." This does not accurately describe the baseline conditions in the vicinity of the project. Frenchman's Creek Road is a one lane rural road that is only partially paved and then becomes essentially a dirt road. In light of the condition of this road, the addition of sixteen additional individuals driving on this road during harvest periods could contribute to further deterioration of the road as well as to congestion.

The Neg Dec is deficient in not adequately describing baseline conditions in the vicinity of the project and fails to adequately analyze the impact on traffic patterns resulting from this project.

16e Would the project result in inadequate emergency access?

Comment: As noted in 16a, the report fails to accurately describe the baseline conditions in the vicinity of the project site. Contrary to what the report states at 16a, the road leading from Highway one to the site is a one lane road which is only partially paved and turns into a dirt road en route to the project site. As of now, it would be very difficult for any emergency vehicles to access the site in the event of an emergency. Moreover, the addition of 8 employees (and an additional 8 during harvest season) could result in gridlock on the one lane access road in the event of an emergency blocking emergency vehicles from accessing the site and individuals from escaping a fire or other hazard. This project will have a significant impact on emergency access.

The Neg Dec is deficient in not adequately describing baseline emergency access conditions in the vicinity of the project and fails to adequately analyze the risks posed by the project to emergency access.

Conclusion: The county's determination that the environmental impact of this project is less than significant and their intention to adopt a Mitigated Negative Declaration is based on a flawed and inadequate environmental analysis which has failed to fully describe the baseline conditions in the vicinity of the project as they exist at the time of the analysis, as well as to fully address all of the environmental risks posed by this project.

Respectfully submitted,

Anne Martin

From: Anne Martin
Sent: Tue, 19 Mar 2019 23:00:12 -0700
To: Steve Monowitz
Subject: Comments on Negative Declaration for Project File MNA 2018-0002
Attachments: Comments on Negative Declaration File Number MNA 2018 00022 (1).pdf

Good Morning Steve,

I am sending you a copy of my comments on the proposed Mitigated Negative Declaration for the project at 37 Frenchman's Creek Road.

I have also sent a copy to Mike Schaller, the Project Planner.

Please confirm that you've received the document.

Thank you.

Sincerely,

--
Anne

Anne C. Martin
415 830 2373

Anne Martin
620 Miramar Drive
Half Moon Bay, CA 94019
415 830 2373

San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Michael Schaller, Senior Planner
650 363 1849

PUBLIC COMMENT RE:
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FILE NUMBER: MNA 2018-00022

Delivered by email to Michael Schaller

March 20, 2019

To Whom It May Concern:

Set forth below are my comments on the Notice of Intent to adopt a Mitigated Negative Declaration ("Neg Dec") with respect to the above described project.

The county has determined that the environmental impact of issuing a license for cultivation of cannabis within 5 existing greenhouse buildings subject to an odor control mitigation measure will have a less than significant environmental impact. This determination is based on the findings of an initial environmental study.

The initial environmental study on which the county bases its determination is inadequate in that it does not fully describe the physical conditions that exist at the project site at the time of the analysis. CEQA requires that when analyzing potential environmental impacts of a proposed project, that the initial study must contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time of analysis. CEQA Guidelines 15063(d) (2).

This failure to fully describe baseline conditions makes the initial study both inaccurate and inadequate.

In addition to the lack of adequate description of baseline conditions, the Neg Dec contains the following deficiencies:

7. a. Would the project generate GHG emissions, including methane, either directly or indirectly that may have a significant impact on the environment?

Comment: The study is deficient in that it does not describe the baseline conditions with regard to energy usage at the project site that existed at the time the analysis was done.

Additionally, in its determination of no impact with respect to GHG emissions, the study does not adequately address the greenhouse gas emissions that will be generated indirectly from the energy requirements of this marijuana grow.

It's well known that cannabis greenhouses have a significant number of energy requirements. https://phys.org/news/2017-10-problem-carbon-footprint-cannabis-farms.html

The study acknowledges that additional lighting and an odor control system and a security system need to be installed but it fails to mention the possibility that greenhouse cannabis grows often require de humidification systems, carbon dioxide enrichment systems and heating systems. These systems will require a significant increase in the amount of electricity from the grid than that used by the preexisting orchid farm. This can be expected to generate additional greenhouse gas emissions which could have a significant impact on the environment.

Moreover, the study doesn't address the use of other energy sources such as propane or natural gas for carbon dioxide enrichment or heating, which also generate GHG emissions. Nor does it address the possible use of generators which may be necessary in the event of power failures, which are frequent on the coast.

Thus, the Neg Dec's conclusion that GHG emissions from this project will have no environmental impact is deficient in not describing baseline conditions with regard to emissions and failing to adequately address and analyze the impacts of this project's electrical and any other energy usage on GHG emissions.

8h. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Comment: The report acknowledges that the project is within an area designated "Very High Wildfire Risk" and asserts that the site has been maintained to keep the threat of wildfire relatively low and that fuel loads around the site have been kept low through active vegetation management. This is an inadequate and inaccurate description of the baseline conditions at the project site in that it omits the critical fact that the only road leading to the site is a one lane road which turns into a dirt road en route to the project site. It also fails to indicate if there is even a water supply available for fighting fires at the project site. As of now, it would be difficult for firetrucks and other emergency vehicles to even travel to the site in the event of a fire. There also does not appear to be adequate space to allow firetrucks to turn around.

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- Storage – Rack storage systems of marijuana allows a large amount of combustible material to be placed in a vertical orientation that increases risk of fire spreading.

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Comment: The declaration asserts that the project will have no impact on electrical supply systems.

The report fails to detail the baseline conditions of the electrical supply system servicing the site of the project.

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Also in light of the frequent power blackouts experienced on the coast how will the operators of this project continue to provide power for the climate control requirements for this valuable crop? If they intend to use generators, how will these generators be fueled?

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Comment: In concluding that the project will have no impact on traffic, the report inaccurately states that "the public road which serves the project site (Frenchman's Creek Road) is a two lane paved road that serves eight other residences/agricultural operations." This does not accurately describe the baseline conditions in the vicinity of the project. Frenchman's Creek Road is a one lane rural road that is only partially paved and then becomes essentially a dirt road. In light of the condition of this road, the addition of sixteen additional individuals driving on this road during harvest periods could contribute to further deterioration of the road as well as to congestion.

The Neg Dec is deficient in not adequately describing baseline conditions in the vicinity of the project and fails to adequately analyze the impact on traffic patterns resulting from this project.

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Comment: As noted in 16a, the report fails to accurately describe the baseline conditions in the vicinity of the project site. Contrary to what the report states at 16a, the road leading from Highway one to the site is a one lane road which is only partially paved and turns into a dirt road en route to the project site. As of now, it would be very difficult for any emergency vehicles to access the site in the event of an emergency. Moreover, the addition of 8 employees (and an additional 8 during harvest season) could result in gridlock on the one lane access road in the event of an emergency blocking emergency vehicles from accessing the site and individuals from escaping a fire or other hazard. This project will have a significant impact on emergency access.

The Neg Dec is deficient in not adequately describing baseline emergency access conditions in the vicinity of the project and fails to adequately analyze the risks posed by the project to emergency access.

Conclusion: The county's determination that the environmental impact of this project is less than significant and their intention to adopt a Mitigated Negative Declaration is based on a flawed and inadequate environmental analysis which has failed to fully describe the baseline conditions in the vicinity of the project as they exist at the time of the analysis, as well as to fully address all of the environmental risks posed by this project.

Respectfully submitted,

Anne Martin

From: Mike Schaller
Sent: Wed, 20 Mar 2019 17:45:49 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos
Subject: RE: Comments on Negative Declaration for File No. 2018-0002

Good morning Anne,

Yes, I received your e-mail with the attached comments. I will review them this afternoon. Thank you.

Michael Schaller
Senior Planner
San Mateo County Planning and Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
650/363-1825

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Tuesday, March 19, 2019 10:54 PM
To: Mike Schaller <mschaller@smcgov.org>
Subject: Comments on Negative Declaration for File No. 2018-0002

Dear Mike,

Attached are my comments on the proposed Negative Declaration for the project located at 37 Frenchman's Creek Road.

I would appreciate your confirming that you received this document.

Thank you.

--
Anne

Anne C. Martin
415 830 2373

From: Anne Martin
Sent: Wed, 20 Mar 2019 11:31:09 -0700
To: Mike Schaller
Subject: Re: Comments on Negative Declaration for File No. 2018-0002

Thanks Mike! Have a good day

On Wed, Mar 20, 2019 at 10:45 AM Mike Schaller <mschaller@smcgov.org> wrote:

Good morning Anne,

Yes, I received your e-mail with the attached comments. I will review them this afternoon. Thank you.

Michael Schaller

Senior Planner

San Mateo County Planning and Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

650/363-1825

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Tuesday, March 19, 2019 10:54 PM
To: Mike Schaller <mschaller@smcgov.org>
Subject: Comments on Negative Declaration for File No. 2018-0002

Dear Mike,

Attached are my comments on the proposed Negative Declaration for the project located at 37 Frenchman's Creek Road.

I would appreciate your confirming that you received this document.

Thank you.

--

Anne

Anne C. Martin

415 830 2373

--
Anne

Anne C. Martin

From: Michael Schaller
Sent: Mon, 3 Jun 2019 22:07:22 +0000
To: Anne Martin; David Schorr
Subject: Revised IS/MND - 37 Frenchman's Creek Road cannabis license application
Attachments: MND - Half Moon Grow Cannabis License MND, ver 2 reduced.pdf

Good afternoon,

The County has revised the CEQA document for the proposed cannabis license at 37 Frenchman's Creek Road. In addition to being sent to the State Clearinghouse, I've asked our web master to update the Planning Department's web page as appropriate, however, he is out on vacation until tomorrow, so I don't think that it will happen until Wednesday. So I thought I would send this to both of you directly, per your requests.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
REVISED MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Half Moon Grow Cannabis Cultivation License Application (Revised IS/MND)*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: MNA2018-00022

OWNER: SKRRC LLC

APPLICANT:

Cultivation Licenses	Nursery License
Half Moon Grow, Inc.	Half Moon Grow Nursery, Inc.
3110 E. Garvey Ave S.	37K Frenchman's Creek Road
West Covina, CA 91791	Half Moon Bay, CA 94019

ASSESSOR'S PARCEL NO.: 048-320-020

LOCATION: 37 Frenchman's Creek Road, Half Moon Bay

PROJECT DESCRIPTION

Much of the existing site was developed in the 1960s for agricultural purposes. Several engineered greenhouses and metal barn/storage buildings have been constructed on the site (see attached civil plans – Attachment A). Additionally, associated roadways, parking areas, irrigation system, and other related infrastructure are present on the property and have been used historically to grow orchids, ornamental flowers, and cherry trees. The proposed project (cannabis cultivation) will occupy the existing mixed light greenhouses. Water will be obtained via an existing licensed in-stream diversion as described below. No new construction is proposed.

A total of five greenhouse buildings will be used as shown below (please see Attachment B (architectural plans) for location of referenced greenhouses):

Greenhouse Number	License Type	License Number	Size of Canopy
2	Nursery	TCA18-9557*	4,064 sq. ft.
3	Nursery	TCA18-9557*	37,779 sq. ft.
8	Small Mixed Light	TCA18-9561 TCA18-9564 TCA18-9566	5,940 sq. ft. 9,504 sq. ft. 9,504 sq. ft.
9S	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.
9N	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.

* The applicant for the Nursery license (Half Moon Grow Nursery, Inc.) is proposing to split this license between the two greenhouses.
# The applicants propose to split the Medium Mixed Light license between the two greenhouses.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

Water Supply

The existing in-stream water diversion, which has been in place since 2009, is permitted by water right licenses 6556 and 10827 and an existing California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Agreement (LSAA) for use in irrigating an orchid flower farm and fruit orchards present on the property for more than 30 years; both licenses were amended by the State Water Resources Control Board (SWQCB) in 2012 by the former owner/operator to improve efficiency and reduce long-term maintenance requirements that were detrimental to the stream corridor. Diversion under the existing amended licenses and LSAA is confined to the period of January 1 to March 31 of each year. During this period, the required minimum in-stream bypass flow rate has been set at 2.8 cubic feet second (cfs) and stream flow must increase above this rate in order for the applicants to divert water out of Frenchman's Creek. The maximum rate of diversion may not exceed 0.4 cfs (180 gallons per minute) and the total amount of water allowed to be diverted in a single season may not exceed 10.66-acre feet.

The existing state water right licenses will be transferred to the new property owner (Half Moon Grow) as part of the change in ownership/sale of property. The applicant provided written notification to CDFW pursuant to Section 1600 of the Fish and Game Code to apply for a new LSAA subject to the conditions of the former LSAA on September 20, 2018. As part of the notification, water calculations were submitted by the applicants to show that the total annual diversion is not expected to exceed 4.0-acre feet in most years, below the allowable 10.66-acre feet authorized under the existing state license and previous water diversions historically conducted by the prior owner.

Energy

The application materials indicate that the applicants intend to enroll in either PG&E's Solar Choice program or Peninsula Clean Energy's Eco100 clean energy program. Both programs provide electricity from 100% renewable sources. The applicants have stated that they intend to install a PV (solar) system at the site in the future to reduce their costs while still meeting the County's requirements.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

   a. Create impacts which have the potential to degrade the quality of the environment.

   b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

   c. Create impacts for a project which are individually limited, but cumulatively considerable.

   d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

Mitigation Measure 2: From the California Department of Fish and Wildlife Lake and Streambed Alteration Agreement for the Half Moon Grow (37 Frenchman's Creek Road) cannabis cultivation license:

- The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.

- The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not exceed 10.66-acre feet.

- No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).

Mitigation Measure 3: If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.

RESPONSIBLE AGENCY CONSULTATION

Regional Water Quality Control Board
California Department of Fish and Wildlife

California Department of Food and Agriculture (CalCannabis Cultivation Licensing)
Bay Area Air Quality Management District

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: June 3, 2019 – July 3, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., July 3, 2019**.

CONTACT PERSON

Michael Schaller
Project Planner, 650/363-1849
mschaller@smcgov.org

M. Schaller
Michael Schaller, Project Planner

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Half Moon Grow Cannabis Cultivation License application (Revised IS/MND)

2. **County File Number:** MNA2018-00022

3. **Lead Agency Name and Address:** San Mateo County Planning Department
455 County Center, 2nd Floor
Redwood City, CA 94063

4. **Contact Person and Phone Number:** Michael Schaller, Senior Planner
650/363-1849

5. **Project Location:** 37 Frenchman's Creek Road
Half Moon Bay, CA 94019

6. **Assessor's Parcel Number and Size of Parcel:** 048-320-020 (164.23 acres)

7. **Project Sponsor's Name and Address:**

Cultivation Licenses	Nursery License
Half Moon Grow, Inc.	Half Moon Grow Nursery, Inc.
3110 E. Garvey Ave S.	37K Frenchman's Creek Road
West Covina, CA 91791	Half Moon Bay, CA 94019

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Same as above.

8. **General Plan Designation:** Agriculture (Rural)

9. **Zoning:** Planned Agricultural Development (PAD)

10. **Description of the Project:** (*Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.*)

Much of the existing site was developed in the 1960s for agricultural purposes. Several engineered greenhouses and metal barn/storage buildings have been constructed on the site (see attached civil plans – Attachment A). Additionally, associated roadways, parking areas, irrigation system, and other related infrastructure are present on the property and have been used historically to grow orchids, ornamental flowers, and cherry trees. The proposed project (cannabis cultivation) will occupy the existing mixed light greenhouses. Water will be obtained via an existing licensed in-stream diversion as described below. No new construction is proposed.

A total of five greenhouse buildings will be used as shown below (please see Attachment B (architectural plans) for location of referenced greenhouses):

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Energy

The application materials indicate that the applicants intend to enroll in either PG&E's Solar Choice program or Peninsula Clean Energy's Eco100 clean energy program. Both programs provide electricity from 100% renewable sources. The applicants have stated that they intend to install a PV (solar) system at the site in the future to reduce their costs while still meeting the County's requirements.

11. **Surrounding Land Uses and Setting:** Agricultural/Open Space. There is a residence approximately 400 feet west of the southernmost greenhouse on the project parcel. There is another residence approximately 1,000 feet north of the northernmost greenhouse proposed for use under this license application. All surrounding parcels are designated for agricultural or open space use. The nearest school (Half Moon Bay HS) is approximately 1.1 miles south of the Project site. There are no other known protected sites (i.e., day care centers, youth centers or playgrounds, drug or alcohol treatment centers, residentially-designated properties) within 600 feet of the project site.

The project parcel is approximately 164 acres in size. The western property line is roughly contiguous with Frenchman's Creek. The Creek is bordered by typical Coastal Riparian habitat on both sides. The existing water diversion structure is located within the creek channel with the existing pump house and storage tanks adjacent, but outside the banks of the creek. These structures were constructed under permit in the 1960's. No alterations or modifications of these structures are proposed. Water from the creek diversion is pumped east and uphill to an existing reservoir (approximately 12.25 acre-foot capacity) that has been used historically to provide water storage for the greenhouse complex. The reservoir sits at the top of a ridge that bisects the project parcel. To the east of this ridge lies the canyon in which the greenhouse complex is located. Loess Creek, a tributary to Frenchman's Creek runs through this canyon. Much of Loess Creek was undergrounded sometime in the 1950s or 60s. To the east of this canyon lies a dominant ridge that occupies the entire eastern portion of the project parcel. No activities are proposed in this area of the parcel.

As part of a separate permitting process to legalize buildings constructed approximately 10 years ago, the applicants have submitted a biological study prepared by Sol Ecology (Attachments C and D). The following information is from that report. Soils at the site are mapped as Miramar coarse sandy loam, Farrallone coarse sandy loam, and Gullied Land (alluvial soil material). The Miramar and Farrallone series consist of moderately deep, well drained soils that formed in material weathered from quartz diorite. These soil types are found on coastal hills and mountains with slopes between 9 to 75 percent, at elevations between 200 to 2,000 feet. Typical vegetation includes coastal shrubs such as monkey flower, sage, and poison oak. Elevations at the Project site range from 150 feet to 400 feet (45 to 120 meters). Vegetation on the developed portions of the Project site consists of disturbed ruderal grassland and ornamental varietals. Surrounding vegetation on the undeveloped areas of the parcel consists of mixed chaparral dominated by shrub species including: coyote brush, coffeeberry, blue blossom, and poison oak. Common wildlife species in these habitats include: Botta's pocket gopher, deer mouse, song sparrow, wrentit, spotted towhee, and western fence lizard.

Arroyo willow vegetation is present along daylighted portions of Loess Creek both above and below the greenhouse complex. This sensitive community forms a nearly impenetrable thicket along the creek. Other plant species present in this community include California blackberry, white alder, horsetail, sedges, Pacific dogwood, Pacific wax myrtle, and western sword fern, as well as invasive species including English ivy, fennel, and poison hemlock. The project does not propose to alter these areas.

An approximately 0.6-acre perennial wetland is present in the center of the project site. This low-lying feature appears to be the result of man-made modifications including the discharge of steam from the adjacent boiler plant (abandoned) and the collapse of the underground pipe (that Loess Creek used to run through) in 1998. The wetland is characterized by a mix of sedges, rush, and seep monkeyflower. A small channel is also present and receiving water from an unknown source. This channel is surrounded by riparian species including willow, white alder, Pacific dogwood, and Pacific wax myrtle. These features (wetlands and riparian habitat) are more than 50 feet from the nearest structure to be used for cannabis cultivation. The applicants are not proposing to alter or disturb these features.

Based on the presence of biological communities described above and soils at the site, the project site has a low to moderate potential to support five (5) Special Status Plant species: Kellogg's horkelia, arcuate bush-mallow, Choris' popcornflower, chaparral ragwort, and San Francisco campion. All five of these species may be present in the surrounding chaparral habitat, including adjacent to the roadway within the project site. However, the applicants do not propose to disturb these areas as part of this cultivation application.

Seventeen (17) special-status wildlife species have been documented within five miles of the project site. Based on the presence of biological communities described above, the project site has a moderate to high potential to support four (4) of these species including: bats; Monarch butterfly; California red-legged frog (CRLF); San Francisco (saltmarsh) common yellowthroat; and San Francisco dusky-footed woodrat.

San Francisco garter snake is also documented in the Frenchman's Creek riparian corridor but is unlikely to occur on the site due to the large drop outfall located downstream at the confluence of Frenchman's Creek and Loess Creek. Topography at this outfall combined with the approximately 500 feet of undergrounding Loess Creek experiences before daylighting likely precludes most SFGS from moving upstream into habitats on the project site. The outfall is also a barrier to migrating fish, including protected steelhead known to occur in Frenchman's Creek.

There are numerous documented occurrences of CRLF both in Frenchman's Creek and the surrounding vicinity, and the species likely breeds in Frenchman's Creek. However, due to the seasonal nature of Loess Creek it is unlikely that CRLF breed there. While water was observed in the perennial wetland, this feature is not likely to provide breeding habitat due to the absence of open water habitat. A few small step-pools were observed elsewhere in Loess Creek; however, none were deep enough to provide suitable breeding habitat and no water was present during a site visit. Few aquatic invertebrates were seen due to lack of cobble substrate and thus, Loess Creek does not provide ideal foraging habitat for most amphibians. Based on this, adult CRLF may disperse into Loess Creek and its associated riparian habitat at the end of the wet season; though it's likely CRLF do not remain in Loess Creek during the summer and may instead disperse back into Frenchman's Creek or move further into surrounding upland habitats where perennial water sources (stock pond and springs) are present.

There are several special status birds that may also be present and/or nest in the riparian habitat on the project site (both the greenhouse complex and the Frenchman's Creek riparian corridor), including saltmarsh common yellowthroat. This species is also documented in Frenchman's Creek and may utilize willow riparian habitat on the property. San Francisco dusky-footed woodrat may also utilize willow riparian habitat or chaparral on the project site; though no stick houses have been observed during any of the site visits.

Evidence of an active bat roost was observed within one of the metal barns on the project site including guano (droppings) and urine staining. This structure appeared to be in regular use at the time of the assessment for material storage by the previous land owner and is therefore likely a night roost rather than a maternity day roost. Additional roost habitat was also identified on the exterior of an adjacent building (former labor housing), though no sign of active use was observed. The project does not propose demolition or modification to either building, nor does it propose any new or reuse of these two structures, and thus, no significant impact to bats is anticipated.

Lastly, one special status invertebrate, Monarch butterfly may potentially winter roost in trees located on the property. A winter roost site is documented within one mile downstream on Frenchman's Creek near Highway 1. Suitable roost trees are present on the project site, though most are north-facing rather than south-facing and there is no known historic use of these trees for butterfly roosting.

12. **Other Public Agencies Whose Approval is Required:** CalCannabis Cultivation Licensing, (a division of the California Department of Food and Agriculture); Regional Water Quality Control Board; Department of Fish and Wildlife; Bay Area Air Quality Management District

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

No California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1. Additionally, the project site has been developed with greenhouses and other supporting buildings and structures for over 40 years. While the County is only obligated to engage in consultation when a California Native American tribe has requested such consultation, and none have done so, it is the County's policy to nonetheless initiate the consultation process when undeveloped land is proposed for development. However, because the project proposes only to reuse existing greenhouses, County staff has determined such outreach is not warranted in this particular instance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
	Geology/Soils		Population/Housing	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to

applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The proposed cultivation will occur within existing greenhouse buildings. No new structures are proposed. The Project site is located in a canyon and is not readily visible any existing residentially zoned areas. No public lands, water bodies or roads are adjacent to the Project site which might be impacted by the re-use of these existing buildings. **Source:** County of San Mateo, 1986, General Plan Policies; County of San Mateo Local Coastal Program; County GIS; Site Reconnaissance				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: As stated above, no new buildings or other significant external structural changes are proposed on the Project site. The Project site is not within the view shed of a state scenic highway. There are no historic buildings on the Project site. **Source:** San Mateo County GIS				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief				X

	features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				

Discussion: The Project site is within a non-urbanized area, however, the proposed project will occur entirely within existing greenhouse structures and therefore will not modify the existing visual character of the site. See discussion under Question 1(a).

Source: Project Applications, Site Reconnaissance

1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	

Discussion: As discussed above in the project description section, cultivation activities will be divided amongst five existing greenhouse buildings. Plants that are in the "germination" or "seedling" stage start their lifecycles in the Nursery buildings (Buildings 2 and 3 on the site plan). These two buildings currently do not have artificial lighting (aka "grow lights"), however, the applicants are proposing to install such lighting into these two buildings. Once plants have grown into the "mature" stage, they will be transferred into one of the three other greenhouses (Buildings 8, 9S or 9N). These three greenhouses are already equipped with artificial lighting. There is a history of artificial "grow light" usage at the site, however, the site has been in a relatively low level of usage for the last 1-2 years and thus the use of the existing grow lights during this period has been limited.

The Environmental Impact Report adopted by the CalCannabis Cultivation Licensing Division during the creation of the State's cannabis cultivation regulations acknowledges the potential for new sources of nighttime light and included required screening measures to reduce potential impacts:

> "[M]ixed-light cultivation of cannabis involves the cultivation of cannabis using both natural and artificial light and darkness for the purpose of controlling the life cycle of the plant. Techniques used to manipulate light, such as using tarps or other measures to exclude natural light or using low- or high intensity artificial lighting systems, could be visible outside of greenhouses or other mixed light facilities during the daytime or at night and could create a nuisance to adjacent and nearby properties, residences, and/or motorists traveling on affected roadways. The degree to which such lighting would create adverse impacts on sensitive receptors would vary widely among proposed cultivation sites, but could be significant in some locations. The Proposed Program regulations, however, would include implementation of environmental protection measures requiring that artificial lighting used for the manipulation of plant growth cycles be shielded to minimize the visual effects of the presence of lighting and nighttime glare (Section 8314; see Appendix A). Therefore, visual impacts from the Proposed Program would be less than significant."
>
> California Department of Food and Agriculture, CalCannabis Cultivation Licensing, Final PEIR, November 2017

Consistent with this analysis, the State regulations (CalCannabis Regulations) contain the following requirement:

§ 8304. General Environmental Protection Measures.

(g) Mixed-light license types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

Because the project is required to satisfy this State requirement, Staff has determined that there will be no significant visual impact due to the use of grow lights at the facility.

Also, to address the potential for fugitive light to escape the Project site due to security lighting, the CalCannabis Regulations also require:

§ 8304 General Environmental Protection Measures.

(c) All outdoor lighting used for security purposes shall be shielded and downward facing.

The applicants have submitted preliminary architectural plans which show compliance with both of these State regulatory requirements.

Source: California Code Of Regulations, Title 3. Food And Agriculture, Division 8. Cannabis Cultivation, Chapter 1. Cannabis Cultivation Program (CalCannabis Regulations); Project Plans

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: The Project site is not adjacent to or within the boundaries of a State or County Scenic Corridor.

Source: San Mateo County GIS

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The Project site is not within a Design Review District.

Source: San Mateo County GIS

1.g. Visually intrude into an area having natural scenic qualities?				X

Discussion: The proposed project will occur entirely within existing greenhouse structures and therefore will not modify the existing visual character of the site. See discussion under Question 1(a).

Source: County of San Mateo, 1986, General Plan Policies; County of San Mateo Local Coastal Program; County GIS; Site Reconnaissance

2.	**AGRICULTURAL AND FOREST RESOURCES**. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The Project site is within the Coastal Zone. The proposed use of the existing under-utilized greenhouses to grow cannabis will revitalize their historic use as agricultural structures. The project will not convert any farmland to non-agricultural use. **Source:** San Mateo County GIS					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The Project site is zoned for agricultural use; cultivation of cannabis is an agricultural activity consistent with this agricultural zoning. The proposed site is not subject to an existing Open Space Easement or Williamson Act contract. **Source:** San Mateo County Zoning Regulations; San Mateo County GIS					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Question 2(a) and (b). **Source:**					

2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The proposed project will utilize the existing greenhouses on the site. No new buildings are proposed. No lands will be converted or divided. **Source:** San Mateo County GIS					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: Because the project will be entirely located within existing greenhouse structures, there is no potential for damage to soil capability or loss of agricultural land. See discussion under Question 2(a) and (d). **Source:**					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The Project site does not contain forestland or timberland. **Source:** San Mateo County GIS					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: Large projects that exceed regional employment, population, and housing planning projections have the potential to be inconsistent with the regional inventory compiled as part of the Bay Area Air Quality Management District (District) 2017 Bay Area Clean Air Plan. Currently, the Project site is occupied by vacant greenhouses that were historically used for production of greenhouse flowers. The proposed project is expected to require approximately eight full-time					

employees, and up to an additional eight part-time employees during harvest season. While the re-introduction of activities in the vacant greenhouses will increase operational vehicle trips above existing conditions, the proposed project is not expected to generate significant new operational vehicle trips above historic levels or those that could be expected with any other agricultural activity permitted by right at the site. In addition, a project of this size will not substantially affect housing, employment, and population projections within the region, which is the basis of the Bay Area Clean Air Plan projections.

Therefore, the proposed project is not considered a regionally significant project (under CEQA Guidelines Section 15206) that will affect regional vehicle miles traveled (VMT) and warrant intergovernmental review by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

Furthermore, the project falls under the threshold levels contained in BAAQMD's screening criteria, which is used to identify projects that have the potential to generate emissions that exceed the District's operational emissions thresholds. These thresholds were established to identify projects that have the potential to generate a substantial amount of criteria air pollutants. Because the project will not exceed these thresholds, the project is not considered by the District to be a substantial emitter of criteria air pollutants. Therefore, the Project will not conflict with or obstruct implementation of the 2017 Bay Area Clean Air Plan and any impacts are considered less than significant.

Source: Bay Area Air Quality Management District (BAAQMD), 2017. Bay Area 2017 Clean Air Plan. Project Plans

3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	

Discussion: The proposed project will utilize existing greenhouse buildings. There is no evidence to suggest that the cultivation activities will generate significant new levels of criteria air pollutants (ROG, NOx, PM_{10} and $PM_{2.5}$), or Toxic Air Contaminants (TAC), or Greenhouse Gases (GHGs). The proposed project does not include any construction activities which would generate criteria air pollutants, TACs or GHGs. Nor is there evidence to suggest that the cultivation process will generate significant levels of GHGs.

There are two small stationary diesel generators on the Project site. Both are contained within buildings on the site (Buildings 5 and 12 on the site plan). These generators were installed by previous property owners. At the present time, the applicants have not been able to ascertain whether the previous property owner has registered these generators with the BAAQMD in accordance with the District's Regulation 11, Rule 17 (*Limited Use Stationary Compression Ignition (Diesel) Engines in Agricultural Use*). This rule provides an exemption for very-low use (less than 20 hours per year) stationary engines. But the owner or operator of a stationary agricultural diesel engine must register the engine in the District's Agricultural Diesel Engine Registration Program, and renew registration annually. The program also requires an owner or operator to document the number of hours the generator is used during the year.

In addition to the Air District's regulations, Section 8306 (*Generator Requirements*) of the CalCannabis Regulations require license applicants using generators to demonstrate compliance with the above rule by providing "a Permit to Operate, or other proof of engine registration, obtained from the Local Air District with jurisdiction over the licensed premises." Additionally, Section 8306 requires:

(d) All generators shall be equipped with non-resettable hour-meters. If a generator does not come equipped with a non-resettable hour-meter an after-market non-resettable hour-meter shall be installed.

Any future use of the diesel generators for the proposed cultivation activities will be in compliance with the CalCannabis Regulations and subject to the registration and operating requirements of the District. Compliance with these requirements will ensure that the project will not generate a cumulatively considerable increase in criteria air pollutants.

Source: Bay Area Air Quality Management District (BAAQMD), 2017. Bay Area 2017 Clean Air Plan; Bay Area Air Quality Management District (BAAQMD), 2011: Regulation 11 (Hazardous Pollutants), Rule 17 - Limited Use Stationary Compression Ignition (Diesel) Engines In Agricultural Use; California Code Of Regulations, Title 3. Food And Agriculture, Division 8. Cannabis Cultivation, Chapter 1. Cannabis Cultivation Program (CalCannabis Regulations); Project Plans

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X

Discussion: See discussion under Question 3(b).

Source:

3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X		

Discussion: Odors are not a regulated air pollutant such as PM10 or ROG. As such, the BAAQMD has developed qualitative parameters that should be considered when considering project level odor issues. The District has established odor screening thresholds for certain odor generating land uses. Cannabis cultivation operations are not on the list of odor generating land uses. However, Composting Operations are on the list. The District has established a threshold of one mile between this category of odor source (Compost Operations) and receptor. In other words, if the distance between the odor source and a receptor is less than one mile, then there will likely be an odor impact upon the receptor. As a proxy, the County proposes to use the "Composting Operations" category to establish whether there could be a potential odor impact upon nearby residences (to this proposed cannabis operation).

There are two residences within a one-mile radius of the project site. Both residences could be exposed to odor impacts due to the release of exhaust air from the greenhouses that will be utilized for the flowering plants. At the present time, there are no odor control devices on the exhaust fans of the project greenhouses. The following mitigation measure will mitigate this potentially significant impact:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

The odor associated with cannabis plants occurs during the flowering stage when buds begin to grow on each plant. This is not an issue during the plant's early "seedling" stage, when individual

plants are being propagated in the nursery greenhouses. Thus odor control measures are not necessary on the buildings proposed for nursery use.

With the installation of an odor control system on all buildings containing flowering cannabis plants and or their product, the odor that may be generated by the concentration of a large number of plants will be minimized to below a significant level.

Source: Bay Area Air Quality Management District (BAAQMD), CEQA Air Quality Guidelines (2017); CDFA CalCannabis DEIR, Vol. 1

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: As discussed in the Surrounding Land Uses and Setting section, there are several plant and animal species that have the potential to occur on the project parcel, either in the riparian corridor adjacent to Frenchman's Creek, the fragmentary habitat within the greenhouse complex, or the intervening chaparral habitat on the dividing ridge. As discussed in the project description section, no disturbance or other modifications to these habitat areas are proposed. Because no activities are proposed in or immediately adjacent to these areas, there is no evidence to indicate that the project will have a significant impact on these fragmentary habitats or species relying upon them.

The stream withdrawal structure in Frenchman's Creek (which supports steelhead) does not need to be modified or improved to allow for continued water withdrawal out of this creek, so there will be no direct impact such as could be associated with construction within the creek. As discussed previously, the applicants hold an historic license to divert water (up to 10.66 acre-feet per year for off-stream storage). The previous nursery owner held a Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish & Game (now Fish & Wildlife or CDFW) which authorized water withdrawals consistent with these limits. The applicants have applied for a new LSAA under their name with no proposed changes to the withdrawal structures, amounts of water, or period of water withdrawals.

Withdrawing water from a creek that supports steelhead can have potentially significant impacts if such withdrawals occur during the dry season, when the potential to dewater a creek is more likely. To prevent such an occurrence, CDFW, in their proposed draft LSAA, included the following Avoidance and Minimization Measures, which are also imposed here as mitigation measure to ensure no significant impact will occur.

Mitigation Measure 2

- The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.

- The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not exceed 10.66-acre feet.

- No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).

Because there will be no change in the point of diversion, nor any of the infrastructure supporting said diversion, nor a change in the quantity or time of year in which water may be diverted (as required by Mitigation Measure 2 and to be required under the CDFW LSAA), there will be no new significant impact associated with continuation or resumption of historic water diversion from the creek.

As discussed under the Surrounding Land Uses and Settings section, the project site potentially provides habitat for several listed species, including bats, CRLF and San Francisco dusky footed woodrat. As previously discussed, no ground disturbance is proposed as part of this license application. Because no ground disturbance or development of new areas is proposed, there will be no new significant impact related to these species.

Regarding the potential presence of bats on the project site, as stated previously, evidence of an active roost was observed within one of the metal barns on the project site. Additional roosting habitat was also identified on the exterior of an adjacent building (former labor housing), though no sign of active habitation was observed. Removal or demolition of either building could result in a significant impact to bats. At this time, however, no demolition or modification to either building is proposed, nor does the project propose to reuse or occupy either of the buildings with indications of bat activity and thus, no significant impact to bats is anticipated. However, if, in the future, the applicants decide they wish to utilize said buildings or modify them in some way, then there could be a potential impact to bats if they are present at that time. To ensure that no unanticipated impacts to roosting bats occur, the applicants' biologist has recommended the following measure:

Mitigation Measure 3: If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.

Source: *Loess Creek Grading Violation & Restoration Project Biological Resources Report*, Sol Ecology, Inc., October 2018; *Biological Addendum Report for 37 Frenchman's Creek Road (for Half Moon Grow)*, Sol Ecology, Inc., April 2019

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: As discussed above, there will be no physical changes to the existing stream diversion structure on Frenchman's Creek. Nor will there be a change to the rate, total amount or time of year during which water can be withdrawn from the Creek. The project will not have a new, significant impact upon the riparian habitat of Frenchman's Creek. With regards to the fragmentary riparian habitat within the greenhouse complex, no cultivation activities or other potential ground disturbing activities are proposed under this cultivation license. All activities will continue to occur within the existing greenhouse buildings. **Source:** Project plans, site reconnaissance				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: While there are fragmentary wetlands on the Project site as described in the Surrounding Land Uses and Setting section, no new activities will occur near these areas. No removal, filling, or hydrological interruption is proposed or required in order to conduct cultivation activities on the site. **Source:** *Loess Creek Grading Violation & Restoration Project Biological Resources Report*, Sol Ecology, Inc., October 2018; Project plans				
4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: See discussion under Question 4(a). **Source:**				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: No vegetation or tree removal is proposed as part of this cultivation application. All activities associated with cultivation will occur within the existing greenhouses. **Source:** Project Plans				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X

Discussion: There are no adopted Habitat Conservation Plans or other such plans that include the Project site. The only adopted HCP in San Mateo County is the San Bruno Mountain HCP, located approximately 12 miles north of the Project site. **Source:** SMCo. GIS				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: There are no marine or wildlife reserves near or adjacent to the Project site. **Source:** Project plans, SMCo. GIS				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: There are no oak woodlands or other non-timber woodlands on the Project site. **Source:** Project plans, SMCo. GIS, Site Reconnaissance				

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
Discussion: All proposed cultivation will occur within existing greenhouses. These buildings do not meet the definition of historical resources. No new buildings or land are proposed for development. Because all activities will occur within existing greenhouses, there is no evidence to suggest that any documented or undocumented cultural resources will be modified or adversely impacted. **Source:** Project plans, SMCo. GIS				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: See discussion under Question 5(a). **Source:**				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: As discussed above, all proposed cultivation will occur within existing greenhouses. The Project site has been developed with greenhouses and other support buildings for over 40				

years. No new buildings or land are proposed for development. There is no evidence to suggest that human remains are interred on the Project site. Regardless of the presence or lack of human remains on the site, the applicants are still subject to Section 8304 of the CalCannabis Regulations which state:

§ 8304. General Environmental Protection Measures.

(d) Immediately halt cultivation activities and implement Section 7050.5 of the Health and Safety Code if human remains are discovered;

Source: California Code Of Regulations, Title 3. Food And Agriculture, Division 8. Cannabis Cultivation, Chapter 1. Cannabis Cultivation Program; Project Plans

6. ENERGY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X

Discussion: The greenhouse complex is in existence, and while some minimal physical improvements are proposed (security systems, fire hydrants, etc.) there is no evidence to indicate that these improvements will be constructed in a wasteful or inefficient manner. There is a cost benefit incentive for the applicants to construct these improvements in the most efficient manner possible. In addition, while the applicants have not yet contracted with a construction company to build these improvements, the applicants have committed to hiring a local construction firm, as opposed to hiring a firm from outside of the County which would have to bring their equipment and crews in from a farther distance, which would require more consumption of fuel to reach the Project site on a daily basis.

A review of the building plans submitted by the applicants does not indicate any unnecessary or wasteful energy consumption. The higher intensity lighting is confined to only those buildings where cannabis will be grown. No other large energy consuming uses are shown or proposed on the plans (for example, placing high energy lights in buildings where no cultivation is proposed). The applicants propose to install LED lighting which is currently the most efficient form of artificial lighting. There is no evidence to indicate that this proposed cultivation operation will be operated in a wasteful manner with regards to energy.

The primary source of energy consumption at the Project site will be associated with the use of grow lights within the greenhouses. The applicants propose installing LED grow lights in Buildings 2 & 3 (Nursery), Building 8 (small cultivation) and Buildings 9N and 9S (medium cultivation), as shown on the architectural plans included in Attachment B of this report. Energy consumption will range from 10 watts/sq. ft. (Buildings 2 & 3) to 5.2 watts/sq. ft. in the three mature plant buildings.

Section 5.148.160(n) of the County's Cannabis Cultivation Ordinance requires:

All electrical power, including, without limitation, for illumination, heating, cooling, and ventilation, shall be provided by on-grid power with 100% renewable energy source or

on-site zero net energy renewable source such that annual consumed energy is less than or equal to the on-site renewable generated energy.

The application materials indicate that the applicants intend to enroll in either PG&E's Solar Choice program or Peninsula Clean Energy's Eco100 clean energy program. Both programs provide electricity from 100% renewable sources and are 100% carbon free. The applicants have stated that they intend to install a PV (solar) system at the site in the future to reduce their costs while still meeting the County's requirements.

Source: Project plans; PG&E Solar Choice; Peninsula Clean Energy.com/energy-choices; San Mateo County Cannabis Cultivation Ordinance

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: There is no evidence to suggest that any aspect of the project will conflict with the County's Climate Action Plan (which incorporates Clean Energy policies) or the State's Title 24 building energy efficiency standards. As stated above, the project must utilize 100% renewable energy sources either from the electrical grid and/or generate sufficient renewable energy on-site to meet the requirements of the County's Cannabis Cultivation Ordinance.

Source: San Mateo County Cannabis Cultivation Ordinance

7. GEOLOGY AND SOILS. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:			X	
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X

Discussion: The nearest identified earthquake fault zone is located approximately 2.8 miles west of the project location. There is no additional evidence to conclude that the Project site is subject to fault rupture.

Source: Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation

ii. Strong seismic ground shaking?			X	
Discussion: The nearest known fault zone to the Project site is the Seal Cove fault zone which is approximately 2.8 miles west of the Project site. The San Andreas fault zone lies approximately 4.5 miles northeast of the Project site. A major earthquake along either fault line could produce strong ground shaking. The proposed project will utilize the existing greenhouse buildings which were built in accordance with the building code at the time of their construction. These existing buildings are non-habitable and have withstood previous earthquake events, including the 1989 Loma Prieta earthquake. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation; Project Plans				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The Project site is not within a mapped liquefaction hazard zone or on soils known to be susceptible to liquefaction or differential settling. **Source:** Calif. Geological Survey Seismic Hazards Zones maps; Project Plans				
iv. Landslides?				X
Discussion: The Project site is not within a mapped landslide hazard zone. No new buildings are proposed as part of this proposed project. There is no evidence to conclude that adjacent slopes will fail and damage the existing structures on the Project site. **Source:** Calif. Geological Survey Landslide Hazards Zones maps; Project Plans				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The Project site is over a mile from the nearest coastal bluff. There is no evidence to suggest that instability of this bluff will have any impact upon the existing buildings on the Project site. **Source:** SMCo. GIS				
7.b. Result in substantial soil erosion or the loss of topsoil?				X
Discussion: No construction or soil disturbance is proposed as part of this application. All cultivation activities will occur within existing greenhouse buildings which have concrete floors. **Source:** Project Plans, Site visit				
7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site				X

landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				
Discussion: There is no evidence to suggest that the underlying geology or surface soils on the Project site are unstable, nor are any activities proposed that would create new instability. All cannabis-related activities will occur within existing structures. **Source:** SMCo. GIS, Project plans				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
Discussion: See discussion under Question 7(c). **Source:**				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: As discussed previously, no new buildings are proposed. There is no evidence to suggest that the existing septic systems on the site need to be replaced or modified at this time. **Source:** Project plans				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: There are no known paleontological resources on-site, nor have any unique geologic features been identified on or in the immediate vicinity of the Project site. **Source:** SMCo. GIS				

8. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: San Mateo County lies within the boundaries of the Bay Area Air Quality Management District (BAAQMD or District) and all development within the County is subject to compliance with the District's Clean Air Plan. The District's approach to developing a *Threshold of Significance* for GHG emissions is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. If a project will generate GHG emissions above the threshold level, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. The District has established 1,100 metric tons per year of Carbon Dioxide Equivalent (CO_{2e}) as the threshold of significance.

No new structures or other significant construction is proposed as part of this license application. Direct carbon emissions from the Project site due to operational activities are limited. No significant activities involving the use of gasoline or diesel powered motors are proposed or anticipated. The applicants are not proposing to use carbon enrichment techniques as part of their cultivation process. Nearly all activities are electrically powered, including lighting, irrigation pumps and ventilation units.

The project utilizes greenhouses, as required by the County's ordinance. This means that the cultivation will rely upon sunlight for the majority of the photosynthesis process, unlike indoor growing operations which must rely entirely upon artificial light. For this proposed project, the amount of usage of grow lights will vary depending upon the time of year. Assuming a "worst case scenario" of electrical usage during the middle of December (shortest amount of daylight), it is estimated that maximum instantaneous power draw (lighting and ventilation units), at full site usage, will be 569 kW. This number assumes that every grow light and every exhaust fan are running at the same time, an unlikely scenario given the way that plants will be rotated through their growing cycles. Based upon a maximum instantaneous power draw of 569 kW and 14.5 hours of "night time" conditions during the worst case December growing period, estimated daily energy usage is 8,250 kilowatt hours (kWh). Using non-renewable sources of electricity, this level of energy usage could result in a significant impact related to GHG emissions necessary to produce the electricity. However, as stated above in the Energy section, the project is required to utilize 100% renewable energy, which has no associated operational GHG emissions.

Based on this analysis, the project is determined to have a less-than-significant impact in regard to either direct or indirect generation of GHG emissions.

Source: Bay Area Air Quality Management District (BAAQMD), 2017. Bay Area 2017 Clean Air Plan; Project Plans

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. However, due to the Cannabis Ordinance's requirement that all electrical power for this project must be obtained from 100% renewable energy sources (either from the electrical grid and/or from on-site), the project will not be in violation of the Clean Air Plan.

Source: Bay Area Air Quality Management District (BAAQMD), 2017. Bay Area 2017 Clean Air Plan; Project Plans

8.c. Result in the loss of forestland or conversion of forestland to non-forest				X

use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				
Discussion: The project involves the re-use of existing greenhouse buildings. No forestland will be lost or converted. **Source:** SMCo. GIS, Project plans				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The nearest coastal bluff is over one mile to the west of the Project site. There is insufficient evidence to suggest that sea level rise or bluff erosion will be severe enough to impact the Project site. **Source:** SMCo. GIS				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under Question 8(d). **Source:**				
8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: As stated previously, the proposed project will utilize existing buildings and structures on the Project site. No new structures or buildings are proposed. **Source:** Project plans				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under Question 8(f). **Source:**				

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			X	

Discussion: The applicants propose to limit any chemical controls (products classified as pesticides or fungicides) to be used on their plants to those substances listed on the California Department of Pesticide Regulation's "Legal Pest Management Practices for Cannabis Growers in California" document. These substances are exempt from residue tolerance requirements and either exempt from registration requirements or registered for a use broad enough to include use on cannabis. This proposed practice is consistent with Section 8307 of the CalCannabis Regulations which states:

§ 8307. Pesticide Use Requirements.

(a) Licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation.

(b) For all pesticides that are exempt from registration requirements, licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide regulation and with the following pesticide application and storage protocols:

(1) Comply with all pesticide label directions;

(2) Store chemicals in a secure building or shed to prevent access by wildlife;

(3) Contain any chemical leaks and immediately clean up any spills;

(4) Apply the minimum amount of product necessary to control the target pest;

(5) Prevent offsite drift;

(6) Do not apply pesticides when pollinators are present;

(7) Do not allow drift to flowering plants attractive to pollinators;

(8) Do not spray directly to surface water or allow pesticide product to drift to surface water. Spray only when wind is blowing away from surface water bodies;

(9) Do not apply pesticides when they may reach surface water or groundwater; and

(10) Only use properly labeled pesticides. If no label is available consult the Department of Pesticide Regulation.

While cannabis is a newly legal agricultural crop in California, any pesticide or herbicide use associated with its production is subject to the same rules and regulations as any other agricultural crop. The California Department of Pesticide Regulation and the San Mateo County Agricultural Commissioner enforce the use and sale of pesticides under Divisions 6 and 7 of the California Food and Agricultural Code, and Title 3 of the California Code of Regulations and are reflected in Section 8307 (above) and Section 5.148.160(q) of the County's Commercial Cannabis Cultivation ordinance. These laws and regulations apply to all pesticide use; cannabis is no exception. The applicants are required to comply with the regulations regarding transportation, use and storage of all regulated pesticides and herbicides. Compliance with these State and local regulations is administered by the County's Agricultural Commissioner which is the local enforcement authority for the California Department of Food and Agriculture and the California Department of Pesticide Regulation. Compliance with these regulations will reduce any potential impact to a less-than-significant level.

In addition to pesticides and other chemical pest controls that are typically associated with agriculture, some forms of cannabis cultivation (primarily fully indoor grows) are known for the use of carbon dioxide enrichment. This is to off-set the sealed nature of a fully indoors growing environment. Because this license application will utilize mixed-light greenhouses (which have windows that can be opened to allow fresh air in), the use of carbon dioxide enrichment is not needed nor proposed by the applicants.

Source: California Code Of Regulations, Title 3. Food And Agriculture, Division 8. Cannabis Cultivation, Chapter 1. Cannabis Cultivation Program; California Department of Pesticide Regulations - "Legal Pest Management Practices for Cannabis Growers in California" (2017); San Mateo County Cannabis Cultivation Ordinance; Project Plans

9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	

Discussion: See discussion under Question 9(a).

Source:

9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

Discussion: There are no existing or planned schools within .25 miles of the Project site.

Source: SMCo. GIS

9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Discussion: This question is in reference to the "Hazardous Waste and Substances Sites List" also known as the Cortese List. This list is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act requirements in providing

information about the location of hazardous materials release sites. The Project site is not on said list. **Source:** California Department of Toxic Substances Control "EnviroStor" website				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The Project site is outside of the adopted airport safety zone for the Half Moon Bay airport, which is located approximately 3.5 miles north-west of the Project site. **Source:** SMCo. GIS				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: There is no evidence to suggest that the project will interfere with any emergency response plan. No work will occur that will impede or close a public road. **Source:** Project Plans, Site visit, County GIS database				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: See discussion under Questions 20(a) – (d). **Source:**				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The Project site is not within a mapped 100-year flood hazard area, nor does the project contain a housing component. **Source:** Project Plans, County GIS database				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The Project site is not within a mapped 100-year flood hazard area. **Source:** County GIS database				

9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: There are no dams or levees on or adjacent to the Project site. See discussion under Question 8(j) for discussion of flood potential.

Source: Project Plans, County GIS database

9.k. Inundation by seiche, tsunami, or mudflow?				X

Discussion: The Project site is outside of any mapped tsunami zones. There are no lakes or other water bodies on or immediately adjacent to the buildings on the Project site that could be susceptible to seiche (A short-term standing wave oscillation of the water level in a lake, characteristic of its geometry). There are no substantial rivers or creeks on the Project site that could serve as a transportation medium for a mudflow event.

Source: Project Plans, County GIS database

10. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	

Discussion: The applicants propose using a hydroponic growing system which minimizes the production of irrigation tail water. To maintain suitable growing conditions, wastewater is discharged from hydroponic systems when the irrigation water contains excessive salinity or nutrients. Irrigation tail water is generated when excess water drains from the growth media. Irrigation tail water or hydroponic wastewater may contain nutrients (e.g., phosphate or nitrate), salinity constituents (e.g., sodium, chloride, potassium, calcium, sulfate, magnesium), and other constituents (e.g., iron, manganese, zinc, molybdenum, boron, and silver). Other sanitation-based wastewaters may also be generated at commercial cannabis cultivation sites. These miscellaneous industrial wastewaters may contain biocides, bleach mixtures, or other chemical waste streams.

The State Water Resources Control Board (SWRCB or Water Board) regulates the discharge of waste materials that could affect the quality of the waters of the state. Water Code section 13260

requires that any person discharging waste or proposing to discharge waste that could affect the quality of the waters of the state must file a report of waste discharge to obtain coverage under waste discharge requirements (WDRs) or a waiver of WDRs. In establishing a regulatory program for cannabis cultivation, SWRCB has created a tiered system depending upon the type (indoor or outdoor) and size of cultivation. Commercial cannabis cultivation activities that occur within a structure with a permanent roof, a permanent impermeable floor (e.g., concrete or asphalt paved), and that discharge irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewaters from indoor cannabis cultivation activities to an on-site wastewater treatment system (such as a septic tank and leach field), must obtain separate regulatory authorization (e.g., WDRs, conditional waiver of WDRs, or other permit mechanism) to discharge the wastewater.

Additionally, Section 5.148.160(k) of the County's Commercial Cannabis Cultivation ordinance requires all "runoff containing sediment or other waste or byproducts, including, without limitation, fertilizers and pesticides, shall not be allowed to drain to the storm drain system, waterways, or adjacent lands, and shall comply with all applicable State and federal regulations."

The applicants have applied for and received a Conditional Waiver of Water Quality from the Water Board. As such, the project has complied with the Water Board's "Cannabis Cultivation Policy" and "General Waste Discharge Requirements". The cultivation activities will not exceed the wastewater treatment requirement of the Water Board.

The proposed cultivation activities will produce relatively little wastewater. Irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewater that is generated by the hydroponics growing system will be discharged to a collection tank. The wastewater in the collection tank will be regularly collected by an authorized waste hauler who will dispose of the wastewater at a licensed community sewer system treatment facility, consistent with the Water Board's sewer system requirements and as approved by the Water Board.

Source: *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation*, State Water Resources Control Board, October 2017; *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc, San Mateo County*, San Francisco Bay Regional Water Quality Control Board; San Mateo County Cannabis Cultivation Ordinance; Project Plans

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X

Discussion: There is a well on the site. However, as discussed previously, this project will utilize surface water withdrawn from Frenchman's Creek as permitted by their historic license for diversion. Because the project will rely upon this surface water, there is no evidence to indicate that the project will utilize the groundwater well to such an extent as to substantially decrease local groundwater levels.

Source: Project Plans

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				X

i. Result in substantial erosion or siltation on- or off-site;				X
Discussion: The proposed cannabis cultivation will occur within existing greenhouses. No new buildings or structures are proposed. The applicant is not proposing to alter the existing drainage patterns on the Project site. **Source:** Project Plans, Site visit				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
Discussion: The proposed project will continue to utilize the existing greenhouse buildings/ structures on the site. No new buildings are proposed. Absent any physical alteration of the site, there is no evidence to conclude that cannabis cultivation will increase the rate or amount of surface runoff above existing levels. **Source:** Project Plans, Site visit				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
Discussion: See discussion under Question 10(c)(ii). **Source:**				
iv. Impede or redirect flood flows?				X
Discussion: See discussion under Question 10(c)(i) and (ii). **Source:**				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: See discussion under Questions 9(i), (j) and (k). **Source:**				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: As discussed previously, the project will rely primarily upon surface water diverted (primarily) from Frenchman's Creek. There is an existing agricultural well on the Project site, however, the applicants do not anticipate needing to use this well since the permitted water storage				

capacity exceeds their estimated water needs. At the present time, there is no groundwater management plan in this area of the County, nor is there a specific water quality control plan for this particular area of the County. As discussed previously, the project will comply with existing County stormwater control requirements as well as State requirements for handling and disposal of irrigation runoff from within the greenhouses. **Source:** Project Plans, San Mateo County GIS				
10.f. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: The proposed project will continue to utilize the existing greenhouse buildings/structures on the site. No new buildings are proposed. Absent any physical alteration of the site, there is no evidence to conclude that cannabis cultivation will increase the rate or amount of surface runoff above existing levels. **Source:** Project Plans, Site visit				
10.g. Significantly degrade surface or ground-water water quality?				X
Discussion: See discussion under Question 10(a). **Source:**				
10.h. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See discussion under Question 10(f). **Source:**				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: There is no community adjacent to the Project site. **Source:** Project Plans, Site visit, County GIS database				

11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The County's cannabis cultivation ordinance directs cannabis cultivation towards vacant/underutilized greenhouses to minimize any potential land use related conflicts and revitalize the struggling greenhouse agricultural industry. As such, this application furthers the County's goal of reusing the underutilized greenhouse market and ensuring continued employment opportunities within the County's agricultural workforce. **Source:** Project Plans, County Cannabis Cultivation Ordinance				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: There is no evidence to suggest that approval of the proposed project (cultivation of cannabis within existing greenhouses) will encourage off-site development or require the need for new or expanded public utilities. **Source:** Project Plans				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The proposed project will utilize existing greenhouses and does not propose to convert any new lands or areas. The Project site has not been identified as a site of known mineral resources. **Source:** Project Plans, SMCo. GIS				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: See discussion under Question 12(b). **Source:**

13. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The existing greenhouses are equipped with exhaust fans which generate, on average, 80 dB of noise, when measured ten feet from the source. There are two residences on agricultural parcels adjacent to the Project site. The closest residence, 840 Frenchman's Creek Road, is approximately 400 feet to the southwest of the nearest greenhouse. Sound pressure levels decrease by 6 dB with the doubling of the distance from noise source to receptor. Based upon this ratio, noise levels generated by the use of the exhaust fans in these closest greenhouses should be in the range of 45 to 50 dB. This is on par with the noise levels generated by a refrigerator within a home (typically 50 dB). The other nearby residence, 511 Frenchman's Creek Road, is approximately 800 feet away from the nearest greenhouse. Based upon the ratio, noise from exhaust fans in these greenhouses should be less than 45 dB. This level of noise does not violate County noise regulations (Ordinance Code Chapter 4.88) nor does it conflict with EPA noise limits designed to protect hearing. **Source:** SMCo. GIS; Center for Hearing and Communication, "Common Environmental Noise Levels"				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: Typical sources of ground-borne vibration or noise include construction (i.e. – grading of a site prior to construction) or the use of manufacturing equipment (for example a metal lathe or grinding equipment). As stated previously, no new construction is proposed nor are the applicants proposing to utilize heavy industrial equipment that would generate ground-borne vibration or noise. **Source:** Project Plans, Site Visit				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X

Discussion: The Project site is not within an airport land use plan or within 2 miles of an airport or private airstrip.

Source: SMCo. GIS

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The proposed project involves the re-use of existing agricultural buildings. No new public infrastructure such as roads or sewer lines are proposed. No new homes are proposed. The project would not generate a significant number of new employees. The applicants anticipate approximately eight full-time staff will be on-site each day with potentially eight more part-time staff on-site as needed during harvest periods. The applicants, based on information provided by the previous agricultural operator, estimate that approximately 10 to 20 people were actively employed at the Project site over the last five to ten years. In accordance with Section 5.148.060 of the County's Cannabis Cultivation Ordinance, the applicants plan to hire a majority of their labor force from within the existing Coastside agricultural labor pool. **Source:** Project Plans; County Cannabis Cultivation Ordinance				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The Project site is an agricultural greenhouse complex. There is no existing housing on the Project site. **Source:** Project Plans				

15.	**PUBLIC SERVICES**. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a.	Fire protection?				X
15.b.	Police protection?				X
15.c.	Schools?				X
15.d.	Parks?				X
15.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing schools, parks and other public facilities would be negatively impacted. The Project site is already developed and fire breaks and other fire prevention measures have been maintained by the previous owner. The current applicants have submitted a fire prevention plan which will be implemented on a regular basis to reduce the threat of wildland fire to the Project site as much as possible. The applicants have submitted a detailed surveillance and security plan as required by the County's cannabis ordinance. There is no evidence to suggest that permitting cultivation at this site will require an increase in Sheriff patrols or responses to calls such that additional Sheriff staffing would be required for this area of the County.

Source: Project Plans, Site Visit

16.	**RECREATION**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: As discussed previously, the proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population

increase such that existing neighborhood or regional parks and other public facilities would be negatively impacted. **Source:** Project Plans				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: No new recreational facilities are proposed as part of this project, nor is it anticipated that the project will generate population growth which might require new or expanded recreational facilities. **Source:** Project Plans				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	

Discussion: As stated previously, the proposed project will re-use the existing greenhouse complex, where historically fruit, vegetables and flowers were grown both indoors and outdoors. Based upon information provided verbally by the previous property owner, 10 – 20 workers were employed at different times depending upon the season and market demand for the plants and fruit grown on the site. The applicants anticipate approximately eight full time staff will be on-site each day with potentially eight more part-time staff on-site as needed during harvest periods. Additionally, it is anticipated that 2 – 5 delivery vans/trucks will drive to the site on a daily basis. This activity level would result in an estimated 20 – 42 vehicle trips per day.

The public road which serves the Project site (Frenchman's Creek Road) is a two lane paved road that serves eight other residences/agricultural operations. There is no evidence to suggest that an increase of 20 - 42 trips per day will significantly impact the effectiveness of this road or the road network within the Mid-Coast area in general. In addition, the proposed re-use, while an increase from the current reduced activity level on site, is unlikely to generate significantly more traffic than historic levels at the site.

The Project site is at the end of Frenchman's Creek road, which is a rural residential/agricultural road. As such, the road does not provide dedicated pedestrian or bicycle facilities. However, there is no aspect of the project that would preclude the construction of such facilities in the future if the road were designated for such uses.

Source: Project Plans, San Mateo Co. GIS, Site visit

17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*?				X

Discussion: CEQA Guidelines Section 15064.3 establishes a new method for analyzing certain transportation impacts created by a proposed project. Under the new requirements, circulation impacts must be analyzed based on vehicle miles traveled (VMT). For a land use project, if the estimated VMT exceeds an established threshold of significance, then it could be a significant impact. Each Lead Agency is responsible for establishing their own thresholds of significance and has until July 1, 2020 to do so. At this time, San Mateo County has not adopted VMT thresholds of significance, but the responsible County departments (Public Works and Planning) are working on this threshold with the aim of adopting a threshold by the required deadline. Until such time as the required threshold is established, the County's existing standard of analysis (Level of Service) is the applicable standard of review.

Source: Staff Analysis

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

Discussion: As stated previously, the project will re-use existing greenhouse structures on the Project site; as such there are no road or structural design features which could create a hazard. No activities will occur off site (such as movement of farm equipment).

Source: Project Plans, San Mateo Co. GIS

17.d. Result in inadequate emergency access?				X

Discussion: Access to the Project site is via Frenchman's Creek Road, which is an existing paved road 12 – 19 feet in width. This is the same road configuration that existed when previous building permits for greenhouses were approved by the Fire Department on the Project site. The applicants are not proposing to change this access. The project will not create any impediments to travel along this existing road. As can be seen in the Civil Engineering set of project plans (Attachment A – Pages 7 & 8), the applicants have demonstrated that an emergency vehicle can safely maneuver in and around the buildings on the Project site.

Source: Project Plans, San Mateo Co. GIS, Site visit

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural				X

resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: The Project site has been developed with greenhouses for over 30 years. There is no evidence that the site contains historic or cultural resources. The proposed license will re-use the existing greenhouses. No new development is proposed. **Source:** Project Plans, SMCo. GIS				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
Discussion: See discussion under Questions 5(c) and 18(a)(i). **Source:**				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.b. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or			X	

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				

Discussion: The applicants are proposing to use a hydroponic growing system which minimizes the production of irrigation tail water. To maintain suitable growing conditions, wastewater is discharged from hydroponic systems when the irrigation water contains excessive salinity or nutrients. Irrigation tail water is generated when excess water drains from the growth media. Irrigation tail water or hydroponic wastewater may contain nutrients (e.g., phosphate or nitrate), salinity constituents (e.g., sodium, chloride, potassium, calcium, sulfate, magnesium), and other constituents (e.g., iron, manganese, zinc, molybdenum, boron, and silver). Other sanitation-based wastewaters may also be generated at indoor commercial cannabis cultivation sites. These miscellaneous industrial wastewaters may contain biocides, bleach mixtures, or other chemical waste streams.

The proposed cultivation activities will not require the need for new water or wastewater facilities. With regards to wastewater, what little irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewater that is generated by the hydroponics growing system will be discharged to a collection tank. The wastewater in the collection tank will be regularly collected by an authorized waste hauler who will dispose of the wastewater at a licensed community sewer system treatment facility, consistent with the Water Board's sewer system requirements and as approved by the Water Board.

The State Water Resources Control Board (SWRCB or Water Board) regulates the discharge of waste materials that could affect the quality of the waters of the state. Water Code section 13260 requires that any person discharging waste or proposing to discharge waste that could affect the quality of the waters of the state must file a report of waste discharge to obtain coverage under waste discharge requirements (WDRs) or a waiver of WDRs. In establishing a regulatory program for cannabis cultivation, SWRCB has created a tiered system depending upon the type (indoor or outdoor) and size of cultivation. Commercial cannabis cultivation activities that occur within a structure with a permanent roof, a permanent impermeable floor (e.g., concrete or asphalt paved), and that discharge irrigation tail water, hydroponic wastewater, or other miscellaneous industrial wastewaters from indoor cannabis cultivation activities to an on-site wastewater treatment system (such as a septic tank and leach field), must obtain separate regulatory authorization (e.g., WDRs, conditional waiver of WDRs, or other permit mechanism) to discharge the wastewater.

The applicants have applied for and received a Conditional Waiver of Water Quality from the Water Board. As such, the project has complied with the Water Board's "Cannabis Cultivation Policy" and "General Waste Discharge Requirements". The cultivation activities will not exceed the wastewater treatment requirement of the Water Board. The project does not require the upgrading of any existing storm or waste water treatment systems.

Source: *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation*, State Water Resources Control Board, October 2017; *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc, San Mateo County*, San Francisco Bay Regional Water Quality Control Board

19.d. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X

Discussion: The project parcel has established rights with the SWRCB to divert 10.66 acre-feet (3.5 million gallons) of water per year from Frenchman's Creek, which borders the project parcel to the north. Diversion is only allowed from January 1 through March 31 of each year. Surface water

from Frenchman's Creek is diverted via a weir with an adjustable height that is set each year based on the required bypass flow in the creek. The surface water that overtops the weir flows into a series of settling basins and is pumped to interim sedimentation storage tanks. From there, the main pump house pumps surface water to the reservoir and storage tanks on top of the hill (that overlooks the greenhouse complex). Additionally, during an average year, rainfall over the reservoir results in an additional 1.12 acre-feet (365,000 gallons) of water capture. This water collection system is already existing and was previously operated in the same manner for prior agricultural operations on the site.

Based upon records for other cannabis operations that the applicants maintain in Humboldt County, it is estimated that the project will generate the following water demand:

Nursery Stock

Proposed canopy area for nursery stock is 41,843 sq. ft. and requires 7.5 gallons per sq. ft. of irrigation each year. Total demand for nursery stock is 313,822 gallons per year.

Mature Cultivation Stock

Proposed canopy area for mature cultivation stock is 42,228 sq. ft. and requires 10 gallons per sq. ft. of irrigation each year. Total demand for mature cultivation stock is 422,280 gallons per year.

Incidental Use

Incidental use includes all other miscellaneous water uses, such as equipment washing, dust control, fire protection, domestic (treated) use, other agriculture use, etc. The water demand for incidental use is approximately 100,000 gallons per year.

Altogether, the total proposed water demand for cannabis cultivation operations is 836,102 gallons per year, where average yearly supply will be over 3.5 million gallons. Based upon these estimates, existing water supply facilities are adequate and there will be no impact.

The applicants are not proposing any additional greenhouse structures on the site. The ability to construct additional greenhouses is constrained by the proximity to biotic resource buffer areas.

Source: *Notice Of Applicability, Conditional Waiver Of Water Quality Order WQ-2017-0023-DWQ, Half Moon Grow, Inc, San Mateo County*, San Francisco Bay Regional Water Quality Control Board; *Water Supply Memorandum*, BKF Engineering, January 2019

19.e. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

Discussion: The Project site is not connected to a municipal wastewater treatment system.

Source: Project Plans

19.f. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X

Discussion: For all non-cannabis waste materials, disposal shall be at the County's only landfill – Ox Mountain, which currently has sufficient space to accommodate the anticipated waste stream

from this site. All cannabis-related plant waste (i.e. – regulated material) must be either disposed of at a regulated site or, as proposed for this project, composted on site for use as fertilizer. **Source:** Project Plans				
19.g. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: See discussion under Question 19(f). **Source:**				

20. **WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The Project site is located in an area designated as a "Very High Fire Hazard Risk" on the State's Fire Hazard Severity Zone maps. The Project site is accessed from Highway 1 via an approximately one mile long paved road (Frenchman's Creek Road). The road varies in width between 12 – 19 feet along its length. This access route has been reviewed and approved by the Coastside Fire Protection District (and its predecessor) at various times when reviewing building permit applications for construction of the various buildings on the Project site. San Mateo County has an adopted emergency evacuation plan for the Urban Mid-Coast area. There is no component of this project that will interfere with this plan. The project will not create new residences that could increase the number of people that might be trapped during an emergency event. There are no residences further up the canyon or surrounding hills that utilize the segment of Frenchman's Creek Road that runs through the Project site. While there will be a secured gate at the entrance to the Project site, the Coastside County Fire Protection District will have access to the required Knox Box at the gate. This will allow the fire access into and through the Project site if necessary. **Source:** Project Plans, Site visit, County GIS database				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: The Project site sits within a canyon surrounded by hillsides covered with brush. For the Half Moon Bay area, prevailing winds tend to come from the west or north. Prevailing winds from the west would tend to diminish the threat of uncontrolled spread of wildfire towards the greenhouse complex. Generally, if a wildfire were to break on one of the adjacent hillsides and the				

wind is coming from the west, it would push the fire and smoke away from the complex and towards the uninhabited surrounding hill country. It should be noted that the Project site has been developed with greenhouses and supporting buildings for over 40 years. No aspect of the project will exacerbate the existing level of fire hazard posed to the existing greenhouse structures or surrounding areas. In fact, the construction of additional fire protection measures, as described below, and the reintroduction of a regular employee presence may help report and contain wildfires if they were to break out on the surrounding hillsides. **Source:** Weatherspark.com: "*Average Weather in Half Moon Bay area*"; Site Visit; County GIS database				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
Discussion: The greenhouse complex with its associated roads and water infrastructure (source and delivery to the site) exists now and have been described previously. No changes are required for these infrastructure components. In response to comments received from the Coastside Fire Protection District, the applicants are proposing to install additional fire hydrants within the complex to ensure adequate fire suppression water supply to all structures proposed for cultivation use. The additional hydrants are proposed in previously disturbed or paved areas. As required by the California Fire Code and Public Resources Code Section 4291, the applicants are required to maintain the existing defensible fuel break around all structures on the site. These measures will reduce fire risk on the site and there is no evidence to suggest that maintaining the existing fuel breaks will cause an ongoing impact to the environment. **Source:** 2013 California Fire Code; California Public Resources Code Section 4291; Project Plans				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
Discussion: The slopes surrounding the greenhouse complex are covered primarily with low brush with some trees scattered within the brush. If a catastrophic wildfire were to burn through these hills, it could potentially leave the adjacent slopes denuded and susceptible to instability if heavy rains were to occur before replacement vegetation was able to take hold. The soils on the adjacent hillsides is primarily Farallone course sandy loam which has a rapid rate of permeability and low erosion hazard rating. While landslide hazard cannot be ruled out, given the soil characteristics, the more likely effect of heavy rainfall on these barren slopes would be accelerated erosion of sandy material. The existing greenhouses are non-habitable structures and the number of persons predicted to be on the Project site at any time is relatively low. In terms of danger to occupants of these buildings, the risk is relatively low given the distance of the buildings to the base of the surrounding slopes (in the 30 – 40 foot range). Because of the distance of the existing buildings to the base of the surrounding slopes and the soil characteristics, risk due to post-fire landslide is less than significant. **Source:** *Soil Survey, San Mateo County*, by U.S. Dept. of Agriculture Soil Conservation Service; Project Plans				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: A potentially significant impact related to odor was identified and mitigation measures were proposed which will reduce this impact to a less than significant level. Potential impacts to steelhead due to potential de-watering of Frenchman's Creek were discussed in the Biological Resources section of this report. A mitigation measure which matches the restrictions of the project's LSAA was included to address this potential impact. Potential impacts to roosting bats was also discussed and a mitigation measure to address any potential impacts to these species of concern was included. Because the project will re-utilize existing greenhouse buildings and no new construction is proposed, it is not expected to degrade the quality of the environment, or substantially reduce habitat or affect populations of any wildlife, fish, or plant species. It has been determined that re-use of the existing greenhouse buildings will not have any impact on any examples of the major periods of California history or prehistory. **Source:**				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project will not have impacts to agriculture or forestry resources, mineral resources, or population and housing that would combine with other projects. The proposed cannabis cultivation activities could have potential impacts with respect to odors. However, such impacts would be limited to the Project site and, where necessary, mitigated such that they would not substantially combine with other off-site impacts.				

For the reasons presented in the above document, the proposed project is not expected to result in adverse impacts to human beings, either directly or indirectly. All impacts identified in this document are less than significant, or reduced to less than significant levels with implementation of mitigation measures, and the project's incremental contribution to potential cumulative impacts will not be cumulatively considerable. Therefore, the project's impact is considered less than significant. **Source:**				
22.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: See Question 22(b) above. **Source:**				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District	X		Limited Use Stationary Compression Ignition (Diesel) Engines in Agricultural Use registration
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: California Department of Food and Agriculture (CalCannabis Cultivation Licensing)	X		Annual Cannabis Cultivation License
Regional Water Quality Control Board	X		Notice of Applicability, Conditional Waiver of Water Quality Order WQ-2017-0023-DWQ
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife	X		Lake and Streambed Alteration Agreement
State Department of Public Health		X	
State Water Resources Control Board		X	

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Prior to the issuance of the requested Type 2B or 3B (Mixed Light, Cultivation) licenses, the applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

Mitigation Measure 2: From the California Department of Fish and Wildlife Lake and Streambed Alteration Agreement for the Half Moon Grow (37 Frenchman's Creek Road) cannabis cultivation license:

- The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.
- The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not exceed 10.66-acre feet.
- No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).

Mitigation Measure 3: If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

_____

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A

X MITIGATED NEGATIVE DECLARATION will be prepared.

_____

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

_____

Michael Schaller
(Signature)

5/29/19
Date

SENIOR PLANNER
(Title)

ATTACHMENTS

A. Project Plans (Civil)
B. Project Plans (Architectural)
C. *Loess Creek Grading Violation & Restoration Project Biological Resources Report*, Sol Ecology, Inc., October 2018
D. *Biological Addendum Report for 37 Frenchman's Creek Road (for Half Moon Grow)*, Sol Ecology, Inc., April 2019

County of San Mateo - Planning and Building Department

ATTACHMENT A

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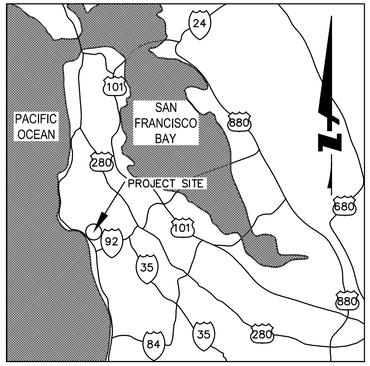
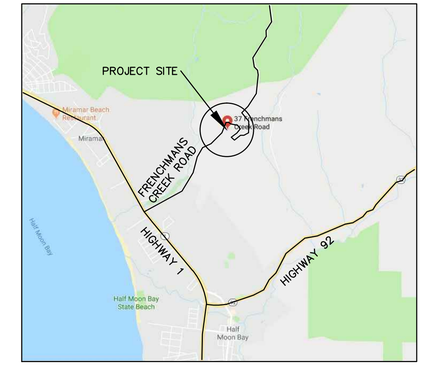


VICINITY MAP
N.T.S.

FRENCHMANS CREEK NURSERY
37 FRENCHMANS CREEK ROAD
CITY OF HALF MOON BAY, CA

APN: 048-320-020



LOCATION MAP
N.T.S.

PROJECT CONSULTANT TEAM:

OWNERS/ REPRESENTATIVES	EDWARD WILKINSON ED.WILKINSON1990@GMAIL.COM ANEESE BISHARA ANEESETB@GMAIL.COM QUANTUM GENETICS, INC. 210 TRIPLE K PLACE FORTUNA, CA 95540
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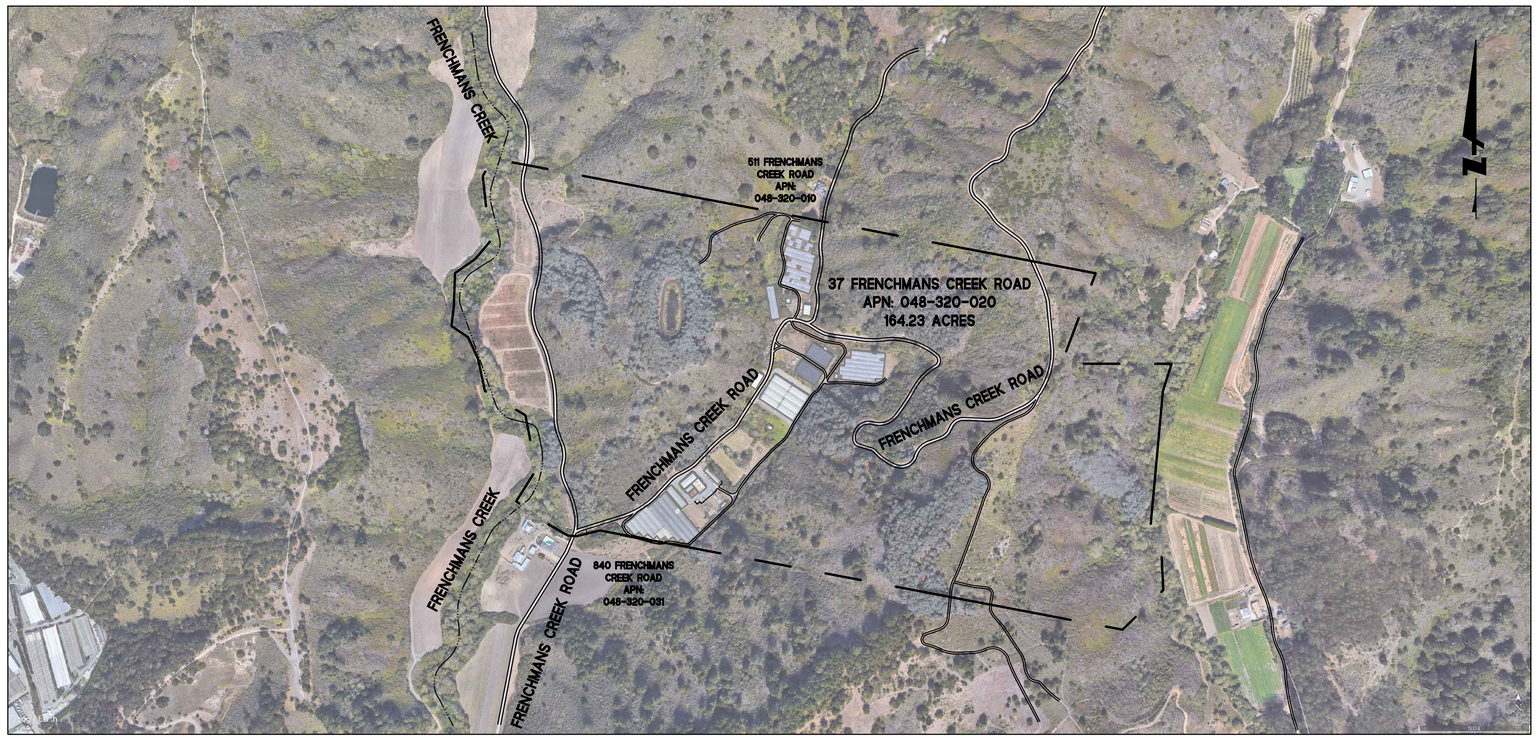
ARCHITECT:	EDWARD LOVE EDWARD C. LOVE ARCHITECT 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615
BIOLOGIST:	DANA RIGGS SOL ECOLOGY, INC. P.O. BOX 5214 PETALUMA, CA 94955 (707) 241-7718
SECURITY SPECIALIST:	MICHAEL STRETTON SECURE ALARM SYSTEMS P.O. BOX 661750 ARCADIA, CA 91066-1750 (800) 444-5346
STRUCTURAL:	BRIAN DOTSON P.O. BOX 371022 MONTARA, CA 94037 (650) 722-0219
ELECTRICAL:	CANNA MECHANICAL CONTRACTOR'S LICENSE #1035326 (530) 768-1163
HVAC:	ANDY HILLARD BRADY AIR CONDITIONING 338 N. CANAL ST #5 S. SAN FRANCISCO, CA 94080 (650) 742-9640



LEGEND:

	BOUNDARY
	FLOWLINE
SD	STORM DRAIN LINE
E	UNDERGROUND ELECTRICAL CONDUIT
GAS	GAS LINE
OH	OVERHEAD ELECTRICAL LINE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
B1	BUILDING #1
CB	CATCH BASIN
(E)	EXISTING
EM	ELECTRICAL METER
GB	GRADE BREAK
(N)	NEW
SAP	SEE ARCHITECTURAL PLANS
SD	STORM DRAIN
TYP	TYPICAL

SHEET INDEX

CIVIL

SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.0	EXISTING SITE PLAN
C1.1	EXISTING UTILITY PLAN
C2.0	PROPERTY IMPROVEMENT PLAN
C2.1	PROPERTY IMPROVEMENT PLAN
C3.1	SIGNAGE PLAN
C4.1	FIRE PREVENTION PLAN
C4.2	FIRE PREVENTION PLAN
C4.3	FIRE PREVENTION PLAN
C5.1	SEPTIC PLAN
C5.2	SEPTIC PLAN
C6.1	SOLID WASTE MANAGEMENT PLAN
C7.1	SITE ELECTRICAL/ENERGY PLAN
C7.2	SITE ELECTRICAL/ENERGY PLAN
C8.1	EXTERIOR SECURITY AND LIGHTING PLAN
C8.2	EXTERIOR SECURITY AND LIGHTING PLAN

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37 FRENCHMANS CREEK ROAD
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REGISTERED PROFESSIONAL ENGINEER
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EXISTING SITE PLAN
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EXISTING UTILITY PLAN
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KEY NOTES:

1. RECONSTRUCT GATE ENTRY.
2. USE (E)STRUCTURE FOR STATE LICENSE: NURSERY. A NEW ENTITY IS IN THE PROCESS OF BEING ESTABLISHED FOR HOLDING BOTH NURSERY LICENSES IN BUILDINGS 2 AND 3. TCA18-9557. SAP FOR CANOPY AREAS.
3. USE (E)STRUCTURE FOR STATE LICENSE: NURSERY. A NEW ENTITY IS IN THE PROCESS OF BEING ESTABLISHED FOR HOLDING BOTH NURSERY LICENSES IN BUILDINGS 2 AND 3. TCA18-9557. SAP FOR CANOPY AREAS.
4. USE (E)STRUCTURE FOR EQUIPMENT STORAGE AND FERTLIZER/PESTICIDE STORAGE. TCA18-9561, TCA18-9564, TCA18-9566, TCA18-9567 SAP FOR BUILDING FOOTPRINT AREAS.
5. ALL (E)INTERNAL PLUMBING/FIXTURES TO BE REMOVED TO SATISFACTION OF THE COUNTY. SAP FOR BUILDING FOOTPRINT AREAS.
6. (E)ACCESSORY AGRICULTURAL STRUCTURE TO REMAIN. SAP FOR BUILDING FOOTPRINT AREAS.
7. USE (E)STRUCTURE FOR MAIN OFFICE. SAP FOR BUILDING FOOTPRINT AREAS.
8. (N)VISITOR PARKING STALLS.
9. (N)ADA PARKING STALLS. CONTRACTOR TO VERIFY PARKING STALL AND LOADING ZONE SLOPES ARE <2% IN ANY DIRECTION.
10. (N)ADA ACCESSIBLE RESTROOM WITH ELECTRICAL, WATER AND SEWER SERVICES CONCEPTUALLY SHOWN. TO BE FINALIZED IN BUILDING PERMIT PHASE.
11. (N)EMPLOYEE PARKING STALLS.
12. (N)TRASH & RECYCLE RECEPTORS.
13. (N)GREENWASTE/COMPOST BINS.

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MATCHLINE: SEE SHEET C2.1

KEY NOTES:

14. (E)BUILDING TO BE REMOVED AND FOUNDATION TO BE MAINTAINED FOR POSSIBLE FUTURE PRE-FAB ACCOMMODATIONS.
15. USE (E)STRUCTURE FOR STATE LICENSES: SMALL MIXED-LIGHT TIER 1 (x4). TCA18-9561; TCA18-9564; TCA18-9566; TCA18-9567. SAP FOR CANOPY AREAS.
16. (E)BUILDING IN PROCESS TO BE PERMITTED UNDER CDP. USE (E)STRUCTURE FOR STATE LICENSE: MEDIUM MIXED-LIGHT TIER 2. TCA18-9567. SAP FOR CANOPY AREAS.
17. (E)BUILDING IN PROCESS TO BE PERMITTED UNDER CDP. USE (E)STRUCTURE FOR STATE LICENSE: MEDIUM MIXED-LIGHT TIER 2. TCA18-9567. SAP FOR CANOPY AREAS.
18. (N)GREENWASTE/COMPOST BINS.
19. USE (E)STRUCUTRE FOR HARVEST STORAGE. TCA18-9561; TCA18-9564; TCA18-9566; TCA18-9567. SAP FOR BUILDING FOOTPRINT AREAS.

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KEY NOTES:

1. "MAIN ENTRANCE" SIGN. "NO SMOKING ON PREMISES" SIGN.
2. "NO PARKING FIRE LANE" SIGN SPACED AT A MAXIMUM OF 300 FT.
3. WAYFINDING SIGNAGE: ↑DRYING FACILITY, ↑NORTH GREENHOUSES, →MAIN OFFICE, →VISITOR PARKING, →EMPLOYEE PARKING, →SOUTH GREENHOUSES, →TOOL SHED.
4. "MAIN OFFICE" SIGN.
5. "VISITOR PARKING" SIGN.
6. ACCESSIBLE PARKING ONLY SIGN WITH ONE VAN ACCESSIBLE STALL.
7. "EMPLOYEE PARKING ONLY" SIGN.
8. SIGN FOR DIRECTIONS: ↑DRYING FACILITY, ↑NORTH GREENHOUSES. "EMPLOYEES ONLY" SIGN.
9. "NOTICE PERSONS UNDER 21 YEARS OF AGE NOT PERMITTED ON THESE PREMISES" SIGN.

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FIRE PREVENTION PLAN
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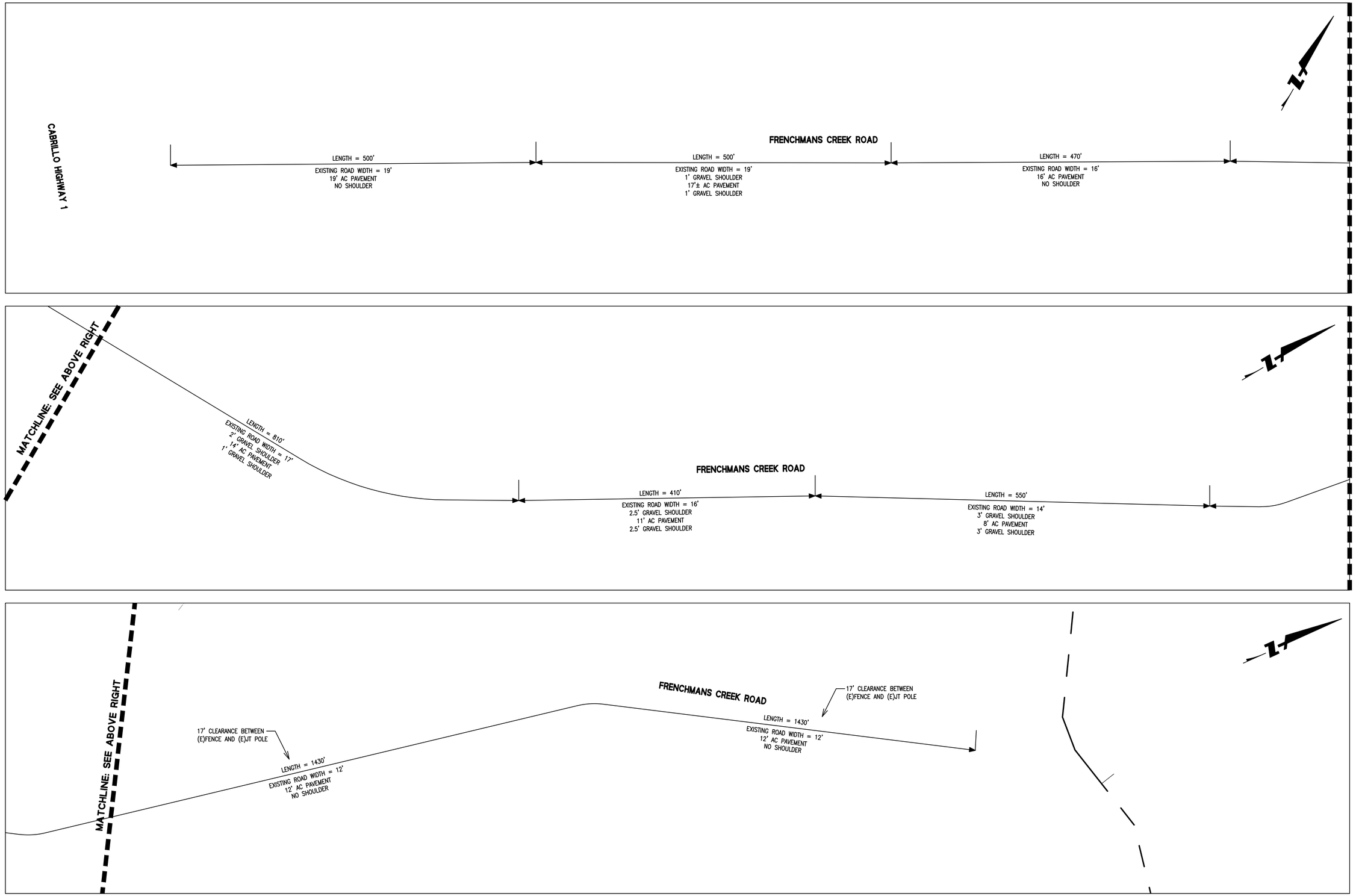

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NOTES:

1. (N)ADA BATHROOM AND RESPECTIVE SERVICES SHOWN CONCEPTUALLY AND TO BE FINALIZED IN BUILDING PERMIT PHASE.
2. (N)POTABLE WATER TREATMENT SYSTEM SHOWN CONCEPTUALLY AND TO BE FINALIZED IN BUILDING PERMIT PHASE.

MATCHLINE: SEE SHEET C5.2

SEPTIC SYSTEM SIZING CALCULATIONS:

EXISTING WASTEWATER FLOW

EXISTING FACILITIES INCLUDE 1 KITCHEN, 2 BATHROOMS IN BUILDING 4 AND 1 KITCHEN, 1 BATHROOM IN BUILDING 6. THE FACILITIES ARE USED BY 4 EMPLOYEES.

EQUIVALENT COMMERCIAL SOURCE FACILITY:	APARTMENT	TABLE 3-4 OF EPA OWTS MANUAL (2002)
TYPICAL WASTEWATER FLOW RATE:	50 GAL/UNIT/DAY	
# OF UNITS:	4 EMPLOYEES	

EXISTING WASTEWATER FLOW = (FLOW RATE)*(# OF UNITS) = **200 GAL/DAY**

PROPOSED WASTEWATER FLOW

FACILITIES INCLUDE THE PROPOSED 1 HALF ADA ACCESSIBLE BATHROOM AND THE EXISTING 1 KITCHEN, 2 BATHROOMS IN BUILDING 4. FIXTURES TO BE USED BY A MAXIMUM OF 4 EMPLOYEES. THE EXISTING FIXTURES IN BUILDING 6 WILL BE DISCONNECTED.

EQUIVALENT COMMERCIAL SOURCE FACILITY:	OFFICE	TABLE 3-4 OF EPA OWTS MANUAL (2002)
TYPICAL WASTEWATER FLOW RATE:	13 GAL/UNIT/DAY	
# OF UNITS:	5 OFFICE EMPLOYEES[1]	

PROPOSED WASTEWATER FLOW = (FLOW RATE)*(# OF UNITS) = **52 GAL/DAY**

EXISTING SEEPAGE PIT WASTEWATER FLOW CAPACITY

EXISTING OWTS INCLUDES A 1000 GAL POLY TANK AND A 5' DIAMETER BY 10' DEEP SEEPAGE PIT.

SEEPAGE PIT SIDE WALL SURFACE AREA:	157 SQ.FT	SOIL INFILTRATION RATE FROM TABLE 4-3 OF EPA OWTS MANUAL FOR COARSE SANDY LOAM
SOIL INFILTRATION RATE:	0.6 GAL/DAY/SQ.FT	

EXISTING SEEPAGE PIT WASTEWATER FLOW CAPACITY = (SEEPAGE PIT SIDEWALL SURFACE AREA)*(SOIL INFILTRATION RATE) = **94 GAL/DAY**

[1] IN addition TO OFFICE FACILITIES, (N)PORTABLE OUTHOUSES AND PORTABLE WASH STATIONS WILL BE LOCATED AT EACH OF THE GREENHOUSES FOR USE BY SEASONAL FIELD EMPLOYEES./TRIMMERS. (E)OUTHOUSES TO BE REMOVED.

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SEPTIC PLAN
FRENCHMANS CREEK NURSERY
37 FRENCHMANS CREEK ROAD

HALF MOON BAY — SAN MATEO COUNTY — CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEGLER — CIVIL — STATE OF CALIFORNIA

REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
	REVISIONS 1	01/31/2019

Date	06/25/2018
Scale	1" = 40'
Design	DJL
Drawn	DJP
Approved	RH
Job No	20170335-10

Drawing Number: **C5.1** OF

DRAWING NAME: K:\2017\170335_37_Frenchmans_Creek\ENG_Cultivation_Permit\fcrsheets.dwg
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37 FRENCHMANS CREEK ROAD

HALF MOON BAY — SAN MATEO COUNTY — CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — DANIELLE J. LEONE — 76842 — CIVIL — STATE OF CALIFORNIA

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Drawing Number:
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SOLID WASTE MANAGEMENT PLAN
FRENCHMANS CREEK NURSERY
37 FRENCHMANS CREEK ROAD

HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
DANIELLE J. LEWIS
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SITE ELECTRICAL/ENERGY PLAN
FRENCHMANS CREEK NURSERY
37 FRENCHMANS CREEK ROAD

HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEGG
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Design	DJL
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Approved	RH
Job No	20170335-10

Drawing Number:
C7.1
OF

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SITE ELECTRICAL/ENERGY PLAN
FRENCHMANS CREEK NURSERY
37 FRENCHMANS CREEK ROAD

HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — KYLE J. LEE — C 78630 — CIVIL — STATE OF CALIFORNIA

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Approved	RH
Job No	20170335-10

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OF

DRAWING NAME: K:\2017\170335_37_Frenchmans_Creek\ENG_Cultivation_Permit\forsheets.dwg
PLOT DATE: 01-31-19 PLOTTED BY: pojt

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KEY NOTES:

1. DUAL LICENSE PLATE CAMERAS. SEE FIGURE F OF HALF MOON GROW SECURITY PLAN.
2. GENERAL VIEW CAMERA ON GATE. SEE FIGURE F OF HALF MOON GROW SECURITY PLAN.
3. ALARM-DOOR CONTACT AND ENTRANCE CAMERA. SEE FIGURE A THROUGH E OF HALF MOON GROW SECURITY PLAN.
4. (E)MOTION SENSOR LIGHT.
5. (E)WALL-MOUNTED LIGHT.
6. MICENAS GEN 2 LED LIGHT FOR ENTRANCE.

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EXTERIOR SECURITY & LIGHTING PLAN
FRENCHMANS CREEK NURSERY
37 FRENCHMANS CREEK ROAD
HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CIVIL
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Approved	RH
Job No	20170335-10

Drawing Number:
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OF

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EXTERIOR SECURITY & LIGHTING PLAN
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37 FRENCHMANS CREEK ROAD
HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

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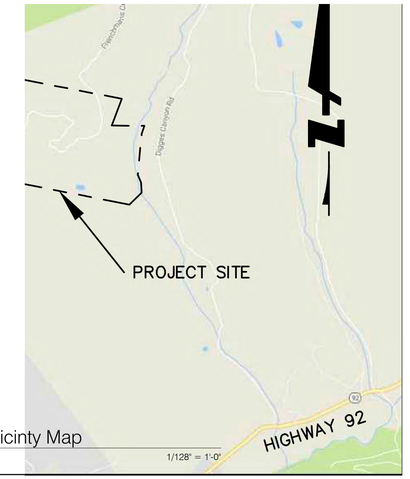
County of San Mateo - Planning and Building Department

ATTACHMENT B

Half Moon Grow Inc.
Half Moon Grow Nursery Inc.
37 Frenchman's Creek Rd.
Half Moon Bay
APN: 048-320-020



00 Vicinty Map

General Notes:

These plans are the Architects interpretation of all the current existing conditions.
Contractors, Engineers of all disciplines not limited to Fire, Mechanical, Electrical, Plumbing, Structural, Civil to check and validate all existing and pre-existing conditions. It is the responsibility of the Contractor to bring to attention any discrepancies between the existing conditions and the drawn plans.

New lighting Proposal subject to cultivation review.
All electrical associated to comply with C.E.C

Project Data:

Zoning

APN:	048-320-020
Zonning:	PAD/CD
Occupancy:	U
Const. Type:	II-B

APPLICABLE CODES:

CALIFORNIA STATE
SAN MATEO COUNTY

CALIFORNIA STATE CANNABIS ORDINACE
SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
ANY APPLICABLE COUNTY CODES, ORDINANCES, OR AMENDMENTS TO THE CALIFORNIA BUILDING CODES.

GENERAL NOTES:

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Sheet List

	Sheet Number	Sheet Title
	TS	Title Sheet
	G-00	General Site layout
	G-01	ADA Parking& Temp. WC Facility
*	TCA Nrsry	02&03 Canopy&Props'd Light Plan-TCA18-9557
	A101-02	02 Floor & Lighting Plan (Existing)
	A201-02	02 Elevations (Existing)
	A301-02	02 Section View
	A101-03	03 FLoor Plan Existing
	A201-03	03 Elevations
*	A101-04	04 FP(E) Storage TCA18-9564 -61 -66 -67
	A101-4.1	4.1 FLoor Plan (Existing)
	A101-05	05 FLoor Plan (Existing)
	A201-05	05 Elevations (Existing)
	A101-06	06 Floor Plan LVL.01 (Existing)
	A102-06	06 Floor Plan Lvl.02 (Existing)
	A103-06	06 Ceiling & Proposed Lighting Plan
	A201-06	06 Elevations N&E (Existing)
	A301-06	06 Sections 01&02 (Existing)
*	TCA-CultA	08 Canopy&Prop'd Lighting Plan-TCA18-9561,4,6
	A101-08	08 Floor Plan (Existing)
	A201-08	08 Elevations (Existing)
*	TCA-CultB	09 Canopy&Prop'd Lighting TCA18-9567
	A101-9S	09S Floor Plan (Existing)
	A101-9N	09N Floor Plan (Existing)
	A103-9N&S	09 Cieling&Proposed Light Plan
	A201-09	09-Elevations (Existing)
	A301-09	09 Sections-Details (Existing)
*	10-HRVST	10 Harvest Storag&Props'd Light Plan TCA18-9561
	A201-10	10 Elevations (Existing)
	A301-10	10 Section View (Existing)
	A101-12	12 GENRATOR 02 SHED

* License Canopy Information

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Fortuna Ca 95540

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650.728.7615

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Civil Enginer:
BKF Engineering
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Structural Engineer:
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Montara 94037
650.722.0219
Contractor's license #

General Contractor
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Laibach Solar
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530.388.5536
dejan@laibachsolar.com
Contractor License#:

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ECOM Electrical Eng.
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Electrical Consultant:
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Dana Riggs
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707.241.7718

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Half Moon Grow Inc
Half Moon Grow Nursery Inc
Existing Conditions
37 Frenchmans Creek Rd.
Half Moon Bay Ca., 94019

Title Sheet

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/31/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-PH01-AB
SHEET:	TS

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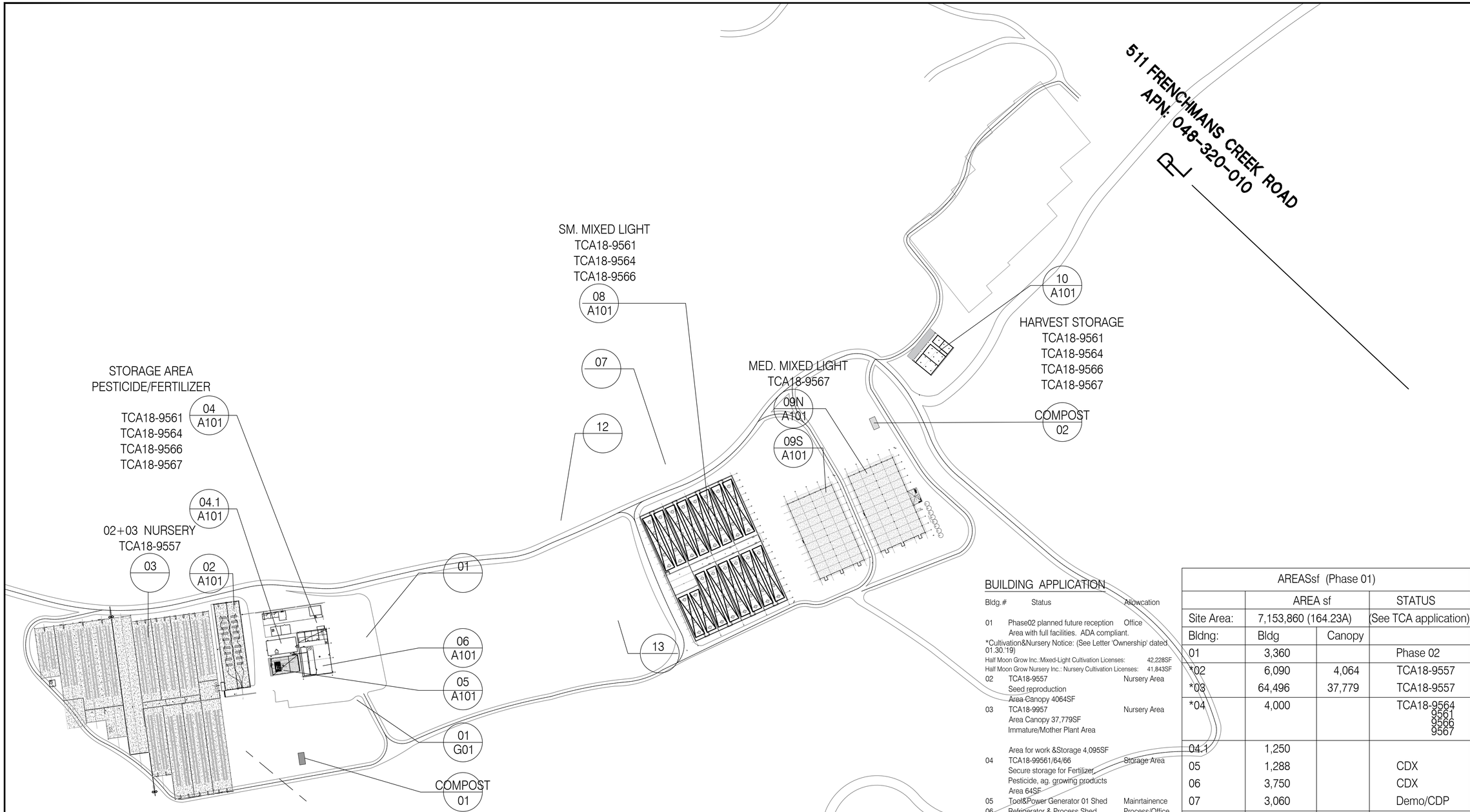

BUILDING APPLICATION

Bldg.#	Status	Allowcation
01	Phase02 planned future reception Area with full facilities. ADA compliant.	Office
	*Cultivation&Nursery Notice: (See Letter 'Ownership' dated 01.30.'19)	
	Half Moon Grow Inc.:Mixed-Light Cultivation Licenses:	42,228SF
	Half Moon Grow Nursery Inc.: Nursery Cultivation Licenses:	41,843SF
02	TCA18-9557 Seed reproduction Area Canopy 4064SF	Nursery Area
03	TCA18-9957 Area Canopy 37,779SF Immature/Mother Plant Area	Nursery Area
	Area for work &Storage 4,095SF	
04	TCA18-99561/64/66 Secure storage for Fertilizer, Pesticide, ag. growing products Area 64SF	Storage Area
05	Tool&Power Generator 01 Shed	Mainrtainence
06	Refrigerator & Process Shed Refrigeration, Light storage, offices.	Process/Office
07	For Demo. To Be reconstructed as Farm workers accommodation. Will Require CDP	Accomodation
08	TCA18-95561/4/6 Growing area for product Canopy Area 24,948SF	Cultivation Area
09	TCA18-95561/4/6 Growing area for product Canopy Area 17,280SF Requires CDP	Cultivation Area
10	TCA18-9567/6/4/1 Harvest Shed	Process
11	Abandoned Hoop House	
12	Back-up Generator Shed 02	Maintenance

AREASsf (Phase 01)			
	AREA sf		STATUS
Site Area:	7,153,860 (164.23A)		(See TCA application)
Bldng:	Bldg	Canopy	
01	3,360		Phase 02
*02	6,090	4,064	TCA18-9557
*03	64,496	37,779	TCA18-9557
*04	4,000		TCA18-9564 9561 9566 9567
04.1	1,250		
05	1,288		CDX
06	3,750		CDX
07	3,060		Demo/CDP
*08	38,304	24,948	Permitted TCA18-9561 9564 9566
*09	21,976	17,280	CDP Rad. TCA18-9567
*10	2,400		Permitted TCA18-9561 9564 9566 9567
12	320		
13			Abbandoned

LEGEND:

PROPERTY BOUNDRY

PROJECT NORTH NORTH

01 PH01 Partial Overview

WAY-1

00 Vacinity Map
SCALE: N.T.S

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Half Moon Grow Nursery Inc
Existing Conditions
37 Frenchmans Creek Rd.
Half Moon Bay Ca., 94019

General Site Layout

LICENSED ARCHITECT
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No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

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DRAWN:	mc
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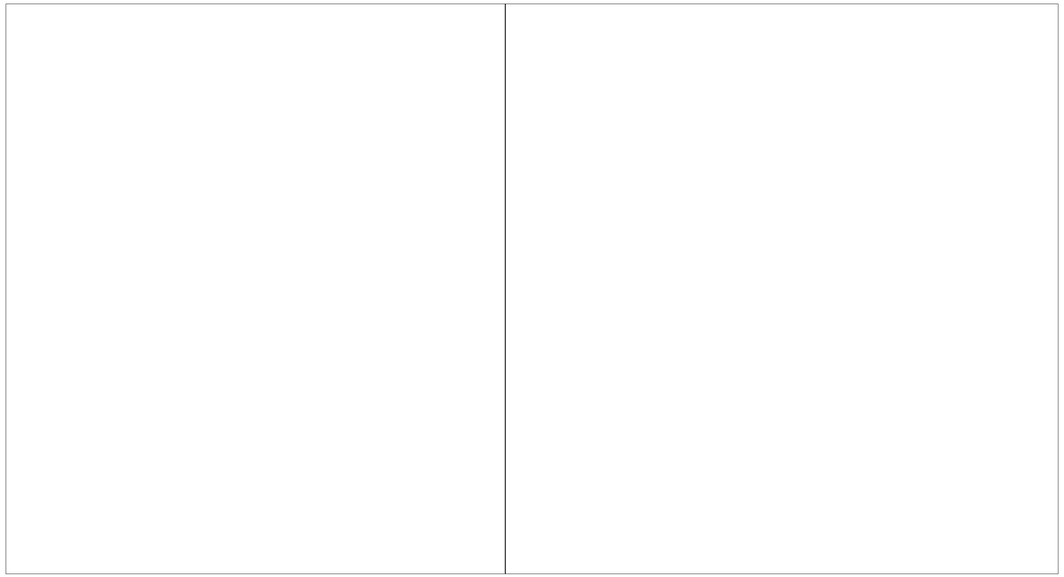
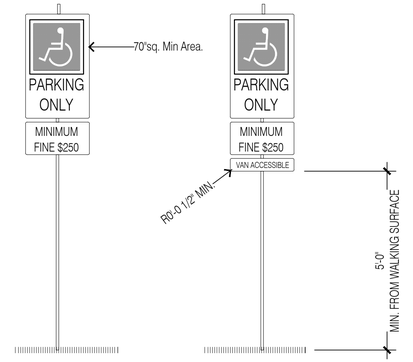


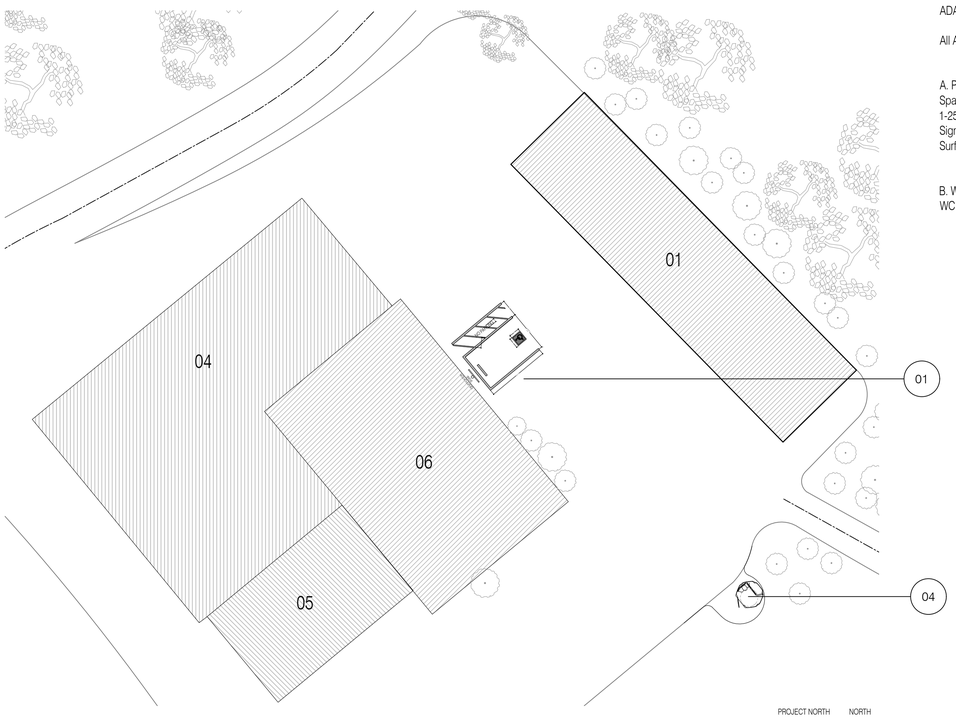
04 Temp. ADA WC Facility

1/2" = 1'-0"



02 Signage

1/2" = 1'-0"



ADA NOTES:

All ADA facilities are temp. until Phase 02. (See G-00 Bldg. 01)

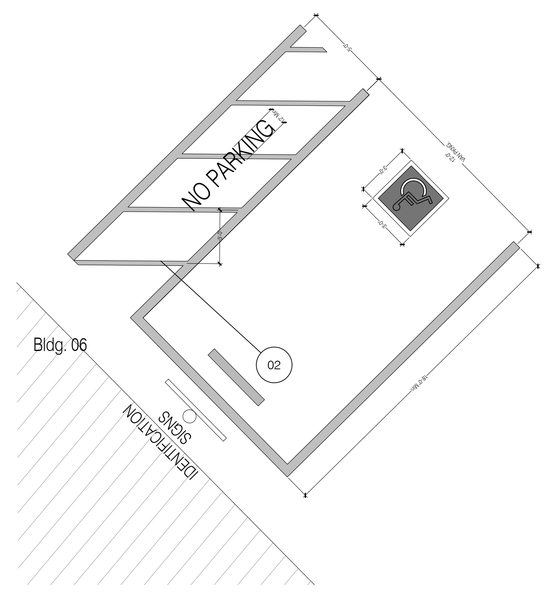
A. Parking
Spaces: 11b.208.2.3.2
1-25 Spaces per Table 21A. 1 Van Space min. rqd.
Signage: As rq'd per 11B.502.6.3
Surface: 1:12 max slope in any direction.

B. WC Facility. Suitable location to be confirmed.
WC: Locate and ensure min 60'Ø of<1:12 slope in front of access door.

03 ADA Parking Location

3/64" = 1'-0"

PROJECT NORTH NORTH



01 ADA Parking

1/4" = 1'-0"

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ADA Parking& Temp. WC Facility

LICENSED ARCHITECT
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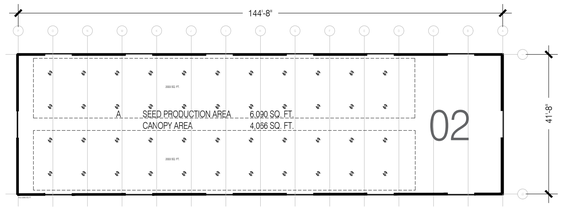
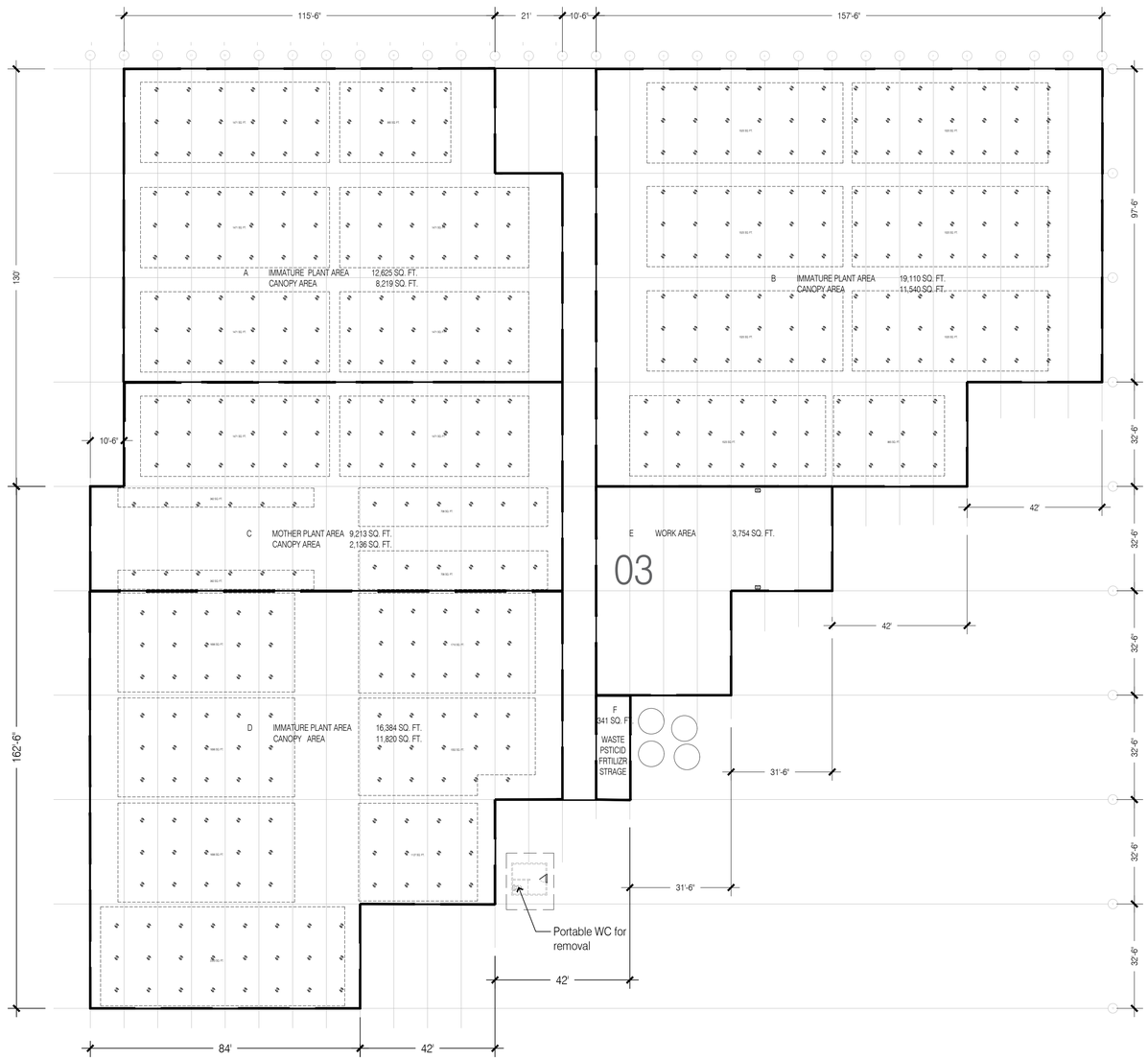


02 02 Nursery Canopy & Proposed Lighting Plan (TCA18-9557)

3/64" = 1'-0"



01 03 Nursery Canopy Area & Proposed Lighting Plan (TCA18-9557)

3/64" = 1'-0"

PROJECT NORTH NORTH

NURSERY NOTES:

TCA18-09557

BUILDING AREAS SF
(Dimensioned to Grid lines)

Bldg. 02	6,090sf
Bldg. 03	64,496sf

NURSERY AREAS SF

CANOPY AREAS Sq. Ft.

Bldg. 02	A. Seed Production Area	4,064sf
Bldg. 03	A. Immature Plant Area	8,219sf
	B. Immature Plant Area	11,540sf
	C. Mother Plant Area	2,136sf
	D. Immature Plant Area	11,820sf
	CANOPY Ttl. sf:	37,779sf
Bldg. 03	E. Work Area:	3,754 sf
	F. Fertilizer/Pesticides/ Waste Area:	341sf
	Work+Storage Areas:	4,095sf

LIGHTING LEGEND

LED 1000w — Nursery Lighting

LIGHTING NOTES:

All electrical work per C.E.C.

Proposed Lighting:
Location Nursery
Bldg. No. 02
03

Usage:
Nursery Canopy Lighting
Bldg. SF = 02+03 =37,779sf

Max W/Unit =1kW
=4.17A/Unit
x380 Units =380kW / 1,583A
380kW / Bldg.sf = 10W/Sf
=.0417A /Sf

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Half Moon Bay Ca., 94019

02&03 Canopy&Propsd Light Plan-TCA18-9557

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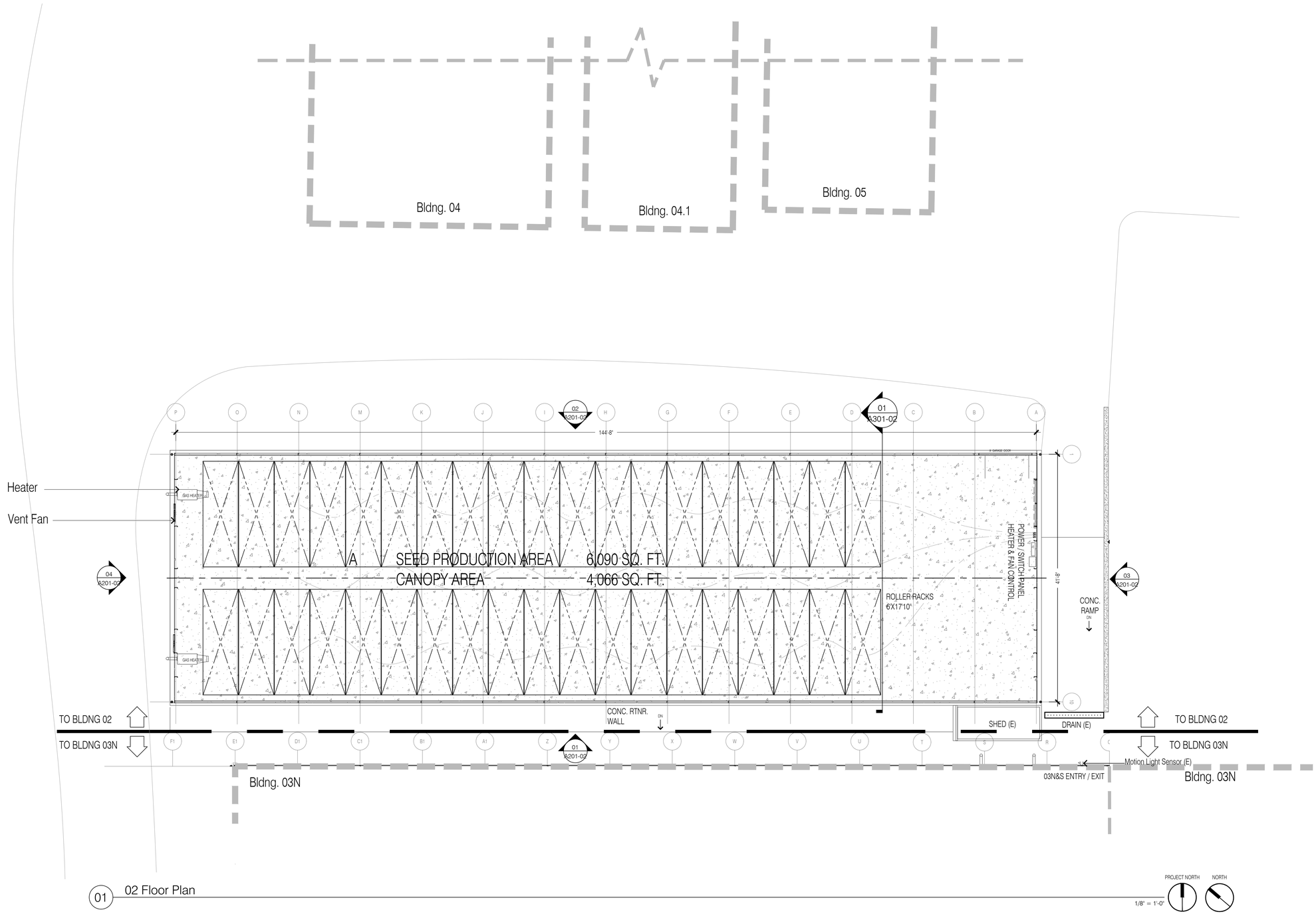

01 02 Floor Plan

1/8" = 1'-0"

PROJECT NORTH NORTH

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02 Floor & Lighting Plan (Existing)

LICENSED ARCHITECT
EDWARD C LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/30/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-PH01-AB
SHEET:	A101-02

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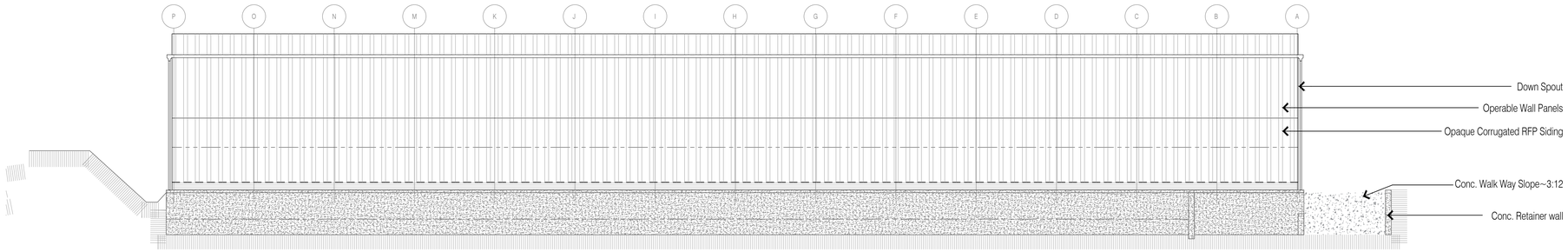
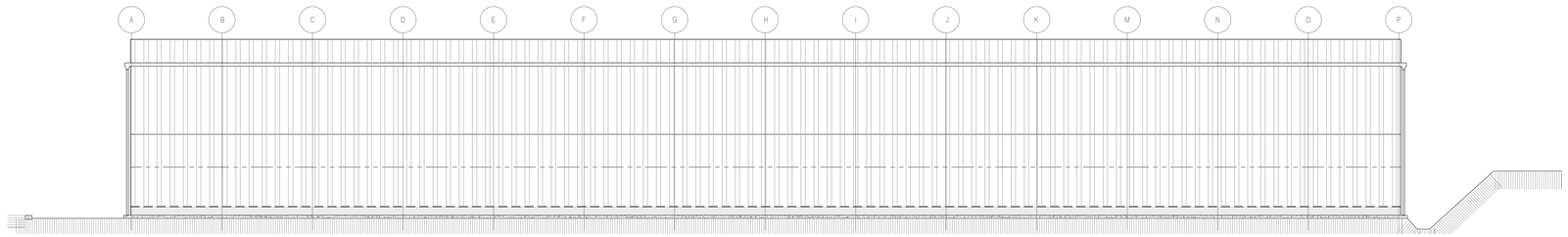


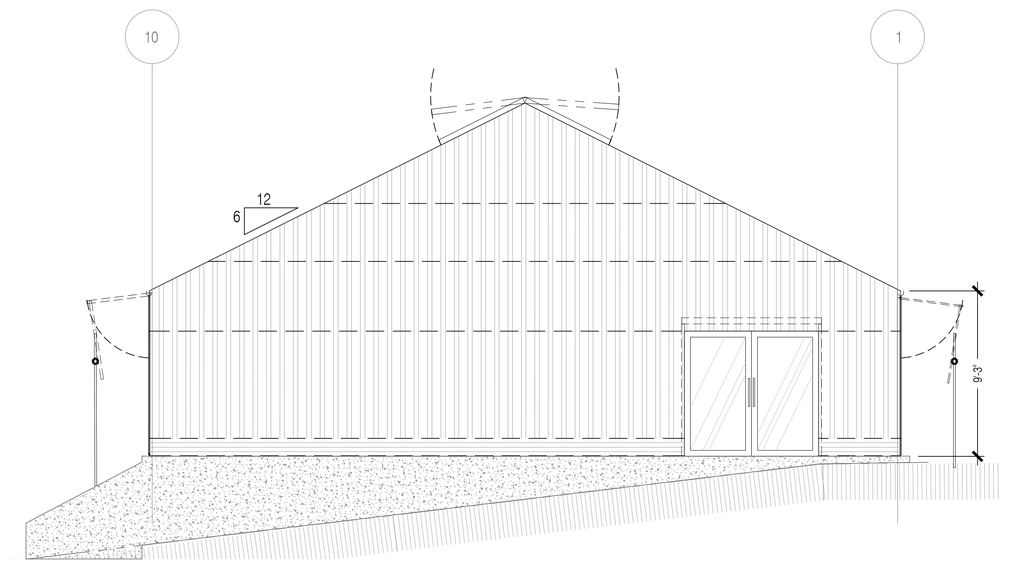
01 02 South Elev.

1/8" = 1'-0"



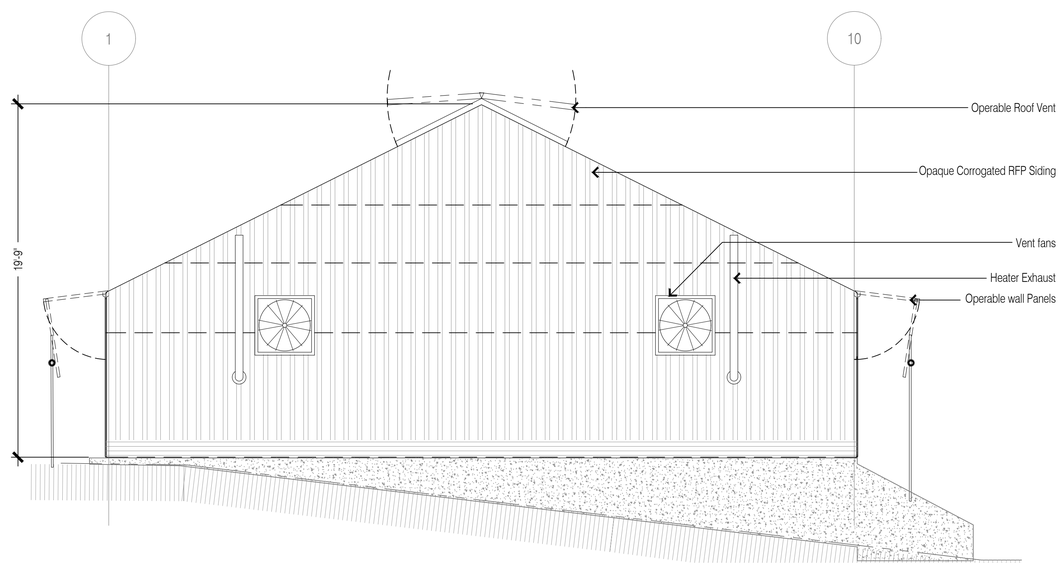
02 02 North Elev.

1/8" = 1'-0"



03 02 East Elev.

1/4" = 1'-0"



04 02 West Elev.

1/4" = 1'-0"

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02 Elevations (Existing)

LICENSED ARCHITECT
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Ren. 1/31/17
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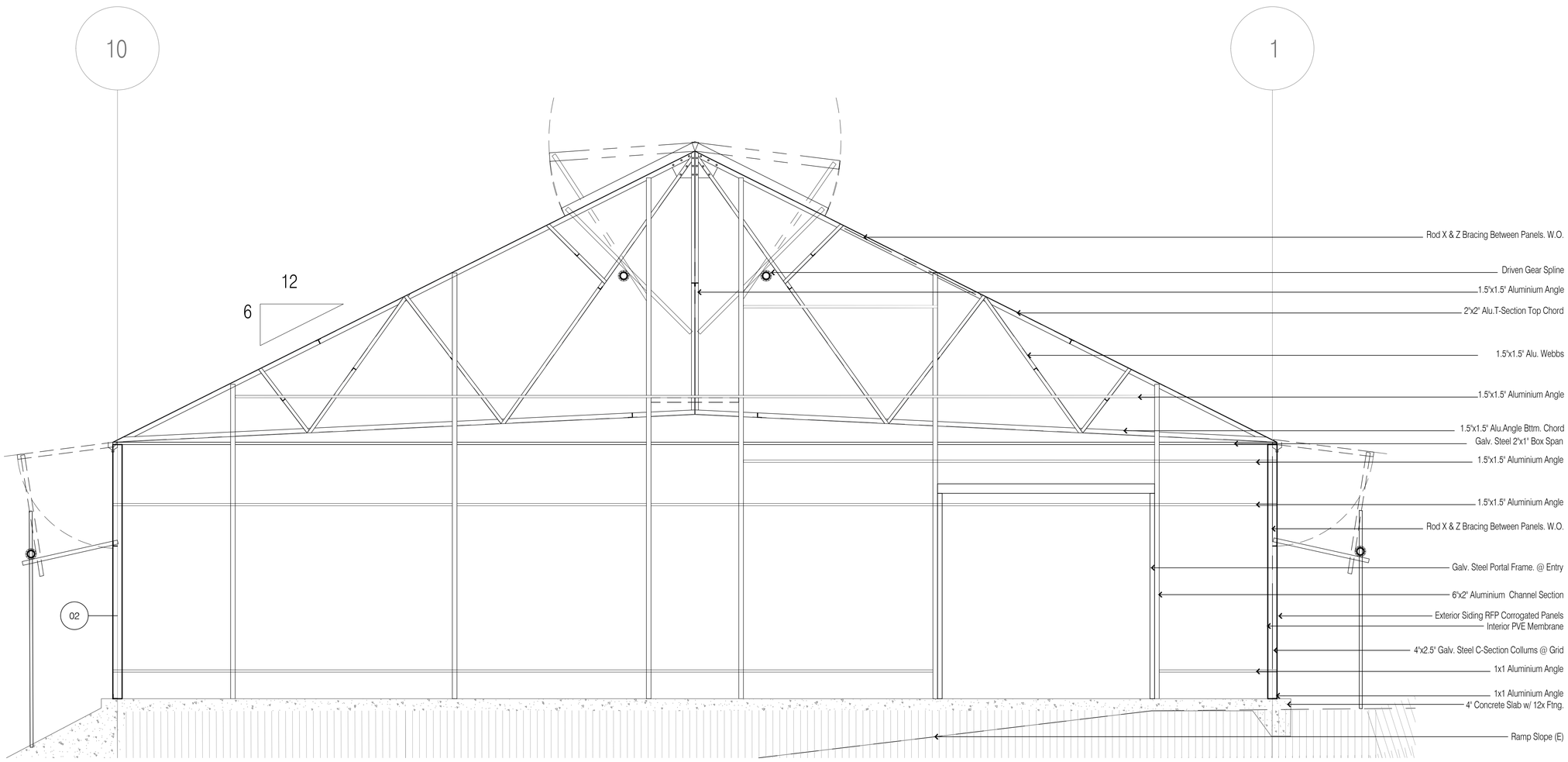
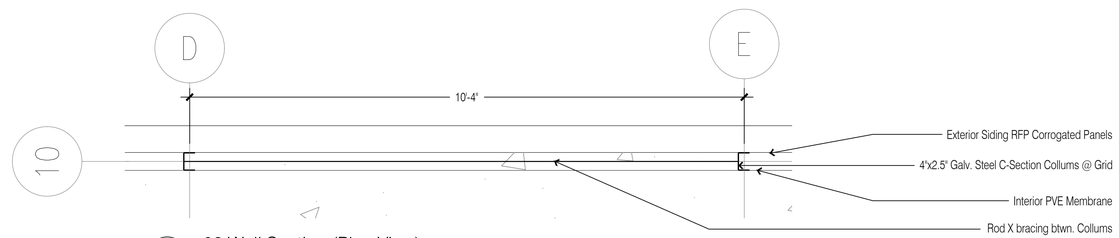


01 02 Section View Gable Wall & Truss

1/2" = 1'-0"



02 02 Wall Section (Plan View)

3/4" = 1'-0"

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02 Section View

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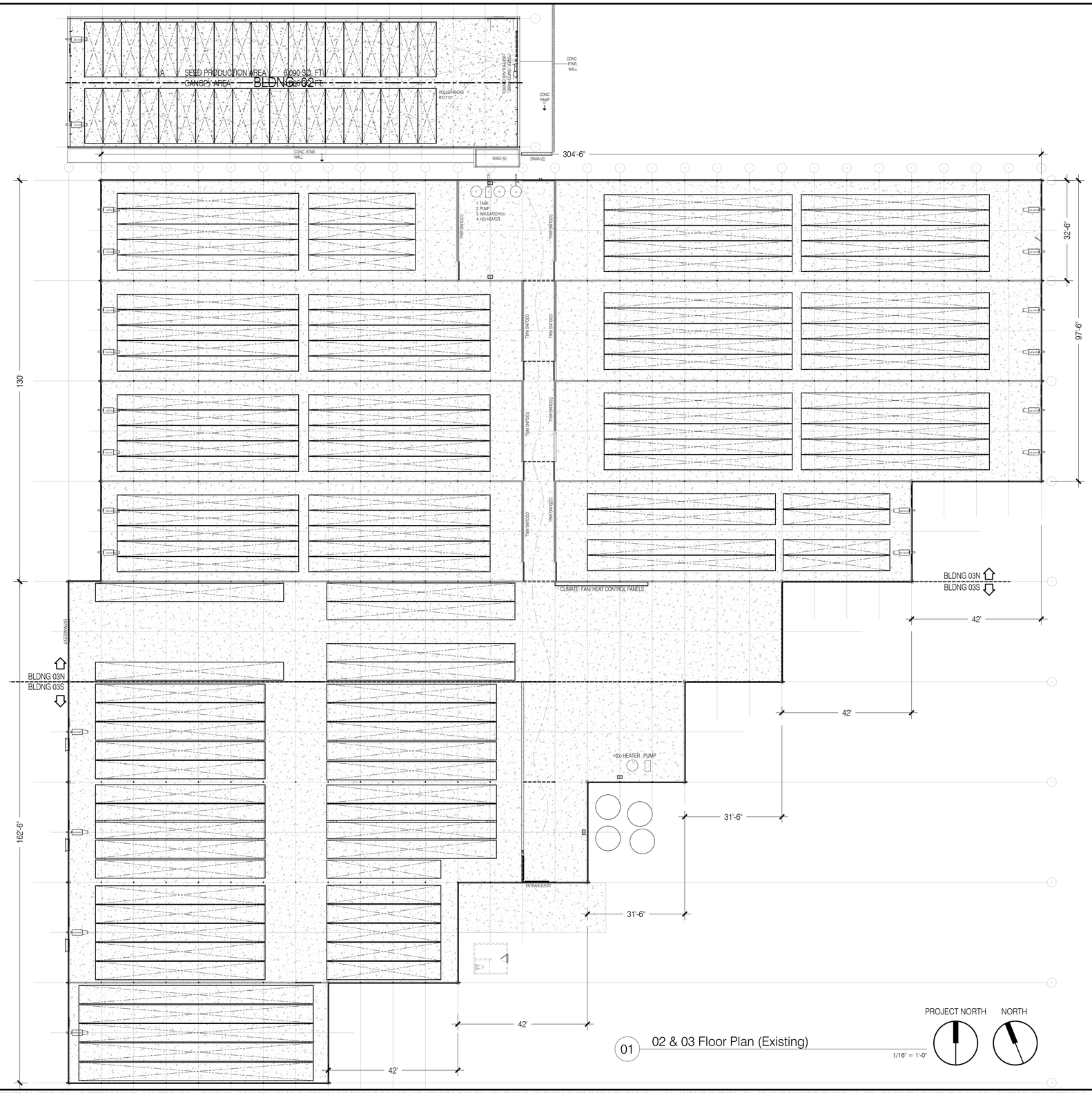

01 02 & 03 Floor Plan (Existing)

1/16" = 1'-0"

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03 FLoor Plan Existing

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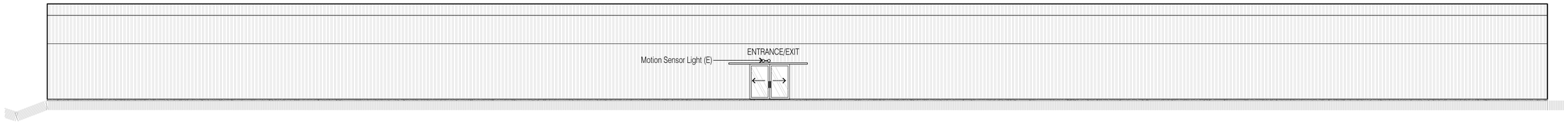
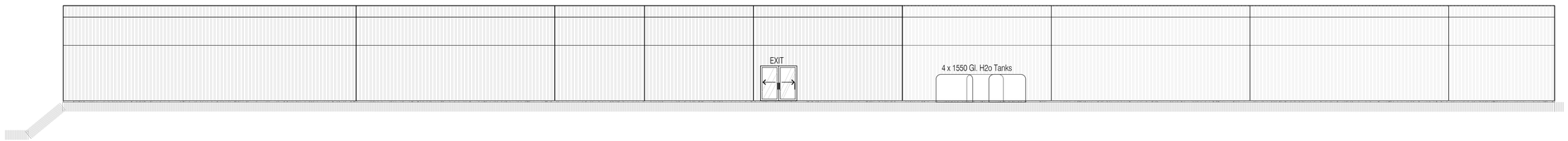


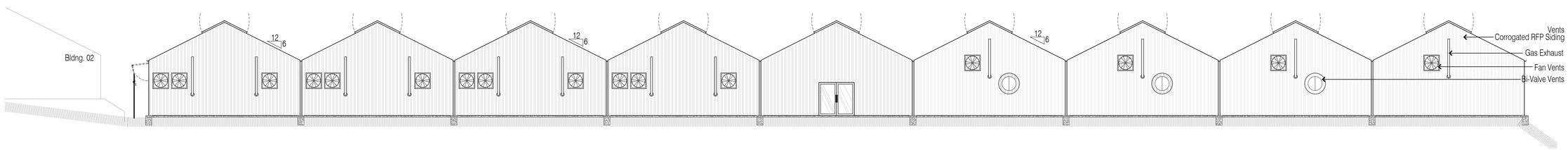
01 03 North Elevation

3/32" = 1'-0"



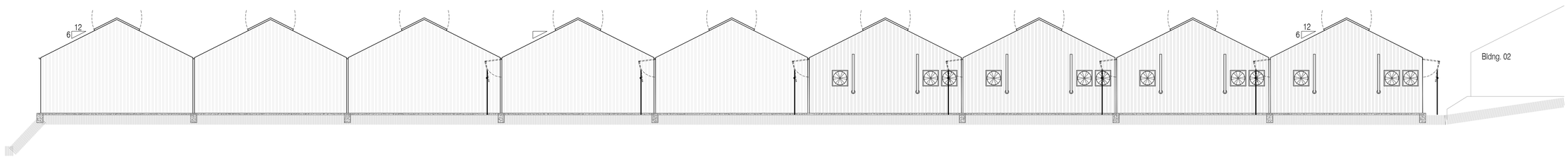
02 03 South Elevation

3/32" = 1'-0"



03 03 West Elevation

3/32" = 1'-0"



04 03 East Elevation

3/32" = 1'-0"

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03 Elevations

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Ren. 1/31/17
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PRJCT #:	37FCN-PH01-AB
SHEET:	A201-03

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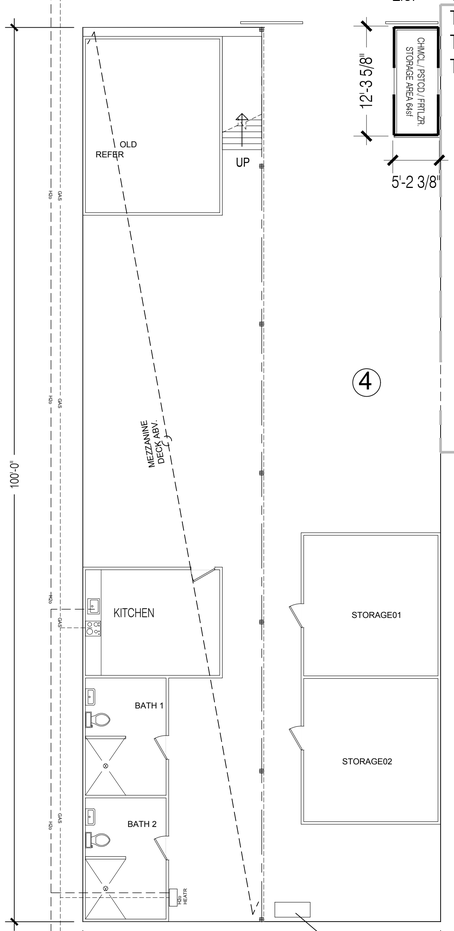
04 ERTILIZER STORAGE AREA NOTES:

Secure Storage area not limited to:
fertilizer, pesticides, agriculture chemicals, etc.

For Listed areas:
Lic. TCA18-9564
TCA18-9566
TCA18-9561
TCA18-9567



02 NOTE
Use of facilities dependent upon approval from Health Dept.
Water Treatment Unit to be installed.
Size & Location to be verified pending water sampling study.
Connection to Existing Water line to be verified.
(See Civil&Health)

01 04 Floor Plan

1/8" = 1'-0"

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04 FP(E) Storage TCA18-9564 -61 -66 -67

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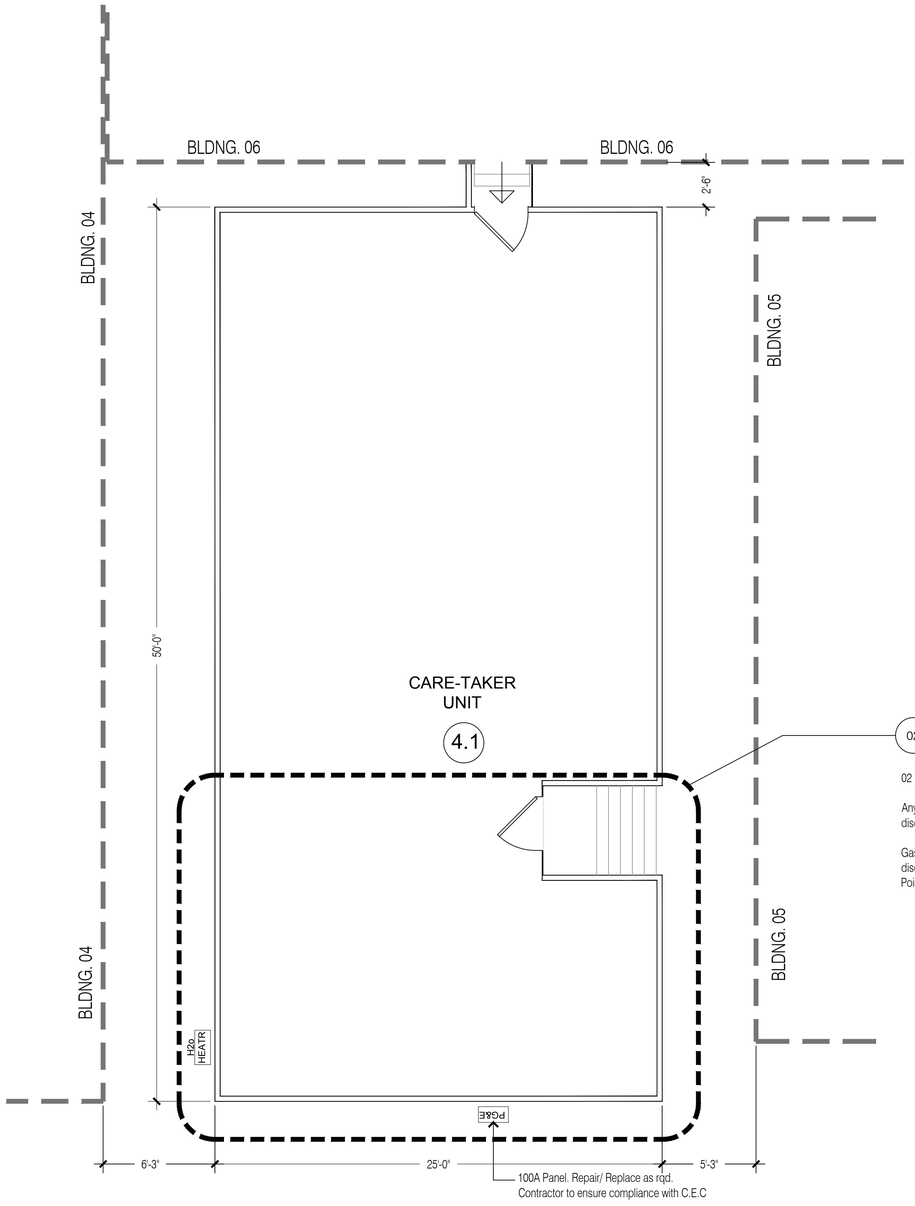

02 NOTE

Any plumbing facilities to be disconnected from supply.

Gas, Water and Sewer to be disconnected and capped at Point-of-Use.

01 04.1 Floor Plan

1/4" = 1'-0"

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4.1 FLoor Plan (Existing)

LICENSED ARCHITECT
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No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/31/19
SCALE:	per drawing
DRAWN:	mc
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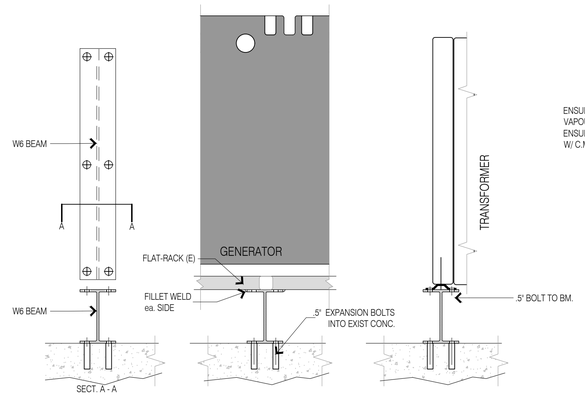


02 Generator & Transformer Connection To Concrete Pad

1 1/2" = 1'-0"

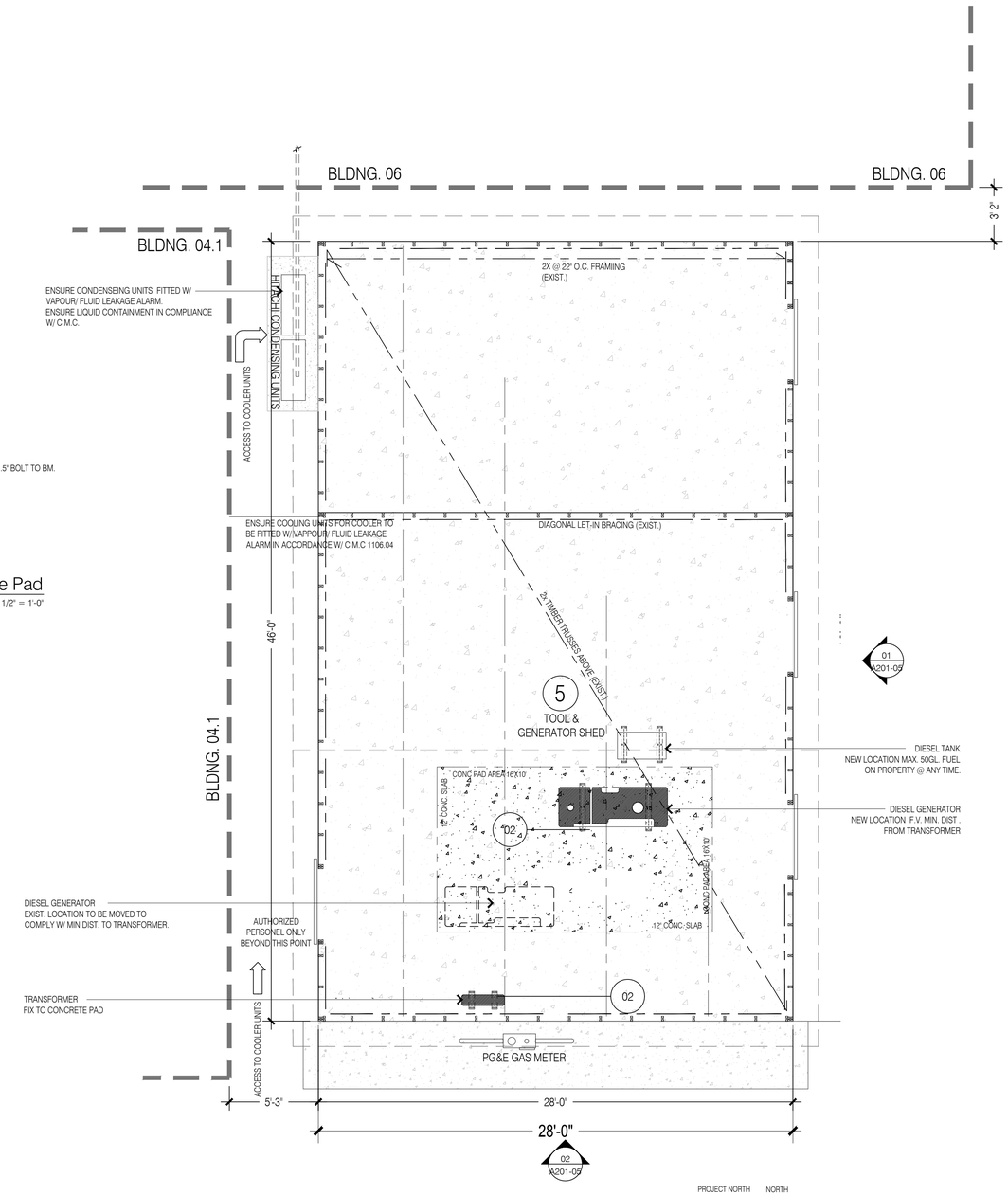
NOTES:

1. Move Generator to new position on pad. Verify min. allowable distance to Transformer.

2. Move Fuel tank accordingly.

3. Max. 50GL fuel on Property at any given time.

4. Secure Transformer, Generator, and fuel tank to concrete pad.



01 05 Floor Plan

1/4" = 1'-0"

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05 FLoor Plan (Existing)

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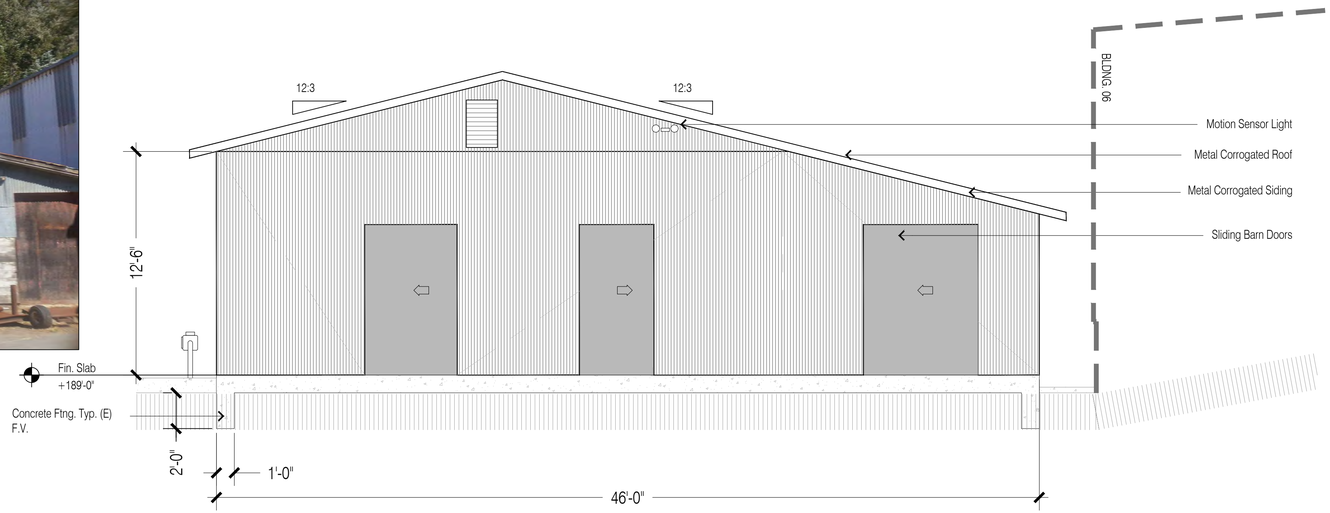
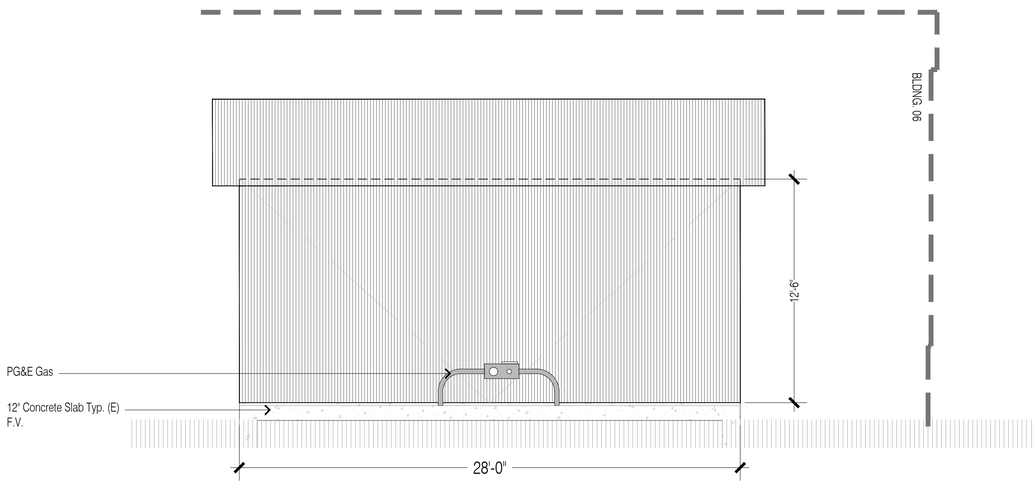


01 05 EAST ELEVATION

- Generator Shed to Remain

1/4" = 1'-0"



02 05 SOUTH ELEVATION

-Generator Shed to Remain

1/4" = 1'-0"

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05 Elevations (Existing)

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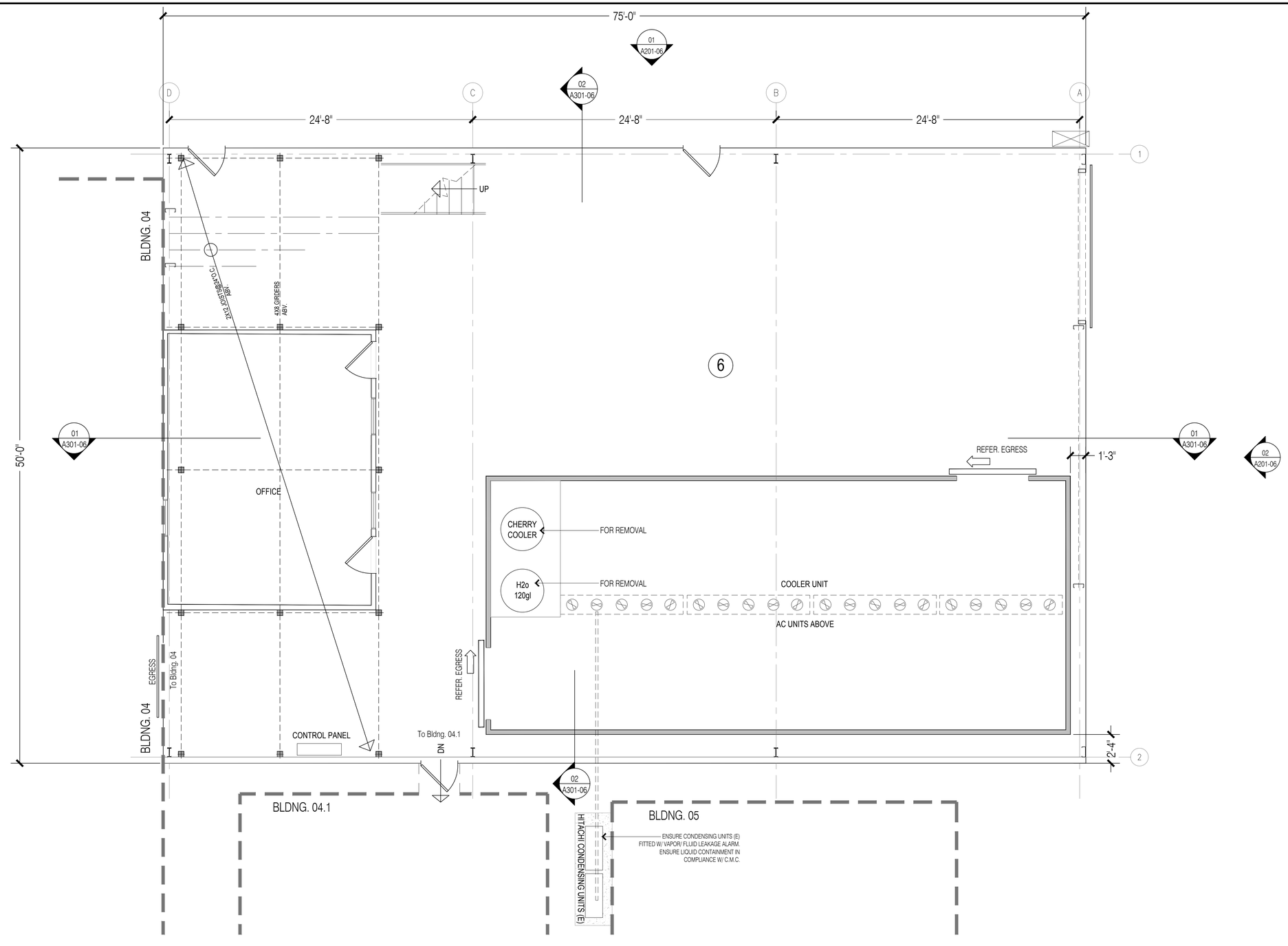

01 06 Floor Plan LVL.01

1/4" = 1'-0"

PROJECT NORTH

NORTH

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06 Floor Plan LVL.01 (Existing)

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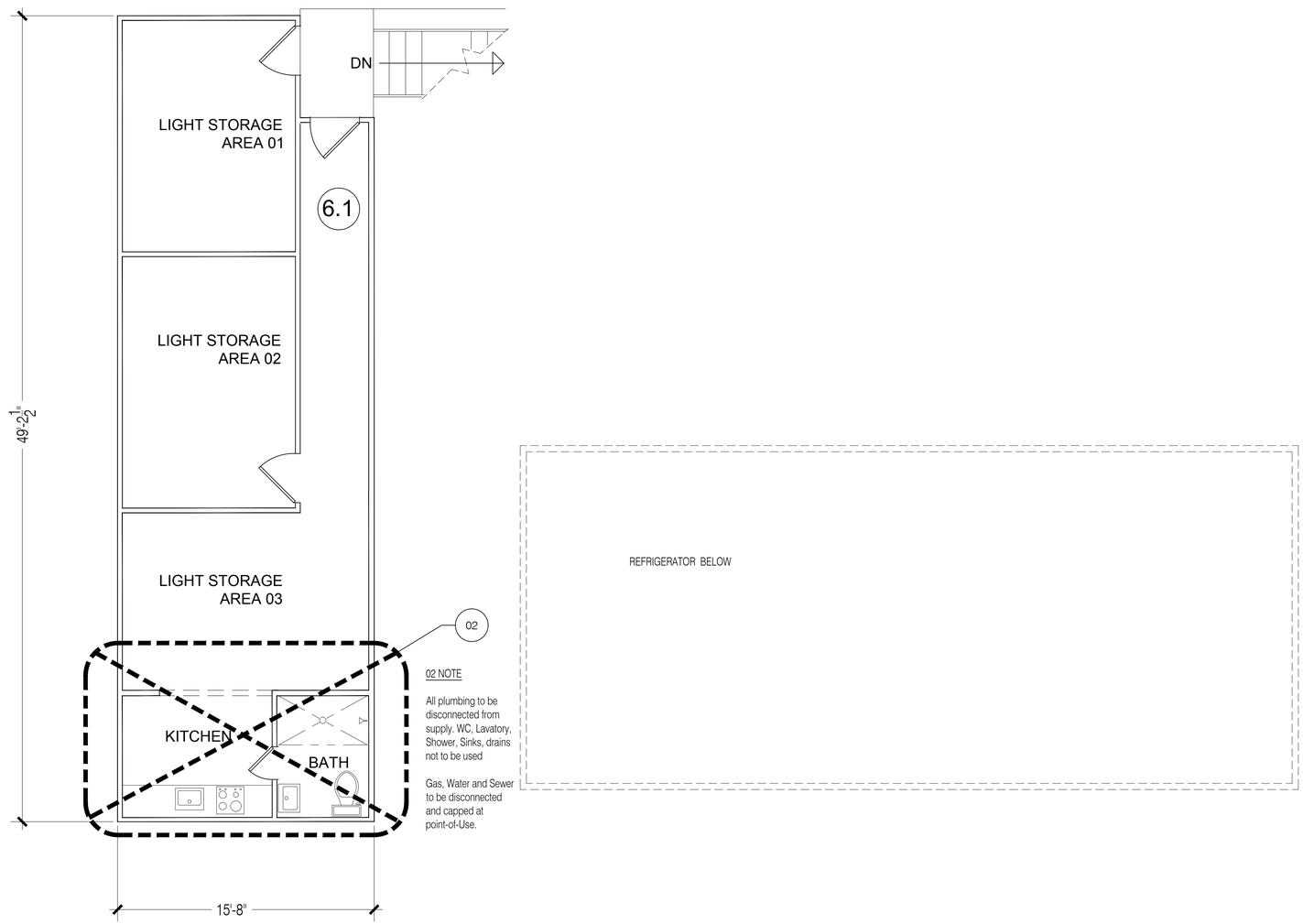

02 NOTE

All plumbing to be disconnected from supply. WC, Lavatory, Shower, Sinks, drains not to be used

Gas, Water and Sewer to be disconnected and capped at point-of-Use.

01 06 Floor Plan Lvl.02

1/4" = 1'-0"

PROJECT NORTH NORTH

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06 Floor Plan Lvl.02 (Existing)

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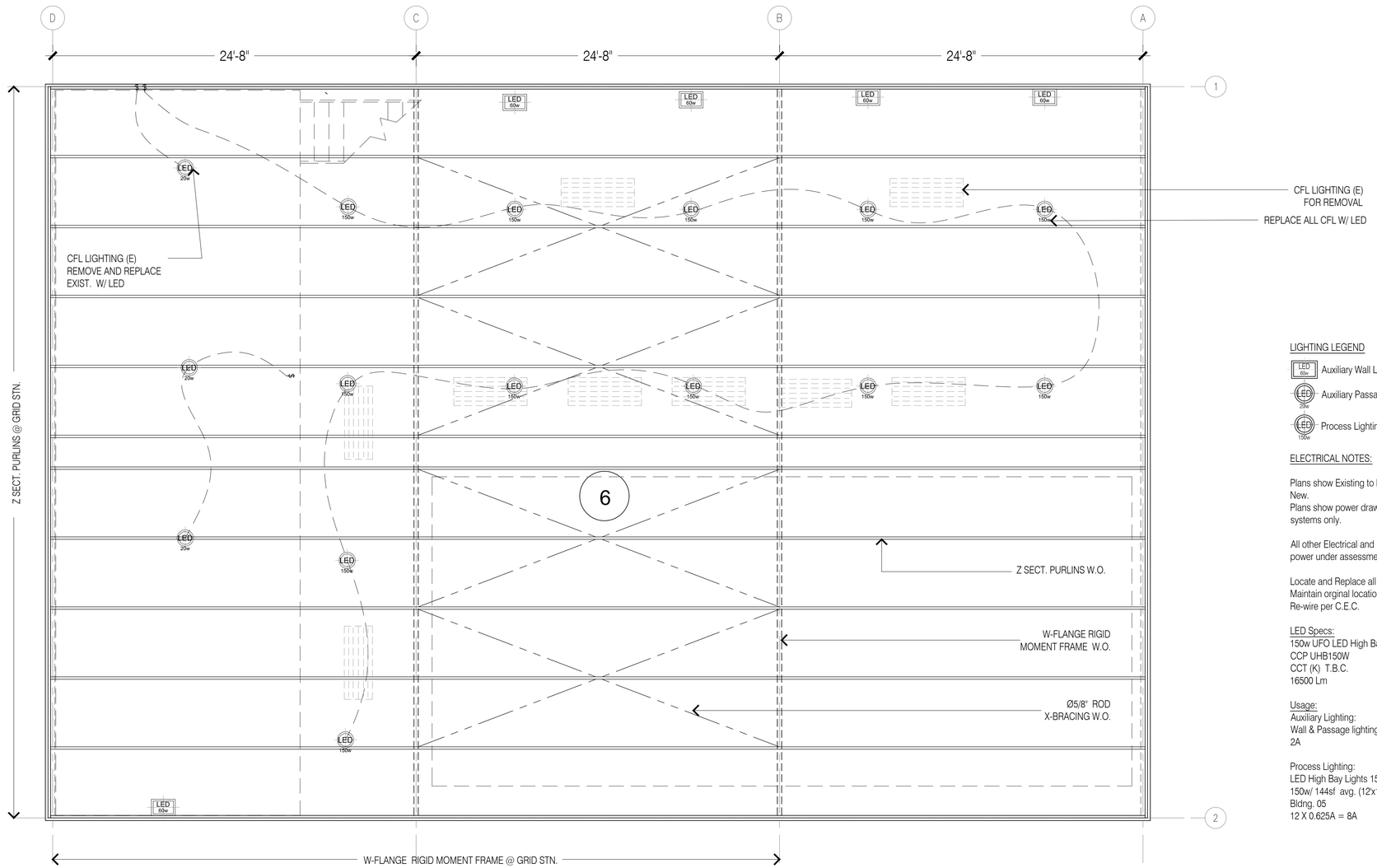

01 06 Ceiling & Lightiing Plan

1/4" = 1'-0"

PROJECT NORTH NORTH

LIGHTING LEGEND

- LED 60w — Auxiliary Wall Lighting
- LED 20w — Auxiliary Passage Lighting
- LED 150w — Process Lighting

ELECTRICAL NOTES:

Plans show Existing to be replaced/Removed and New.
Plans show power draw of proposed lighting systems only.

All other Electrical and Mechanical Applications power under assessment.

Locate and Replace all existing CFL Lights w/ LED.
Maintain orginal location of lights.
Re-wire per C.E.C.

LED Specs:
150w UFO LED High Bay Light
CCP UHB150W
CCT (K) T.B.C.
16500 Lm

Usage:
Auxiliary Lighting:
Wall & Passage lighting
2A

Process Lighting:
LED High Bay Lights 150W ea.
150w/ 144sf avg. (12'x12')
Bldng. 05
12 X 0.625A = 8A

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Half Moon Grow Nursery Inc
Existing Conditions
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Half Moon Bay Ca., 94019

06 Ceiling & Proposed Lighting Plan

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/30/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-PH01-AB
SHEET:	A103-06

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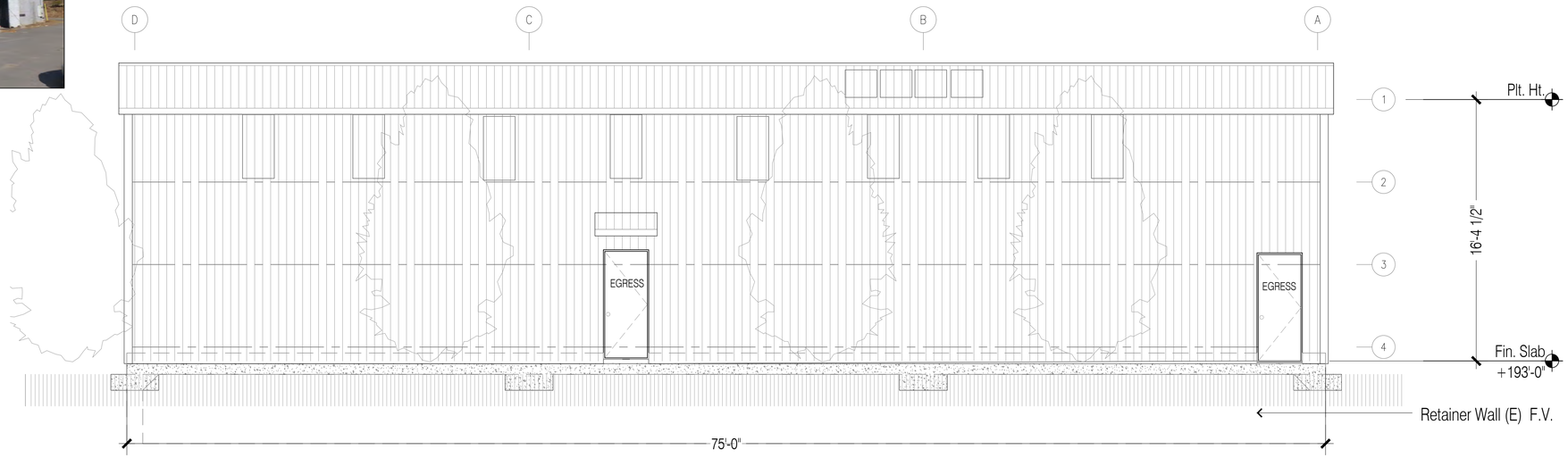
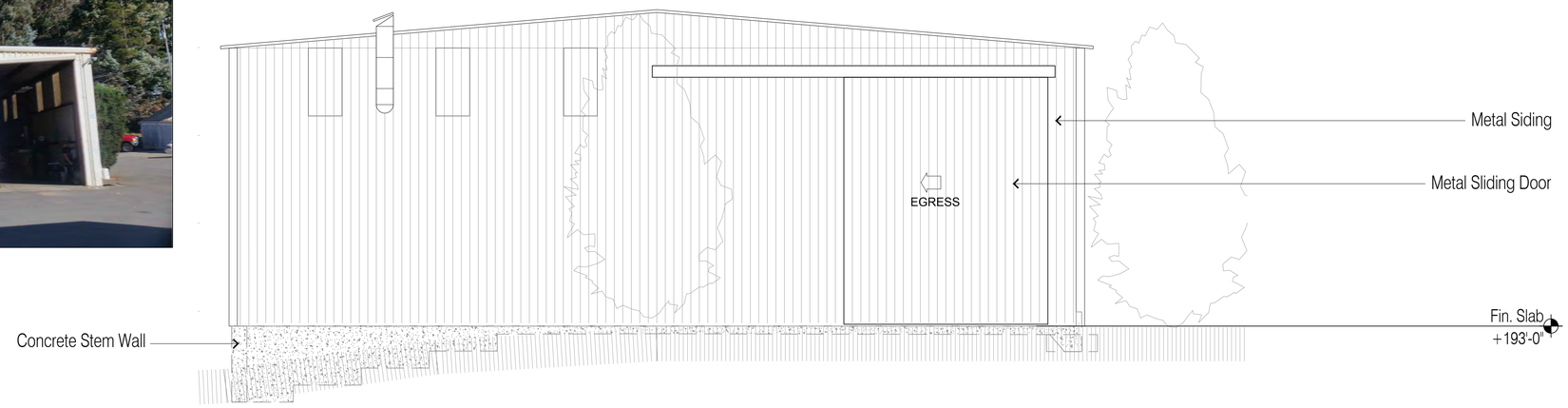


01 06 North Elevation

1/4" = 1'-0"



02 06 East Elevation

1/4" = 1'-0"

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06 Elevations N&E (Existing)

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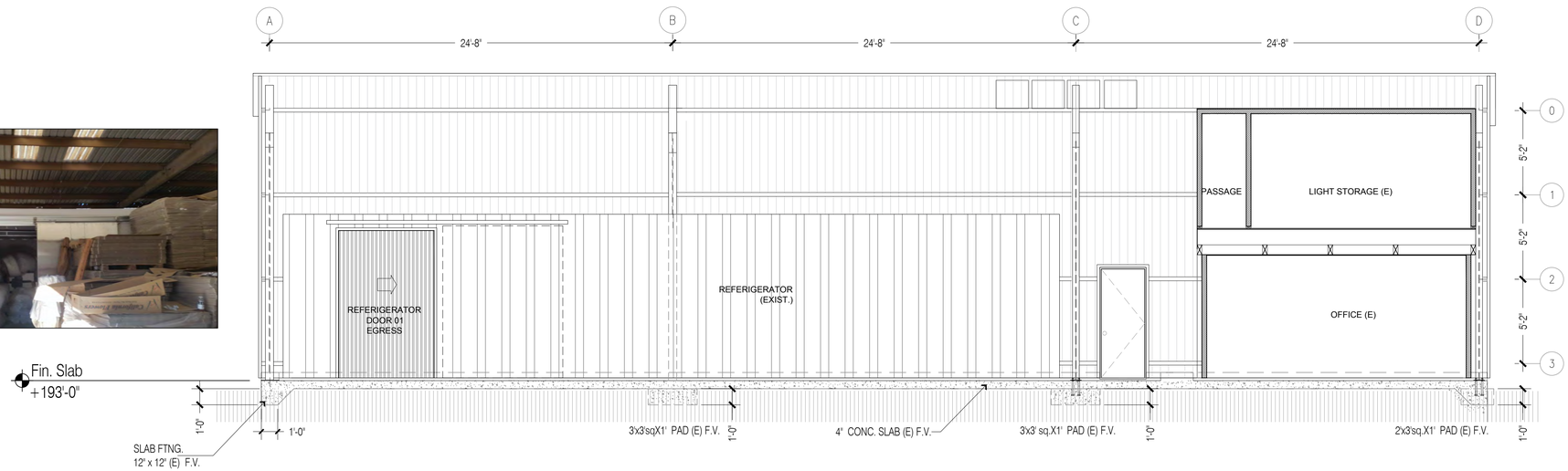
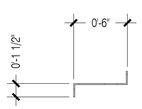


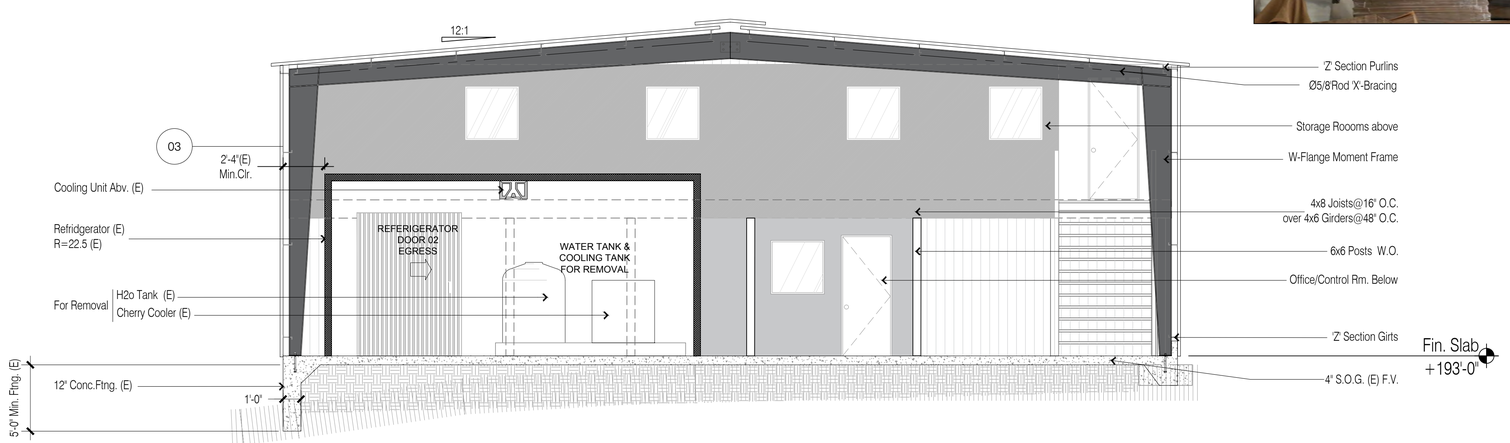
01 06 Section Views (E)

1/4" = 1'-0"



03 Purlins And Girts (E)

1 1/2" = 1'-0"



02 06 Section Views (E)

1/4" = 1'-0"

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06 Sections 01&02 (Existing)

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SCALE:	per drawing
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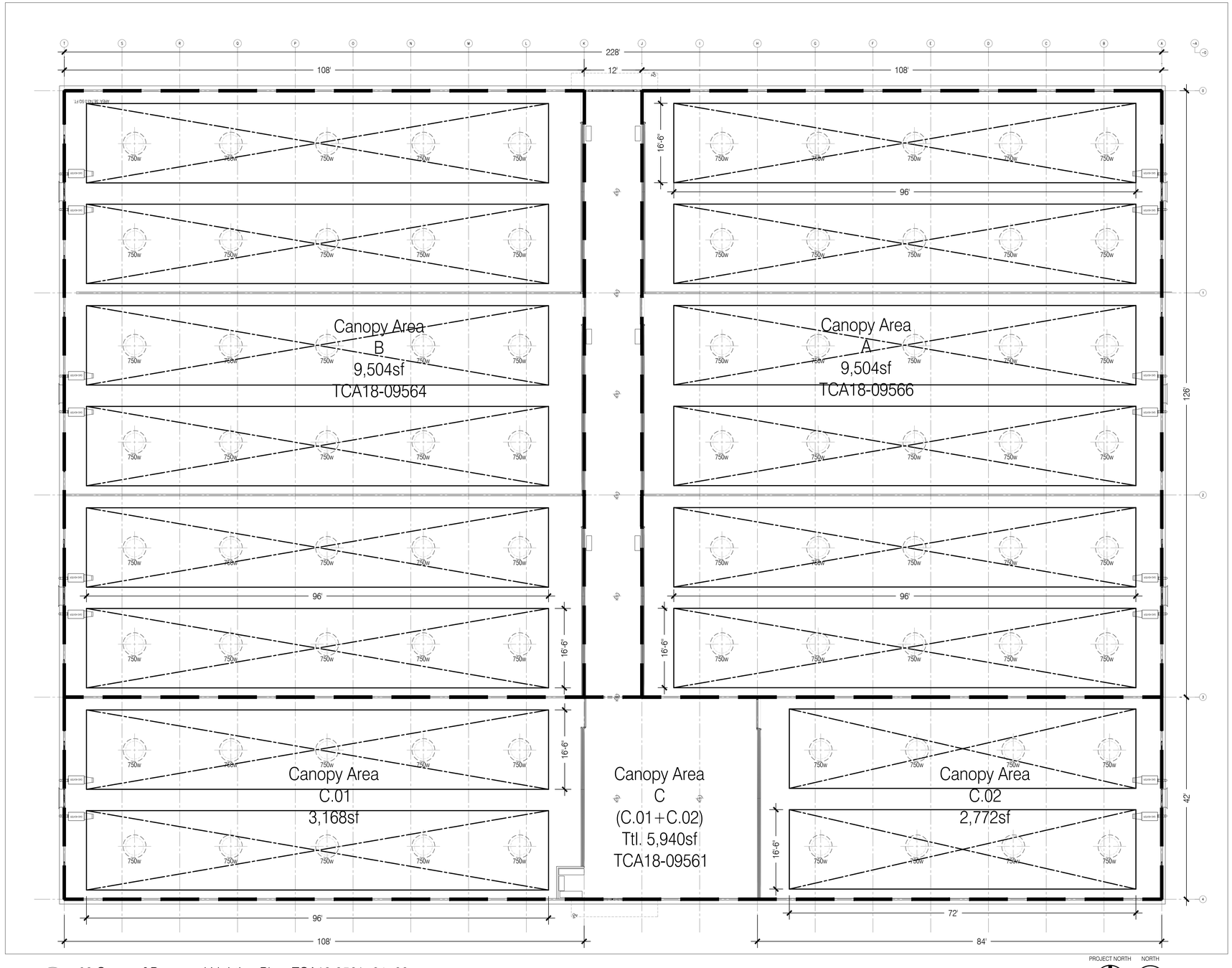

01 08 Canopy&Proposed Lighting Plan TCA18-9561 -64 -66

3/32" = 1'-0"

PROJECT NORTH NORTH

FLOOR PLAN NOTES:

TOTAL CANOPY AREA:
A + B + C = 24,948sf

Canopy Areas:
A= 9,504sf
Tier 1 Sm. Mxd. Lt.
Lic.TCA18-09566

B= 9,504sf
Tier 1 Sm. Mxd. Lt.
Lic.TCA18-09564

C= 5,940sf
Tier 1 Sm. Mxd. Lt.
Lic.TCA18-09561

LIGHTING LEGEND

750w Cultivation Lighting

LIGHTING NOTES:

All electrical work per C.E.C.

Proposed Lighting:
Location
Number
Unit/SF

Usage:
Cultivation Lighting

Max W/Unit =750W
=3.4A/Unit
x78 Units =58.5kW
=265.2A

750W/144sf Avg. (12'x12')
=5.2W/Sf
=.024A /Sf

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08 Canopy&Prop'd Lighting Plan-TCA18-9561,4,6

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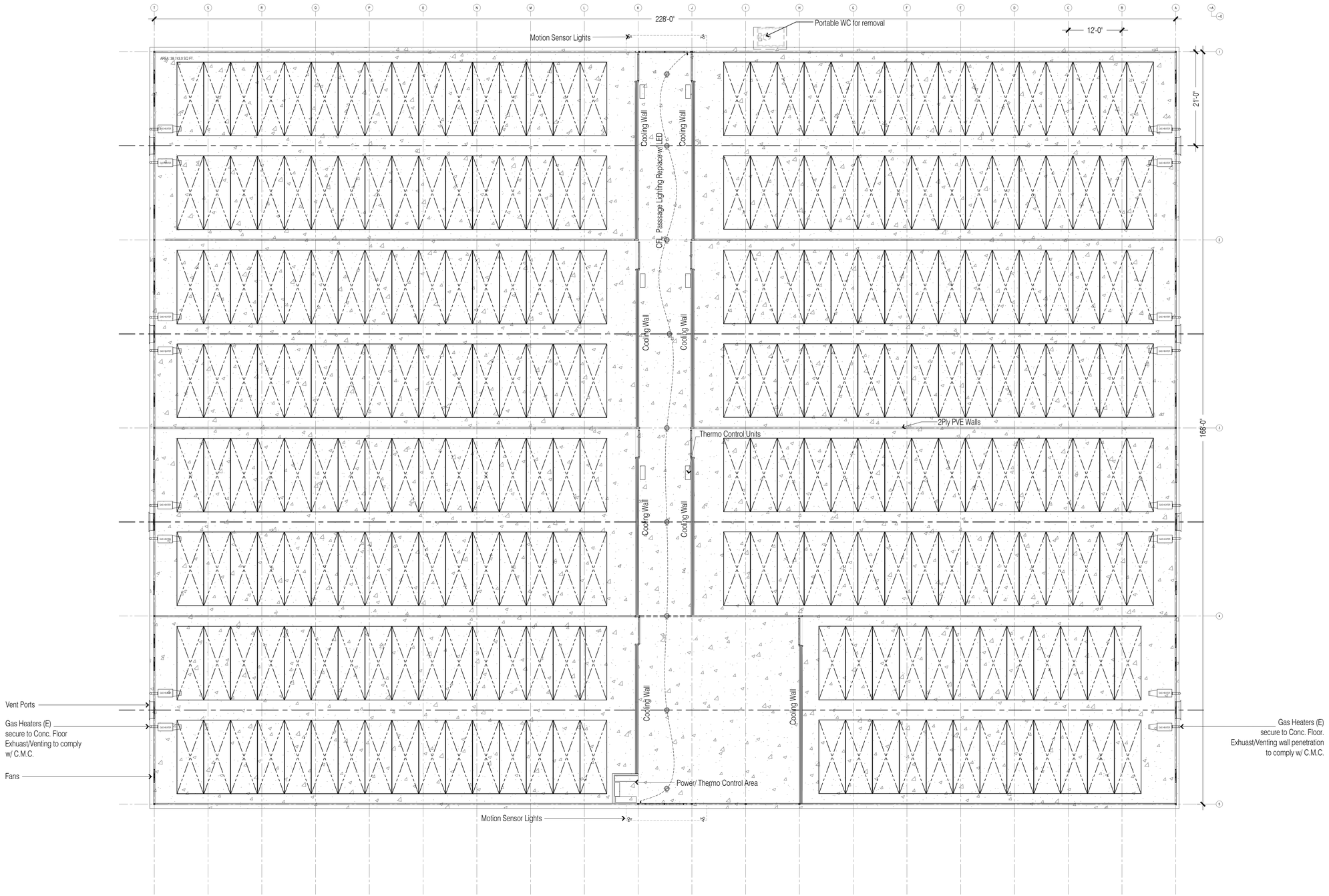

01 08 Floor Plan (Existing)

3/32" = 1'-0"

PROJECT NORTH NORTH

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08 Floor Plan (Existing)

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SHEET:	A101-08

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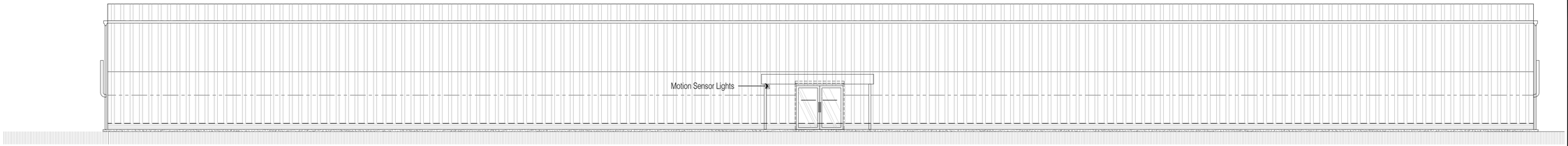
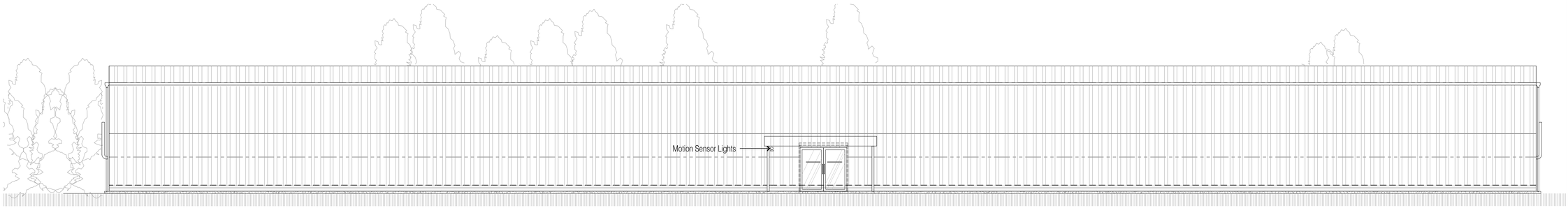


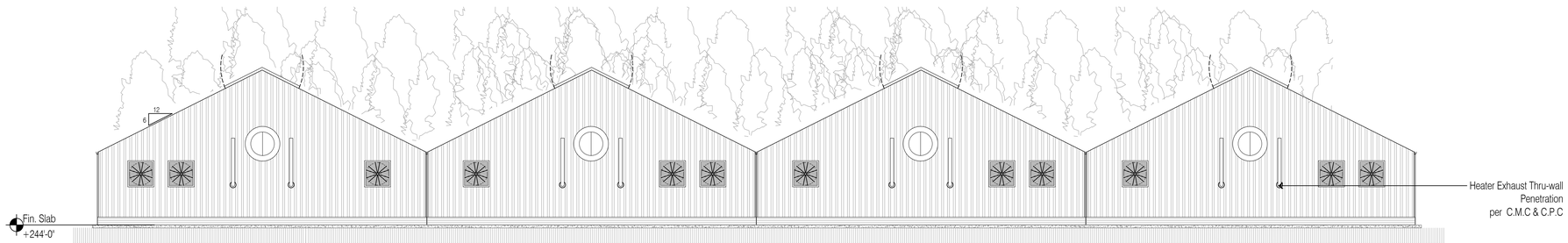
01 08 South Elevations (Existing)

1/8" = 1'-0"



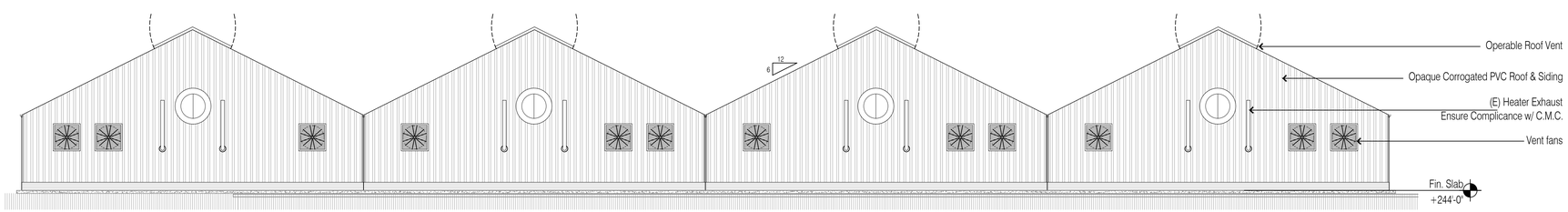
02 08 North Elevation (Existing)

1/8" = 1'-0"



03 08 West Elevation (Existing)

1/8" = 1'-0"



04 08 East Elevation (Existing)

1/8" = 1'-0"

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08 Elevations (Existing)

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Ren. 1/31/17
STATE OF CALIFORNIA

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DRAWN:	
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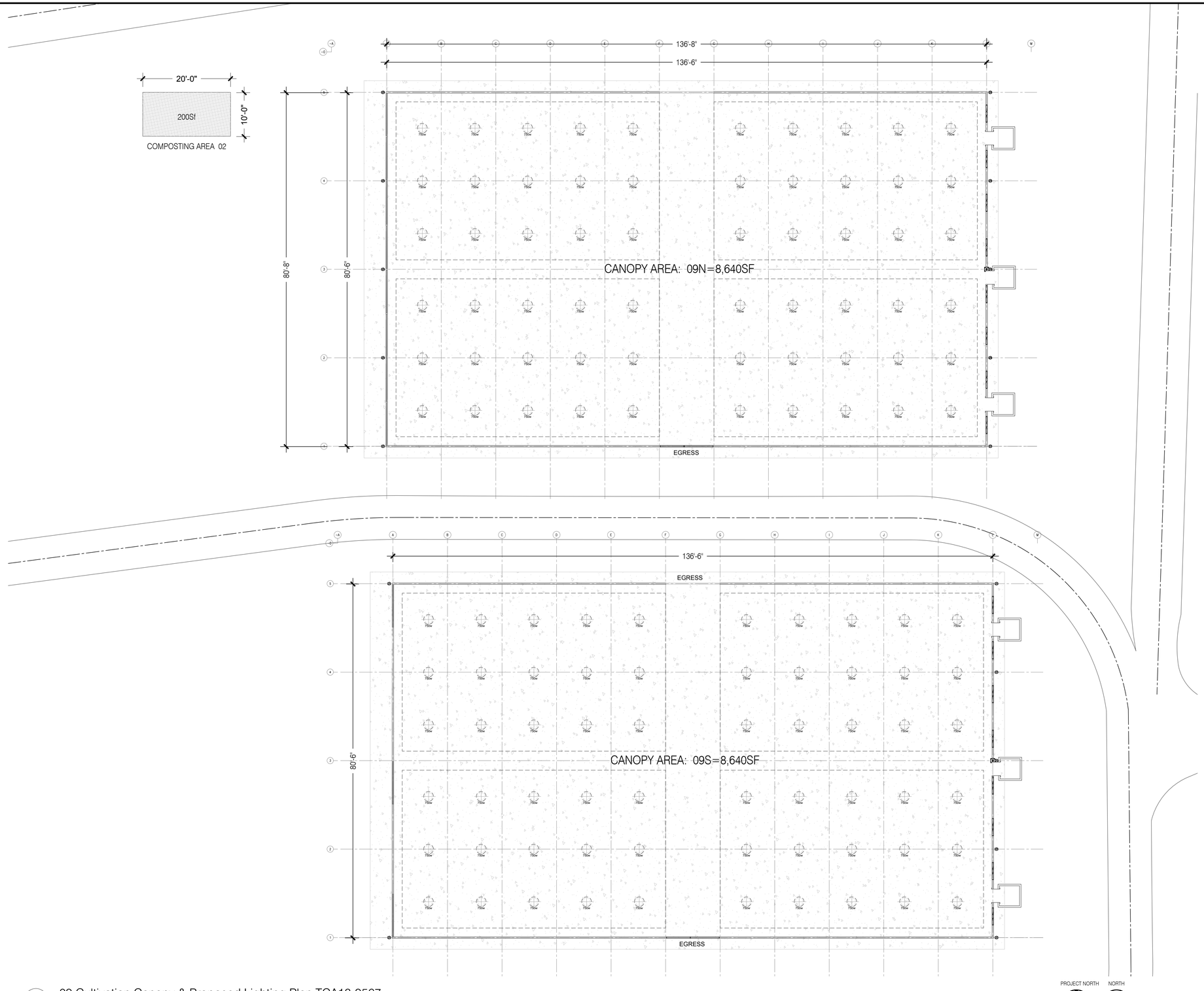

01 09 Cultivation Canopy & Proposed Lighting Plan TCA18-9567

3/32" = 1'-0"

FLOOR PLAN NOTES:

Med. Mixed Lt. Tier1 Lic. TCA18-09567

CANOPY AREA:
03N + 03S = 17,280sf

LIGHTING LEGEND

Cultivation Lighting

LIGHTING NOTES:

All electrical work per C.E.C.

Proposed Lighting:
Location
Number
Unit/SF

Usage:
Cultivation Lighting

Max W-A/Unit =750W
=3.4A/Unit
x120 Units =90kW
=408A

750W/144sf Avg. (12'x12')
=5.2W/Sf
= .024A /Sf

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09 Canopy&Prop'd Lighting TCA18-9567

LICENSED ARCHITECT
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No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

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PRJCT #:	37FCN-TCA-01
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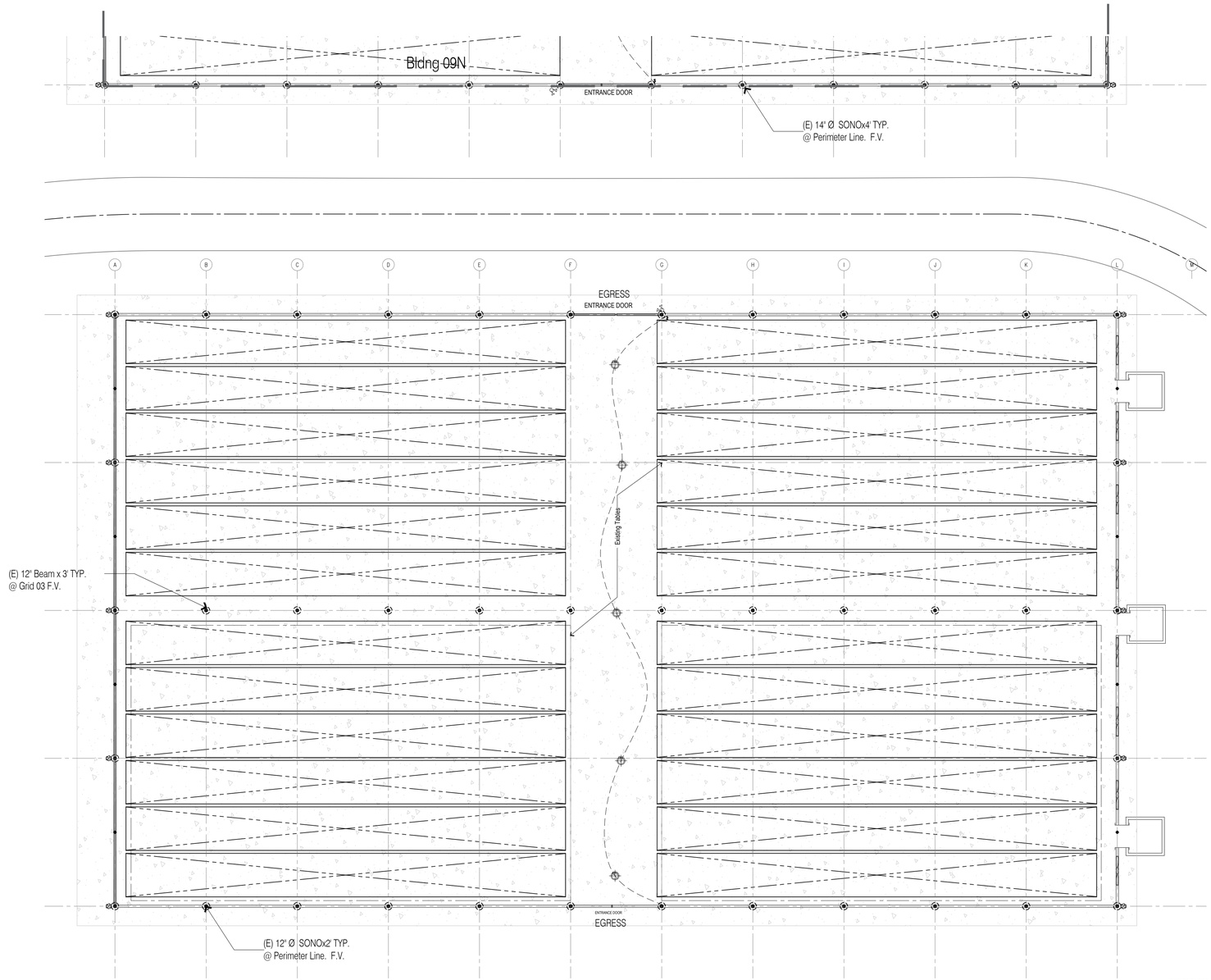

01 09S Floor Plan (Exist.)

1/8" = 1'-0"

PROJECT NORTH

NORTH

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09S Floor Plan (Existing)

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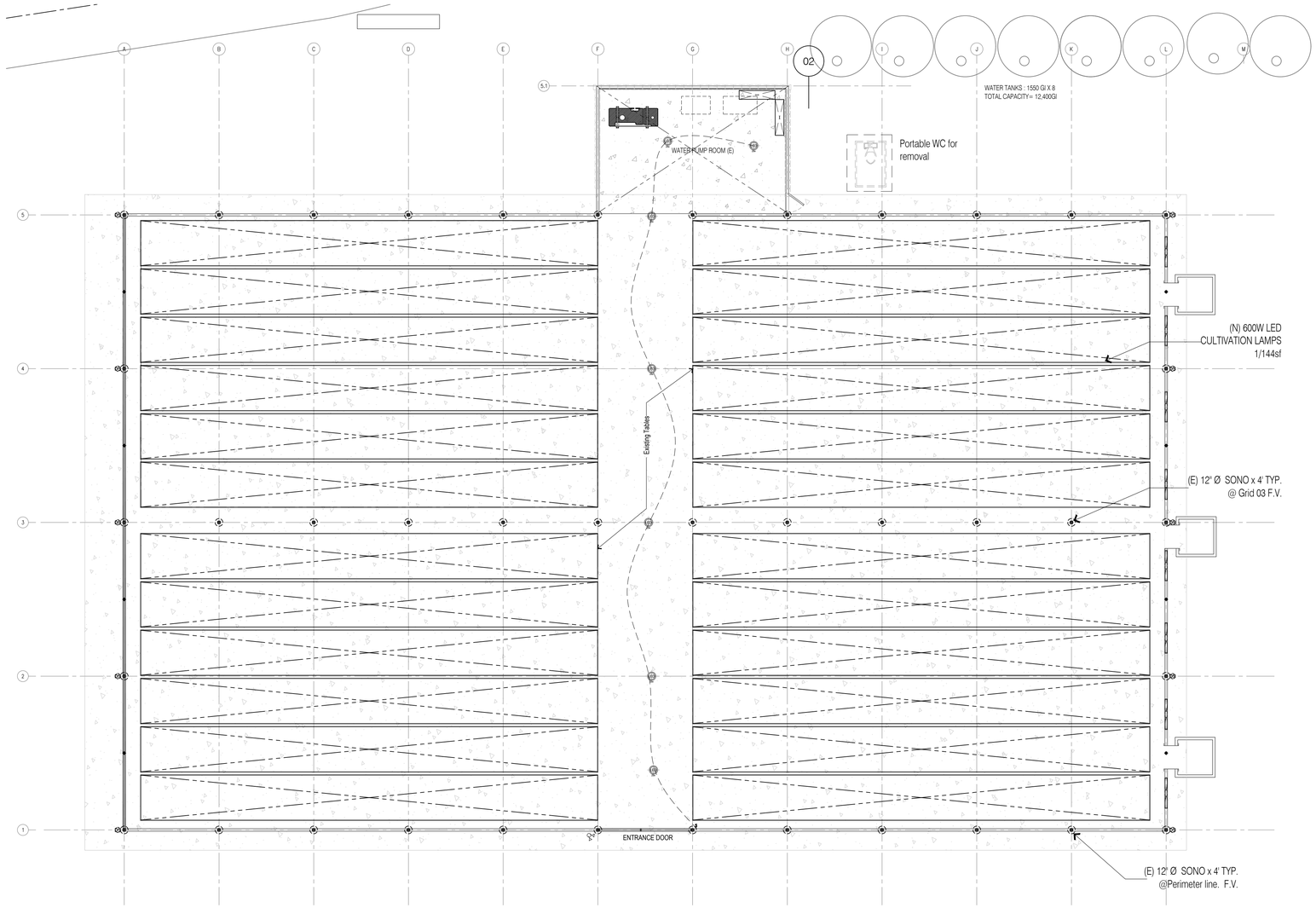

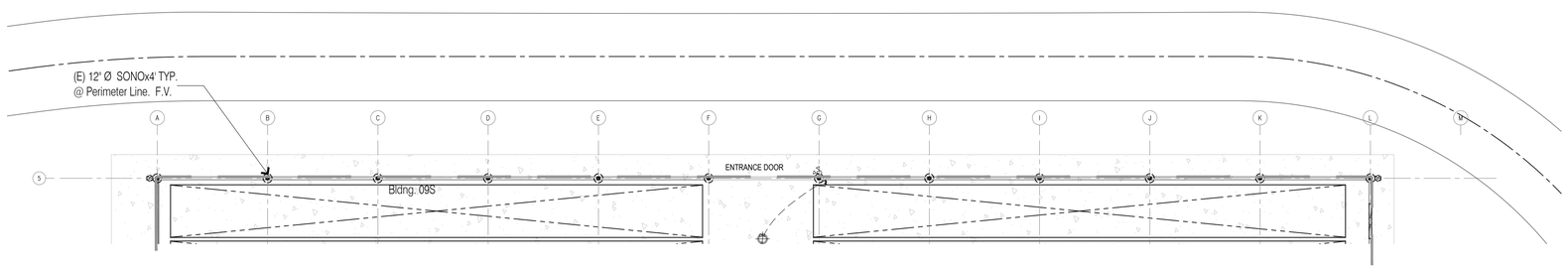

01 09N Floor Plan (Exist.)

1/8" = 1'-0"

PROJECT NORTH NORTH

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09N Floor Plan (Existing)

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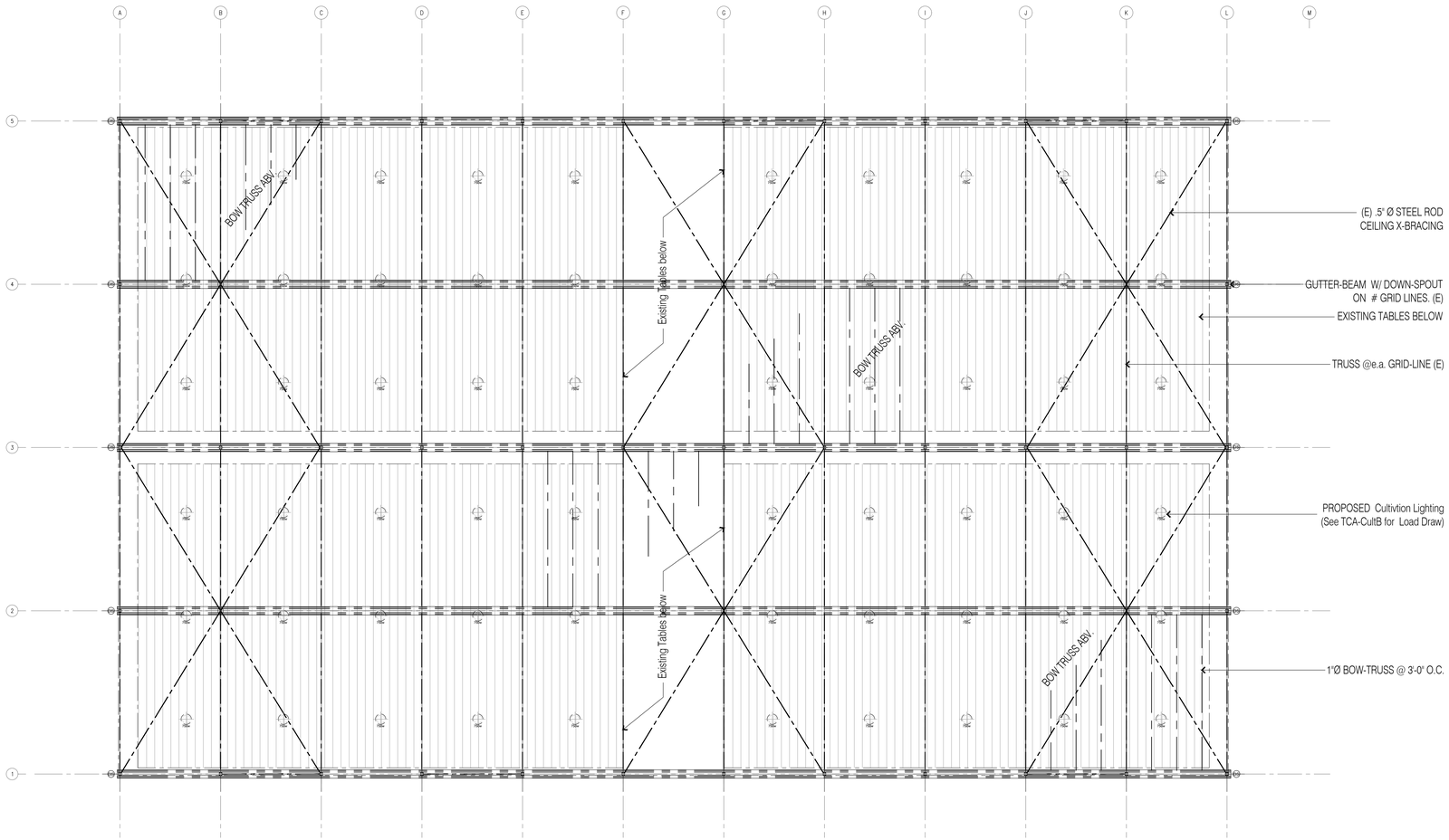

01 09N&09S Ceiling Layout (E) & Lighting Plan

1/8" = 1'-0"

PROJECT NORTH

NORTH

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09 Cieling&Proposed Light Plan

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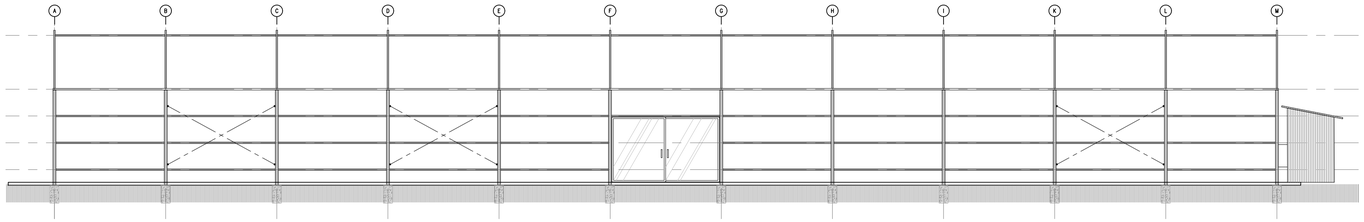
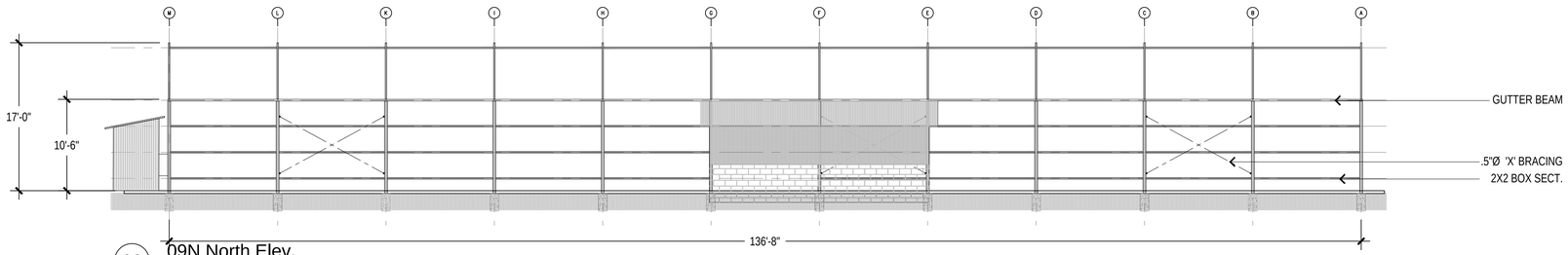


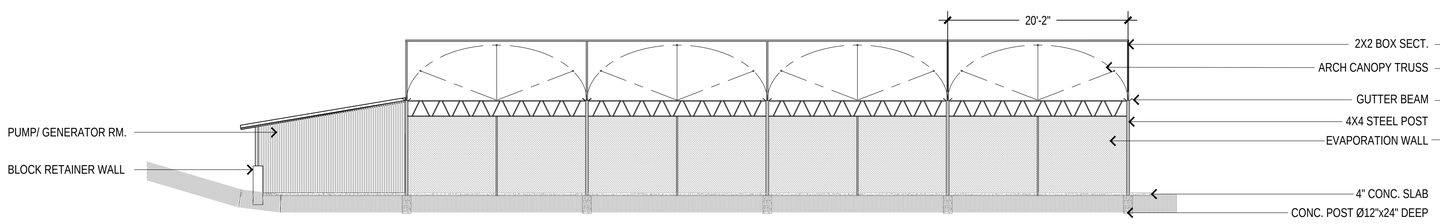
01 09N South Elev.

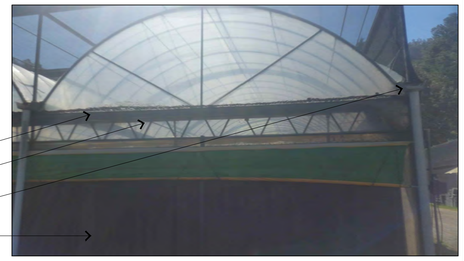
1/8" = 1'-0"



02 09N North Elev.

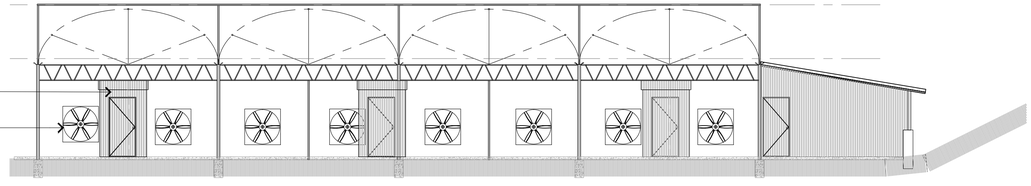
1/8" = 1'-0"





03 09N West Elev.

1/8" = 1'-0"



04 09N East Elev.

1/8" = 1'-0"

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09-Elevations (Existing)

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PRJCT #:	37FCN-TCA-01
SHEET:	A201-09

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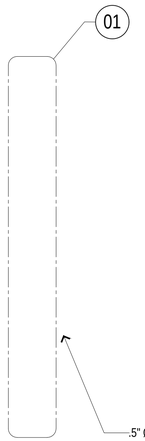


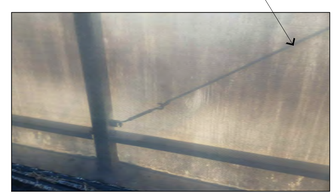
2X2 BOX SECT. FRAME

HOOP FRAME

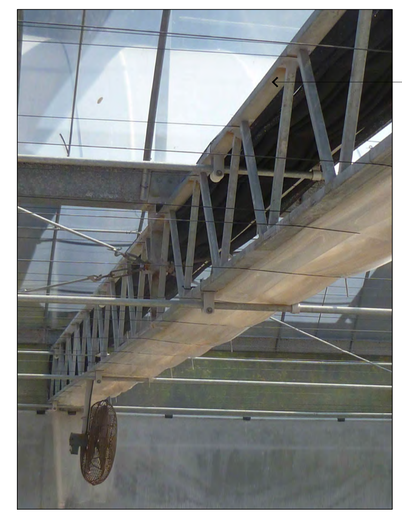
2X2 BOX SECT. FRAME ABV. 4X4 COLUM

.5" Ø 'X'-BRACE W.O.

GUTTER-BEAM



WALL X-BRACE CONNECTION



TRUSS:
2.375" TRUSS CHORD T&B
1X1 TRUSS WEB

2X2 BOX SECT.

4X4 BOX SECT. COLUM

2X2 BOX SECT.

.5" Ø 'X'-BRACE W.O.

X-BRACE @ TRUSS CONNECTION

COLLUM /X-BRACE /TRUSS ASSEMBLY

2X2 BOX SECT.

4" CONC. SLAB

CONC. PIERS:
18"Beam X3'@ Perimeter Grid Lines
18"BeamX3'@Grid-Line 03

3'@Perimeter
3'@Grid-Line03

REVISIONS

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Half Moon Grow Inc
Existing Conditions
37 Frenchmans Creek Rd.
Half Moon Bay Ca., 94019

09 Sections-Details (Existing)

LICENSED ARCHITECT
EDWARD C LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/30/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-TCA-01
SHEET:	A301-09

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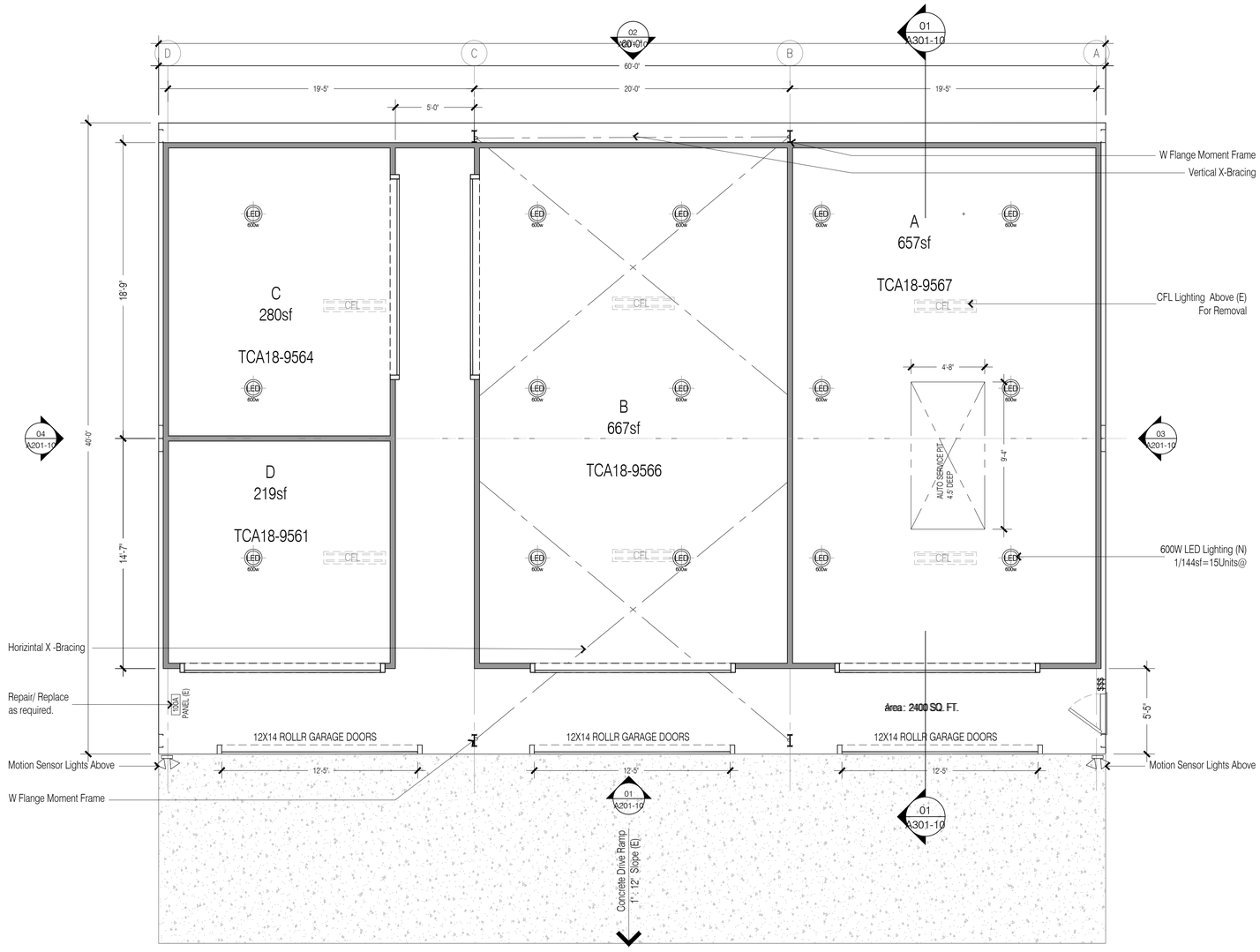
x:\client projects 2017\frenchmen's creek nursery\2DWG\plotted set\09 Sections-Details (Existing).dwg
January 30, 2019



01 10 Floor&Props'd Light Plan TCA18-9561-4-6-7

1/4" = 1'-0"

PROJECT NORTH NORTH

LIGHTING LEGEND

- Access Wall Lighting
- Access Passage Lighting
- Process Lighting

ELECTRICAL NOTES:

Plans show Existing to be replaced/Removed and New.
Plans show power draw of proposed lighting units only.
All other Electrical and Mechanical Applications under assessment.

Locate and Replace all existing CFL Lights w/ LED.
Maintain orginal location of lights.
All work per C.E.C.

LED Specs:
60w LED Light
CCT (K) T.B.C.

Usage:
Access Lighting:
3A

Process Lighting:
600W LED Light
600W/ 144sf Avg. (12'x12')

Bldng. 10
15 X 2.5A = 37.5A

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10 Harvest Storag&Props'd Light Plan TCA18-9561

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SHEET:	10-HRVST

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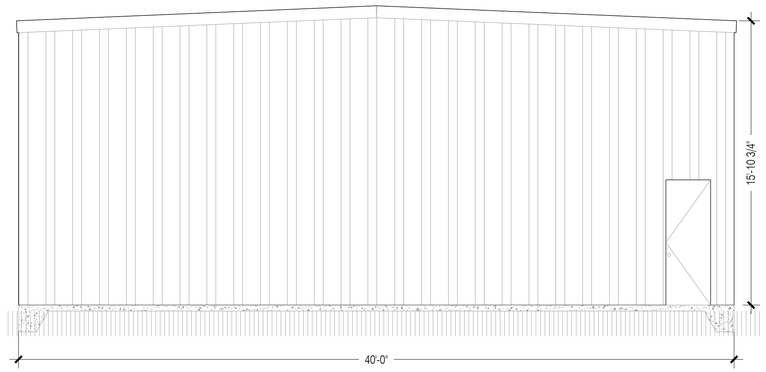
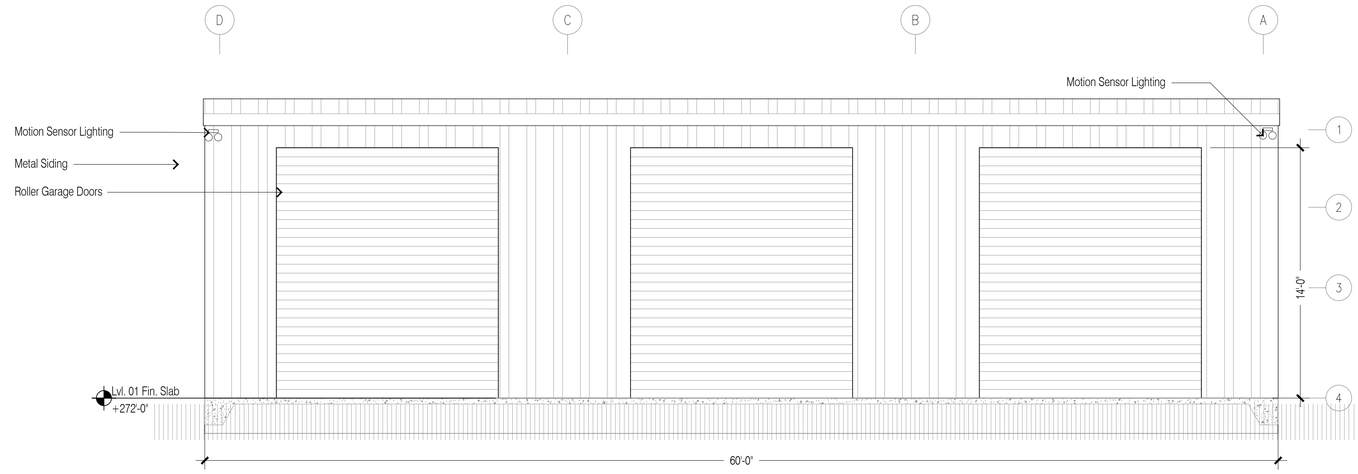


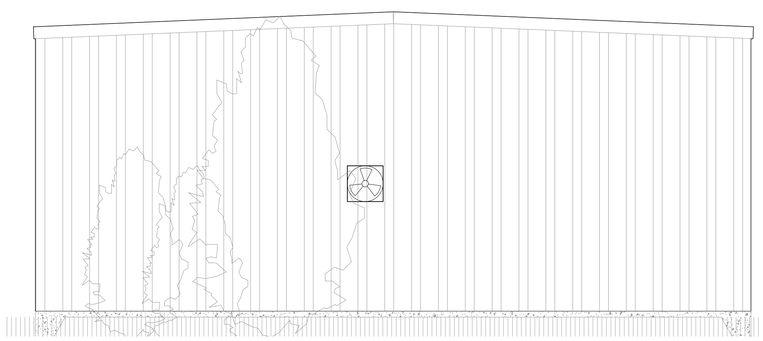
03 10 South Elevation (Existing)

1/4" = 1'-0"



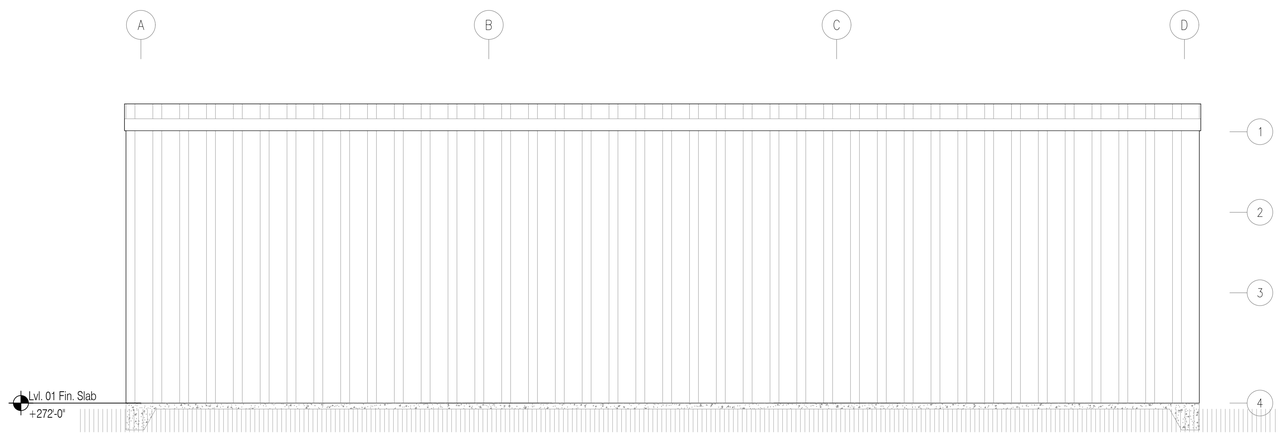
01 10 West Elevation. (Existing)

1/4" = 1'-0"



04 10 North Elevation (Existing)

1/4" = 1'-0"



02 10 East Elevation (Existing)

1/4" = 1'-0"

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10 Elevations (Existing)

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EDWARD C. LOVE
No. C23077
Ren. 1/31/17
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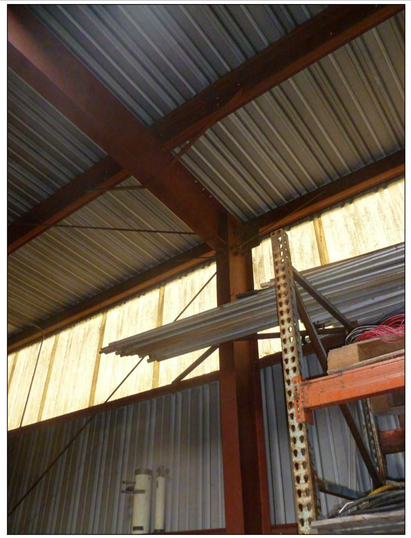

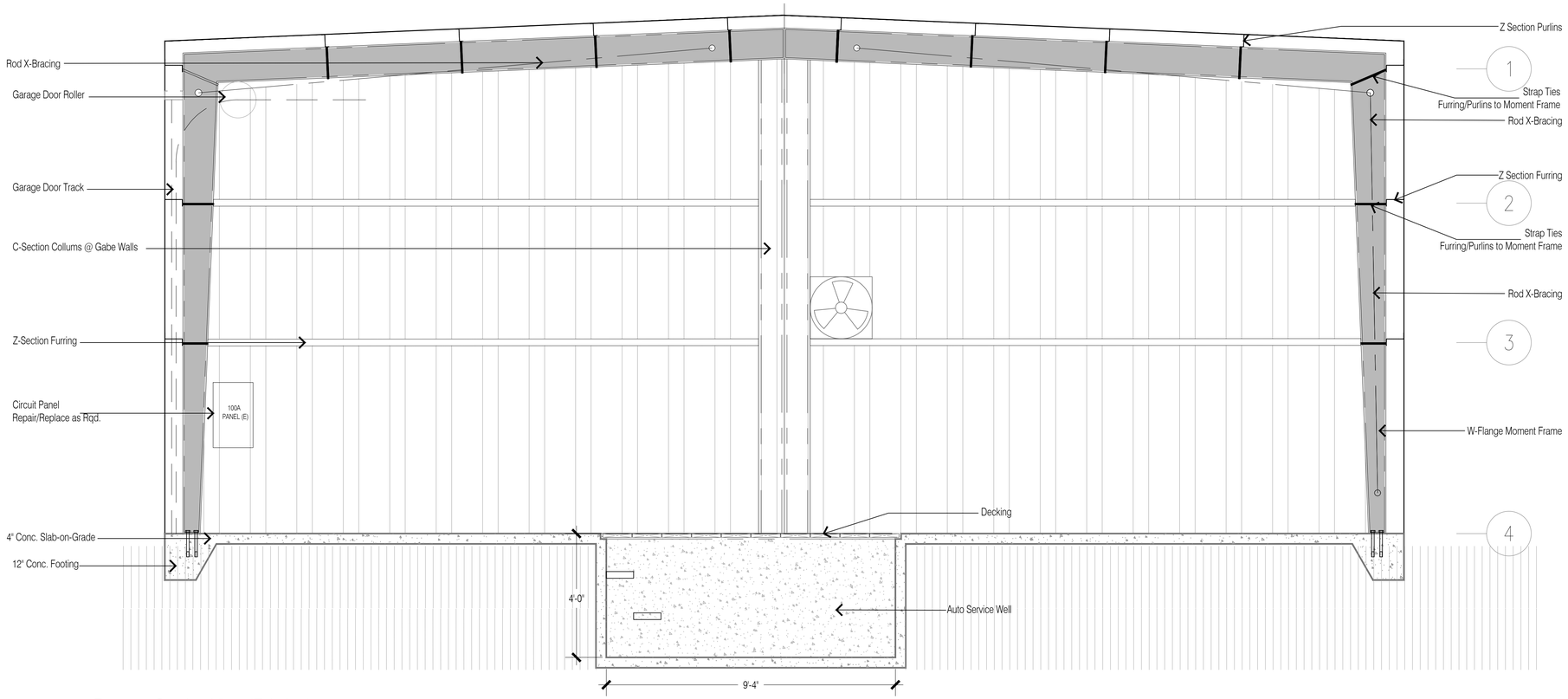

01 10 Section View (Existing)

1/2" = 1'-0"

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10 Section View (Existing)

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STATE OF CALIFORNIA

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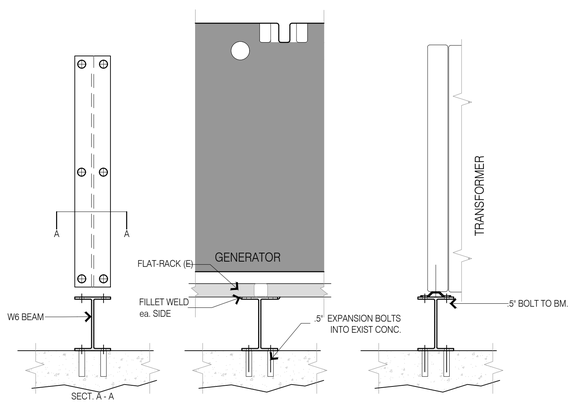
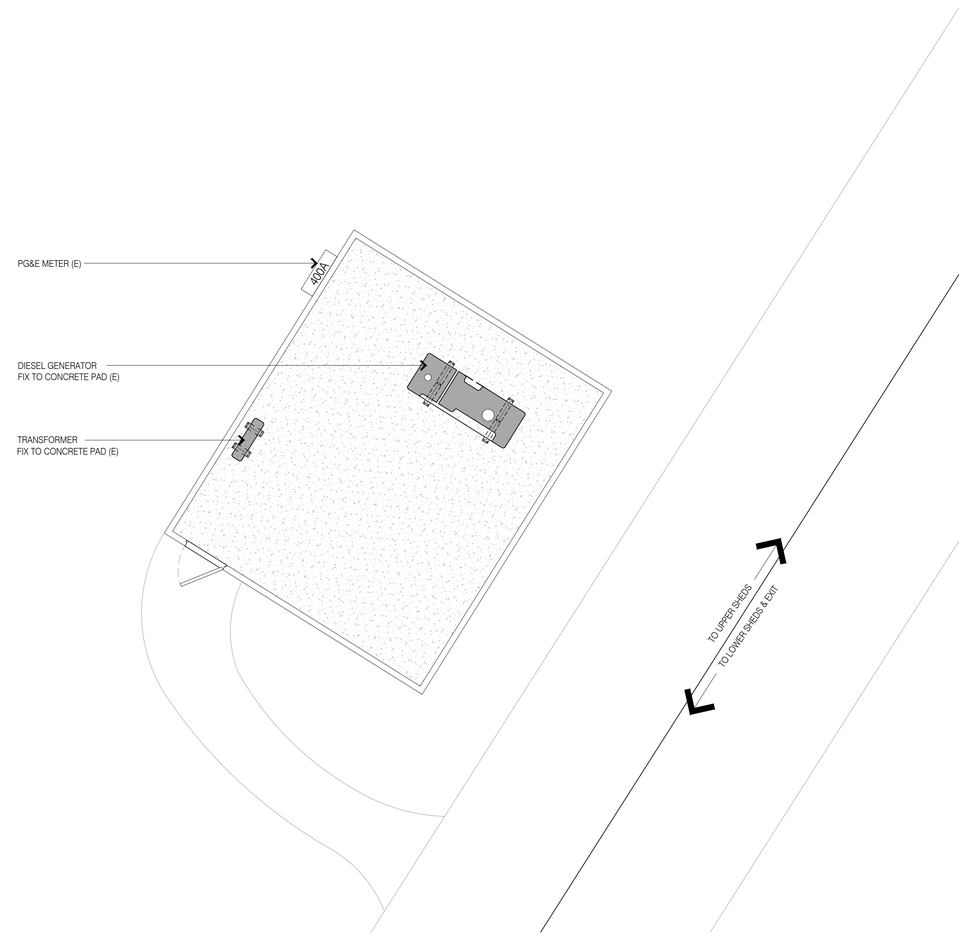


02 Generator & Transformer Attachment Upgrade

1 1/2" = 1'-0"



01 12 Generator Shed 02 (E)

1/4" = 1'-0"

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12 GENRATOR 02 SHED

LICENSED ARCHITECT
EDWARD C LOVE
No. C23077
Ren. 1/31/17
STATE OF CALIFORNIA

DATE:	1/30/19
SCALE:	per drawing
DRAWN:	mc
PRJCT #:	37FCN-PH01-AB
SHEET:	A101-12

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County of San Mateo - Planning and Building Department

ATTACHMENT C

P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.solecology.com

October 8, 2018

Mike Schaller
County of San Mateo, Planning Division
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Biological Study for Loess Creek Grading Violation and Restoration Project Located at 37 Frenchman's Creek Road, in Half Moon Bay, San Mateo County, California.

Dear Mr. Bartoli,

The purpose of this letter is to provide a complete biological review of potential impacts associated completion of the proposed restoration plan update for the Lucky Star Ranch located at 37 Frenchman's Creek Road, in Half Moon Bay, California (Project Area) to support resolving an open grading violation associated with this property and the on-site Loess Creek tributary. For this purpose, a biological review was performed under the guidelines of the California Environmental Quality Act (CEQA) and the Local Coastal Plan (Mid-Coast LCP).

This report describes the results of the site assessment(s) for the presence of sensitive biological resources protected by local, state, and federal laws and regulations. This report also contains an evaluation of potential impacts to sensitive biological resources that may occur from the proposed project and recommended mitigation measures to compensate for those impacts as warranted. This assessment is based on information available at the time of the study and on-site conditions that were observed on the date of the site visit.

The Project Site is in a small valley approximately 1.25 miles from the coast, northeast of the town of Half Moon Bay, at 37 Frenchmans Creek Road, San Mateo County, California. The site is surrounded by open space primarily including chaparral habitat interspersed with stands of eucalyptus. It is located along Loess Creek, a seasonal tributary to Frenchmans Creek located to the southwest of the site. Much of Loess Creek was undergrounded sometime in the 1950s or 60s.

Background

An outstanding grading violation results from collapse of an underground culvert pipe in 1997/98 and subsequent rerouting and daylighting of the water without required permits from the County

(or state). In addition, further channel modifications and grading were performed in 1999, also without permits to address land sliding in the area. An injunction was filed by the District Attorney, and a Stipulated Judgment (Judgement) was agreed to in 2001.

The terms of the Judgement required implementation of the Loess Creek Riparian Habitat Restoration Conceptual Design prepared by H.T. Harvey in July 2001 and that a detailed restoration plan also be prepared for approval by California Regional Water Quality Control Board (RWQCB) and implemented, with monitoring and maintenance to be performed for a minimum of five years thereafter. A detailed restoration plan was prepared by LSA Associates in 2003 to further describe the planned improvements outlined in the 2001 plan. The 2003 Plan was submitted to RWQCB for comment as part of the Notice of Intent to Adopt Negative Declaration (MND) filed by the County in 2006. However, the MND was never fully adopted and thus, the violation remains outstanding. Furthermore, it has been described that the owner proceeded with implementation of the plan on his own without permits from the state or federal agencies. However, the Judgement does describe that the owner may implement the plan with any persons and equipment qualified to undertake and complete the work.

Work that appears to have been completed includes the channel realignment (per the 2003 plan), culvert inlet and outfall reinforcements, creation of a plunge pool at the culvert outfall (now filled in with sediment), and in-channel revegetation of riparian species (e.g. willows). In addition, while the biotechnical slope repair work does not appear to have been completed, there is evidence of willows being planted that may have been an attempt to create a plunge pool. However, hydrology at the location the plunge pool was proposed is not likely to support standing water. Impenetrable vegetation at this location prevented us from evaluating further.

Work not completed includes the toe of slope repairs, construction of an off-channel wetland basin at the upper reach, and construction of a deep floodplain terrace adjacent to the middle reach. It appears that the wetland basin may have been constructed sometime in the early 2000s based on review of aerial images; however, the appearance of a hoop house at this location in 2009 indicates it is no longer present or functioning as a wetland. It is unclear whether hydrology and/or soil types would support a wetland basin at this location presently. Instead, the formation of a perennial marsh that is now evident at the location of the collapse appears to meet the functional goals of the proposed wetland basin.

Lastly, the 2001 plan details construction of a 2-year flood event floodplain terrace, while the 2003 plan details a much larger, deeper floodplain to attenuate high flow storm events. Both plans seem to rely on the assumption that Loess Creek is a perennial stream. However, the diversion of flow into middle reach does not capture all the previous flows as evidenced by the absence of any water in either the upper and middle reaches in the summer months compared with the presence of water draining into the pipe at the location of the collapse. Similarly, it is probable that if the site was evaluated in the winter of 2003, flow conditions would have been at their peak. Likewise, in the Half Moon Bay region, the 2002-2003 rainfall season was above normal compared with statewide averages and flows in Loess Creek were likely much higher than

current conditions following the recent drought. Based on current conditions, it is highly unlikely that the proposed floodplain would receive enough flow (even periodic) to support riparian vegetation at this location. Therefore, it is recommended this aspect of the plan not be pursued further.

In summary, all the restoration goals set forth in the 2001 plan appear to have been achieved except for:

- creation of a lower floodplain (no longer recommended),
- eradication of invasive non-native plant species including pampas grass from the upper reach and minimization of future invasion of pampas grass and English ivy from the restored reaches, and
- increase adjacent slope stability through revegetation of coastal scrub habitat on nearby bare slopes.

Following a review of the site and current conditions, the project team determined that to meet the above remaining restoration goals, toe of slope repairs as previously proposed in the 2003 plan are still needed but with some redesign to better capture surface runoff. In addition, invasive plant species removal is still necessary, particularly the removal of pampas grass adjacent to the upper reach and both pampas grass and English ivy which have colonized parts of the middle reach in recent years.

Consultation History

As previously stated, it is unclear whether federal or state permits were obtained prior to implementation of the 2003 Restoration Plan. A review of available documentation and contact with the RWQCB Enforcement Division reveal the following permits have been issued:

- A 2005 Section 401 Certification issued by the RWQCB with requirement to submit technical reports.
- A 2015 Section 401 Certification from the RWQCB and a Section 1602 Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW) for the Replacement of a Water Diversion Intake System on Frenchmans Creek.

Presumably, the 2005 Section 401 may have been issued for the restoration project but confirmation from RWQCB in progress. However, no evidence of a Section 1602 is on record with CDFW. It is unknown whether a U.S. Army Corps of Engineers (ACOE) permit was ever obtained. Furthermore, there is no evidence to support that technical reports required under the 401 were submitted.

An updated restoration plan was submitted to the ACOE and RWQCB on July 30, 2018 to request concurrence that additional permits are not needed to implement the remaining objectives. An electronic copy of the request was sent via email to RWQCB on September 4, 2018 per the

assigned regulator's request (Katie Hart). A Section 1602 Streambed Alteration Agreement Notification was also subsequently submitted to the California Department of Fish and Wildlife on September 20, 2018. Confirmation of receipt and assignment to Randi Adair was made on September 24, 2018 and the application is now under review.

Several attempts to contact the RWQCB and the ACOE were made in August and September. On October 1, 2018, Brian Thompson from the RWQCB Enforcement Division was contacted to determine whether information regarding the violation is available on file, including the possibility of unpaid penalties or other outstanding items. No outstanding penalties were found; Brian confirmed the only records associated with the property include the 2005 and 2015 Certifications with requirements listed above. On October 5, 2018 I spoke with Katie Hart of RWQCB. She requested copies of both the 2001 and 2003 plans and a map clearly depicting daylighted portions of the stream compared with underground portions. This information was subsequently submitted on October 8. She agreed to provide comments once the MND is recirculated. No response from ACOE has been received to date; however, Bryan Matsumoto from the ACOE San Francisco District informally commented that any requests for concurrence that no permit is needed have the lowest priority for review currently at the District.

Project Description

A restoration plan update was prepared on February 7, 2018 by Sol Ecology with recommendations for enhancing habitat to resolve the current violation. These actions include: 1) invasive plant species removal from riparian habitats along the newly created channel (Stream 1) and historic channels (Stream 2 and 3); and 2) slope improvements along the existing upper roadway to stabilize the above roadway and water tank storage area to prevent potential land sliding into the channel and/or associated riparian habitat.

Invasive Plant Removal

In-stream riparian vegetation in both the newly created channel and historic channel is largely native; however, invasive plant management is recommended in areas in or adjacent to riparian habitats to ensure conditions remain conducive to native flora and fauna. Where accessible, poison hemlock, fennel, pampas grass and other invasive plants located on top of the channel banks will be removed annually in the late spring or summer using manual methods including use of hand tools such as a Pulaski, mattock, or shovel. Pampas grass is best removed using a small backhoe to remove the roots, which can resprout. For this reason, removal will only be performed outside of the channel to avoid potential discharge of soil or plant materials. Alternatively, removal using a Pulaski or mattock may be attempted. To prevent resprouting, the entire crown and top section of the roots will be removed. Detached plants will be removed from the site to prevent seeding or resprouting; plants will be transported in bags and disposed at an off-site facility. No herbicides will be used.

No work is proposed to occur below the top of bank or ordinary high-water line within any jurisdictional waterway, except for one approximately 25-linear foot section of channel where English ivy will be removed using hand tools only. No fill or other disturbance to the channel banks will occur. Manual methods including pruners and hand pulling will be used to remove ivy, with care taken to ensure all plant parts are completely removed from the site to prevent re-sprouting. Work will be performed at the end of the rainy season in late spring or early summer to allow for areas to reseed naturally prior to seasonal storm flows, which can destabilize or erode banks. In areas where invasive species form complete cover, some cover will be left to prevent destabilization of slopes. Work within the channel will only be performed when the channel is dry (late summer to early fall).

Slope Improvements

The existing roadway leading to the water storage tanks will be improved to prevent land sliding and improve drainage. To redirect runoff from the existing slope the existing swale or v-ditch will be redefined to a width of 12 feet and 3 feet in depth. A 12-inch HDPE pipe will be placed at the downslope end with an inlet lined in rip-rap and rock dissipator at the outlet in lieu of a plunge pool. Fiber rolls will be installed along the slope to further slow water down and to ensure no direct runoff enters the stream located further below. Invasive pampas grass will be removed from the existing roadway and from the toe of slope. The slope and roadway will then be replanted with native shrub species. Recommended species for this area includes: coyote brush (*Baccharis pilularis*), coffeeberry (*Rhamnus californica*) and/or blueblossom (*Ceanothus thyrsiflorus*). Existing native species will be preserved.

Monitoring Plan

A period of 3 years of monitoring and adaptive management is recommended to target removal of invasive plant species. Target cover for species including English ivy, and poison hemlock is less than 20 percent at the end of the 3-year period and less than 5 percent pampas grass in treated areas. Planted areas will also be monitored for a period of 3 years; a final report at the end of the 3 years will be submitted to the County. Success criteria for revegetated areas along the slope is 80 percent of shrub cover be native by the end of the 3-year period.

Methods

Following the preliminary investigation on January 30, 2018, a follow up site visit was conducted on July 5, 2018 to map potentially jurisdictional features including wetlands and waters on the site. A formal delineation was not performed due to accessibility; in lieu of a formal wetland delineation, potential waters of the U.S. and state (including wetlands) were mapped based on the presence of hydrological indicators primarily including unvegetated, ponded areas or flowing water, or evidence indicating their presence such as a high-water mark or a defined drainage course.

Sensitive communities were identified following A Manual of California Vegetation, Online Edition and includes California Wildlife Habitat Relationships (CWHR) habitat classifications. The Project Site was also surveyed to determine if any coastal wetland (one-parameter rule) is present. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be present also. Hydrophytic plants commonly found in wetlands in San Mateo County include: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these or other obligate plants, unless it is a mudflat. A preliminary waters assessment was based on the presence of unvegetated, ponded areas or flowing water, or evidence indicating their presence such as a high-water mark or a defined drainage course.

Further examination was also performed to identify whether the property (including Loess Creek) may support special status plants or animal species known to occur in similar habitats within the Frenchman's Creek watershed and surrounding area. Habitat elements examined included: soil type, elevation, vegetation community, dominant plant species, dispersal habitat or migration corridors, foraging habitat (or space), refugia or estivation habitat, and breeding (or nesting) habitat. Resources reviewed included the following:

- California Natural Diversity Database (CNDDB) records (CDFW 2018)
- U.S Fish and Wildlife Service (USFWS) Information for Planning and Conservation Species Lists (USFWS 2018)
- California Native Plant Society (CNPS) A Manual of California Vegetation, online Edition (CNPS 2018a)
- CNPS Inventory records (CNPS 2018b)
- CDFG publication "Califoria's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication *California Bird Species of Special Concern* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003)

Results

Existing Conditions

Biological communities present on the Project Site were classified based on existing plant community descriptions described in the California Native Plant Society Online Manual of California Vegetation (CNPS 2018) and the California Wildlife Habitat Relationships System Online Guide (CDFG 2018). However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological

communities were classified as sensitive or non-sensitive as defined by CEQA, the local coastal plan, and other applicable laws and regulations.

Soils at the site are mapped as Miramar coarse sandy loam, Farrallone coarse sandy loam, and Gullied Land (alluvial soil material). The Miramar and Farrallone series consist of moderately deep, well drained soils that formed in material weathered from quartz diorite. These soil types are found on coastal hills and mountains with slopes between 9 to 75 percent, at elevations between 200 to 2,000 feet. Farralone soil is typically found on floodplains and is classified prime farmland if irrigated. Typical vegetation includes coastal shrubs such as monkey flower, sage, and poison oak. Elevations at the Project Site range from 150 feet to 400 feet (45 to 120 meters).

Vegetation on the Project Site consists of disturbed ruderal grassland and ornamental varietals present in the developed portions of the site primarily. Surrounding vegetation consists of mixed chaparral dominated by shrub species including: coyote brush (*Baccharis pilularis*), coffeeberry (*Rhamnus californica*), blue blossom (*Ceanothus thyrsiflorus*), and poison oak (*Toxicodendron diversilobum).* Common wildlife species in these habitats include: Botta's pocket gopher (*Sceloporus occidentalis*), deer mouse (*Peromyscus maniculatus*), song sparrow (*Melospiza melodia*), wrentit (*Chamaea fasciata*), spotted towhee (*Pipilo maculatus*), and western fence lizard (*Sceloporus occidentalis*).

<u>Sensitive Communities</u>

Willow Riparian Scrub

Arroyo willow (*Salix lasiolepsis*) vegetation alliance is present along daylighted portions of Loess Creek both above and below the Project Site. This sensitive community forms a nearly impenetrable thicket along the creek. Other plant species present in this community include: California blackberry (*Rubus ursinus*), white alder (*Alnus rhombifolia*), horsetail (*Equisetum spp.*), sedges (*Carex spp.*), Pacific dogwood (*Cornus nuttalli),* Pacific wax myrtle (*Myrica californica*), and western sword fern (*Polystichum munitum*), as well as invasive species including English ivy (*Hedera helix*), fennel (*Foeniculum vulgare*), and poison hemlock (*Conium maculatum*). Riparian scrub communities provide a good food and nesting habitat source for birds, mammals, and reptiles, and refuge for dispersal.

All of Loess Creek is considered jurisdiction under Sections 404 and 401 of the Clean Water Act (Federal and State). Approximately 2,000 linear feet of Loess Creek is daylighted on the project site. Loess Creek is an intermittent stream as evidenced by the absence of flowing water nor any standing water or pools during the July 2018 site visit.

Perennial Wetland (Man-Made)

An approximately 0.6-acre perennial wetland is present in the center of the Project Site (Attachment A, Figure 2). This low-lying feature appears to be the result of man-made modifications including the discharge of steam from the adjacent boiler plant and the collapse of the underground pipe in 1998. Historical photographs suggest this feature was not present prior

to the pipe collapse in 1998 and thus, this feature does appear to be man-made. The wetland was characterized by a mix of sedges (*Carex* spp), rush (*Juncus* spp), and seep monkeyflower (*Mimulus guttatus*). A small channel is also present receiving water from an unknown source. The tributary was surrounded by riparian species including willow (*Salix spp*), white alder (*Alnus rhombifolia*), Pacific dogwood (*Cornus nuttalli)*, and Pacific wax myrtle (*Myrica californica*). This feature is more than 50 feet from the nearest structure.

A small seasonal wetland (0.002 acre) is also present in the same area (Attachment A, Figure 2).

Special Status Plants

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (CRPR or Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA.

Based upon a review of the resources and databases given in Section 2.1, 27 special-status plant species have been documented within a five-mile radius of the Project Site (Attachment A, Figure 3 and Attachment B). Based on the presence of biological communities described above and soils at the site, as well as recent site disturbance the Project Site has a low to moderate potential to support five (5) species: Kellogg's horkelia (*Horkelia cuneate ssp. sericea*) - California Rare Plant Rank (CRPR) 1B.1., arcuate bush-mallow (*Malacothamnus arcuatus*) - CRPR 1B.2., Choris' popcornflower (*Plagiobothrys chorisianus var. chorisianus*) - CRPR 1B.2., chaparral ragwort (*Senecio aphanactis*) - CRPR 2B.2., and San Francisco campion (*Silene verecunda ssp. verecunda*) - CRPR 1B.2. All five of these species may be present in surrounding chaparral habitat, including adjacent to the roadway and slope improvement area.

Special Status Wildlife

In addition to wildlife listed as federal or state endangered and/or threatened, federal and state candidate species, CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Although these species generally have no special legal status, they are given special consideration under CEQA. The federal Bald and Golden Eagle Protection Act also provides broad protections to both eagle species that are roughly analogous to those of listed species. Bat species are also evaluated for conservation status by the Western Bat Working Group (WBWG), a non-governmental entity; bats named as a "High Priority" or "Medium Priority" species for conservation by the WBWG are typically considered special-status and considered under CEQA; bat roosts are protected under CDFW Fish and Game Code. In addition to regulations for special-status species, most native birds in the United States (including non-status

species) are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Fish and Game Code (CFGC), i.e., sections 3503, 3503.5 and 3513. Under these laws, deliberately destroying active bird nests, eggs, and/or young is illegal.

Seventeen (17) special-status wildlife species have been documented within five miles of the Project Site (Attachment A, Figure 4). Based on the presence of biological communities described above, the Project Site has a moderate to high potential to support four (4) of these species including: Monarch butterfly (*Danaus plexippus*) - Species of Local Concern; California red-legged frog (CRLF; *Rana draytonii*) - Federal Threatened Species, CDFW Species of Special Concern (SSC); San Francisco (saltmarsh) common yellowthroat (*Geothlypis trichas sinuosa*) - USFWS Bird of Conservation Concern, CDFW SSC; and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) - CDFW SSC.

San Francisco garter snake (SFGS; *Thamnopis sirtalis tetrataenia*) is also documented in Frenchman's Creek but is unlikely to occur on the site due to the large drop outfall located downstream at the confluence with Frenchman's Creek. Topography at this outfall combined with the approximately 500 feet of undergrounding Loess Creek experiences before daylighting likely precludes most SFGS from moving upstream into habitats on the project site. The outfall is also a barrier to migrating fish, including protected steelhead known to occur in Frenchman's Creek.

There are numerous documented occurrences of CRLF both in Frenchman's Creek and the surrounding vicinity, and the species likely breeds in Frenchman's Creek. However, due to the seasonal nature of Loess Creek it is unlikely that CRLF breed here. While water was observed in the perennial wetland, this feature is not likely to provide breeding habitat due to the absence of open water habitat. A few small step-pools were observed elsewhere in Loess Creek; however, none were deep enough to provide suitable breeding habitat and no water was present during the July 5 site visit. Few aquatic invertebrates were seen due lack of cobble substrate and thus, Loess Creek does not provide ideal foraging habitat for most amphibians. Based on this, adult CRLF may disperse into Loess Creek and its associated riparian habitat at the end of the wet season; though it's likely CRLF do not remain in Loess Creek during the summer when work is proposed and may instead disperse back into Frenchman's Creek or move further into surrounding upland habitats where perennial water sources (stockpond and springs) are present.

There are several special status birds that may also be present and/or nest in the riparian habitat, including: saltmarsh common yellowthroat (*Geothlypsis trichas sinuosa*). This species is also documented in Frenchman's Creek and either species may utilize willow riparian habitat on the property. Special status San Francisco dusky-footed woodrat may also utilize willow riparian habitat or chaparral on the Project Site; though no stick houses have been observed during any of the site visits.

Lastly, one special status invertebrate, Monarch butterfly (*Danaus plexippus*) may potentially winter roost in trees located on the property. A winter roost site is documented within one mile

downstream on Frenchmans Creek near Highway 1. Suitable roost trees are present on the Project Site, though most are north-facing rather than south-facing. This species is unlikely to be affected by the proposed project.

Potentially Significant Impacts and Mitigation Measures

This section describes the existing environmental conditions in and near the Project Site and evaluates environmental impacts associated with the proposed project. The environmental checklist, as recommended in the CEQA Guidelines Appendix G, was used to identify environmental impacts that could occur if the proposed project is implemented.

Each of the environmental categories was fully evaluated, and one of the following four determinations was made for each checklist question:

"No Impact" means that no impact to the resource would occur as a result of implementing the project.

"Less than Significant Impact" means that implementation of the project would not result in a substantial and/or adverse change to the resource, and no mitigation measures are required.

"Less than Significant with Mitigation Incorporated" means that the incorporation of one or more mitigation measures is necessary to reduce the impact from potentially significant to less than significant.

"Potentially Significant Impact" means that there is either substantial evidence that a project-related effect may be significant, or, due to a lack of existing information, could have the potential to be significant.

IV. BIOLOGICAL RESOURCES — Would the project:		***Potentially Significant Impact***	***Less than Significant with Mitigation Incorporated***	***Less than Significant Impact***	***No Impact***
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

IV.	**BIOLOGICAL RESOURCES** — Would the project:	***Potentially Significant Impact***	***Less than Significant with Mitigation Incorporated***	***Less than Significant Impact***	***No Impact***
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

4.1.1 Discussion of Impacts

a) ***Less than Significant with Mitigation Incorporated***.

The proposed project site provides habitat for five special status plant species and four special status wildlife (including one federal threatened species: California red-legged frog). Potentially significant impacts to special status plants include direct mortality if present during toe of slope improvement. Invasive plant removal is not likely to impact any special status plants. Potentially significant impacts to California red-legged frog (CRLF) include mortality and/or harassment if present during the performance of any ground disturbing activity or operation of heavy equipment associated with weed removal and/or toe of slope improvements. Additionally, work during the nesting season for migratory and special status birds has the potential to affect reproduction in these species, which is considered a significant impact under CEQA. No impacts to San Francisco dusky-footed woodrat or monarch butterfly are expected.

Implementation of the following measures will reduce any potential impacts to special status plants and wildlife to a less than significant level:

1. A pre-construction survey for special status plants (Kellogg's horkelia, arcuate bush mallow, Choris' popcorn flower, chaparral ragwort, and San Francisco campion) should be performed in any area where ground-disturbing activities are proposed (including pampas grass removal). Surveys should be performed during the appropriate blooming period (in April). If found, the species should be demarcated with orange construction fencing and completely avoided. If avoidance is not possible, a translocation plan should be prepared and submitted to the County of San Mateo prior to the start of activities to ensure potentially significant impacts to special status plants are avoided.

2. Ground disturbing activities including vegetation removal should be performed outside of the rainy season (between April 1 and October 31) to the extent practical. No work should be performed during or within 24 hours of a rain event resulting in greater than an inch of rain.

3. No work shall be performed within 30 minutes of sunrise or sunset to avoid the period when CRLF are most active.

4. An environmental training should be provided to all workers prior to the start of any activities regarding any sensitive biological resources (including CRLF or nesting birds). The training should include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance.

5. A pre-construction survey for CRLF shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities (if between November 1 and April 1). Surveys are to be conducted by approved qualified biologist with experience surveying for each species. If CRLF is found on the project site it should be allowed to leave the area on its own. If the animal does not leave the area on its own, work shall remain halted and USFWS should be contacted. No handling of any frogs is allowable without written authorization from the USFWS via a biological opinion and incidental take permit.

6. If California red-legged frog is observed during pre-construction surveys or at any time during ground-disturbing activities, a biological monitor is recommended to be present until work in the affected area is completed.

7. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used.

8. Vegetation removal activities should be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, then nesting bird surveys should be performed in suitable nesting habitat within 250 feet of the proposed work area.

a. If active nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 feet for songbirds and up to 250 feet for nesting raptors.

b) ***Less than Significant with Mitigation Incorporated***

One sensitive vegetation community is present on the project site: willow riparian scrub, a riparian habitat. Slope improvements will completely avoid all sensitive communities on the site. Limited work is proposed within Loess Creek and its associated riparian scrub community, to remove a 25-linear foot section of English ivy, an invasive plant species. Potentially significant impacts to Loess Creek riparian habitat that may occur without mitigation include erosion of the existing channel bank.

The following measures will ensure no potentially significant impacts to riparian habitat and/or sensitive communities occur:

1. Orange construction fencing should be placed around all existing riparian vegetation (and/or wetland habitats) within 100 feet of proposed activities. Placement of exclusion fencing should be performed under the direction of a biologist to ensure complete avoidance of sensitive riparian habitat.

2. Stockpiling of materials, including portable equipment, vehicles and supplies (e.g., chemicals), will be restricted to the designated construction staging areas, exclusive of any riparian and wetland areas; refueling of any vehicles or equipment should be done at least 100 feet away from the creek.

3. An erosion and drainage control plan should be prepared to show how the transport and discharge of soil and pollutants from the project site will be minimized.

4. All work within the riparian corridor should be performed outside the rainy season or when water in the channel is not flowing.

c) **No Impact**

The proposed project will not result in any adverse effect on federally protected wetlands or waters as defined in Section 404 of the Clean Water Act through direct removal, filing, hydrological interruption or other means.

d) ***Less than Significant Impact***

The proposed project will not create any dispersal barriers (permanent or temporary) that would interfere substantially with the movement of native resident or migratory fish or wildlife corridors or nursery sites. All work within Loess Creek will occur when water is not present. No native fish are present in Loess Creek due to downstream barriers.

e) **No Impact**

No tree removal is proposed as part of the proposed project and thus, no impact to tree preservation policies will occur. Because no ground-disturbing activities are proposed (except slope improvements), local coastal plan setbacks are not needed and thus, no conflict with the existing County coastal policies is anticipated.

f) **No Impact**

There are no adopted Habitat Conservation Plans or other local, regional, or state habitat conservation plan in the area.

Please do not hesitate to contact me with questions.

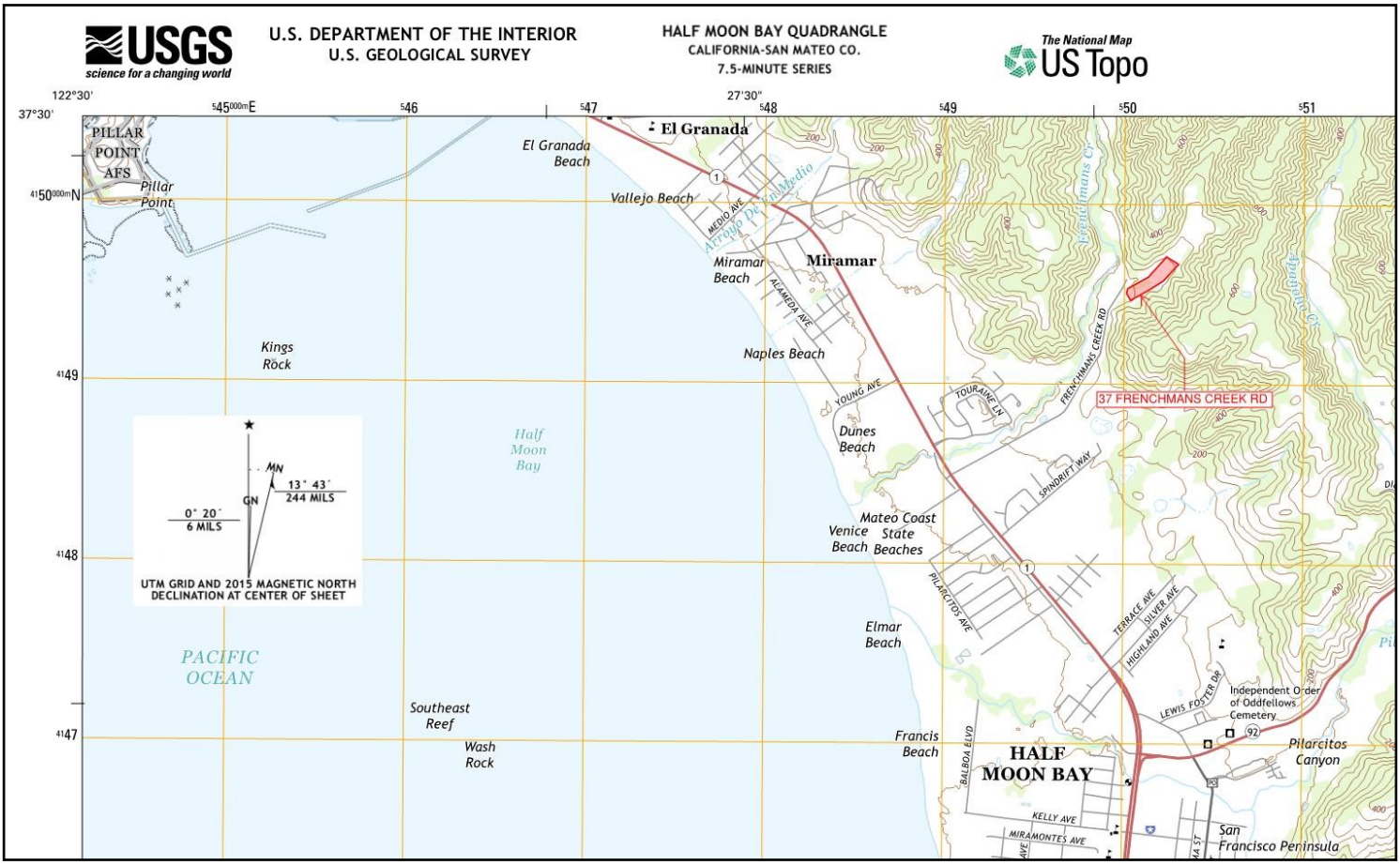
Respectfully,

Dana Riggs, Principal Biologist
Sol Ecology, Inc.

Attachments:
A – Project Figures: Site Location Map, Sensitive Communities, and CNDDB Results
B – CNDDB and USFWS IPaC Database Results Within 5 Miles of the Project Site
C – Species Potentials Table

Attachment C, Figure 1. Location Map

Lucky Star Farms, Half Moon Bay, CA



Date: 7-27-2018
Data: Sol Ecology, USGS.

GIS: Andrew Georgeades, Sol Ecology Inc.

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Attachment C, Figure 2: Areas Potentially Subject to Clean Water Act Jurisdiction

Lucky Star Farms, Half Moon Bay, CA

San Mateo Co. Streets
Survey Boundary

Potential Jurisdictional Waters
Stream 1 (1,134 Linear Ft.)
Stream 2 (298 Linear Ft.)
Stream 3 (570 Linear Ft.)
Existing Channel
Stream

Potential Jurisdictional Wetlands
Perennial Wetlands (0.62 Acres)
Seasonal Wetlands (0.018 Acres)

Date: 7-27-2018
Data: Sol Ecology, San Mateo Co.
Projection: NAD 1983 UTM 10N

Base: San Mateo County 2017 Imagery Service,
County of San Mateo GIS Team
GIS: Andrew Georgeades, Sol Ecology Inc.

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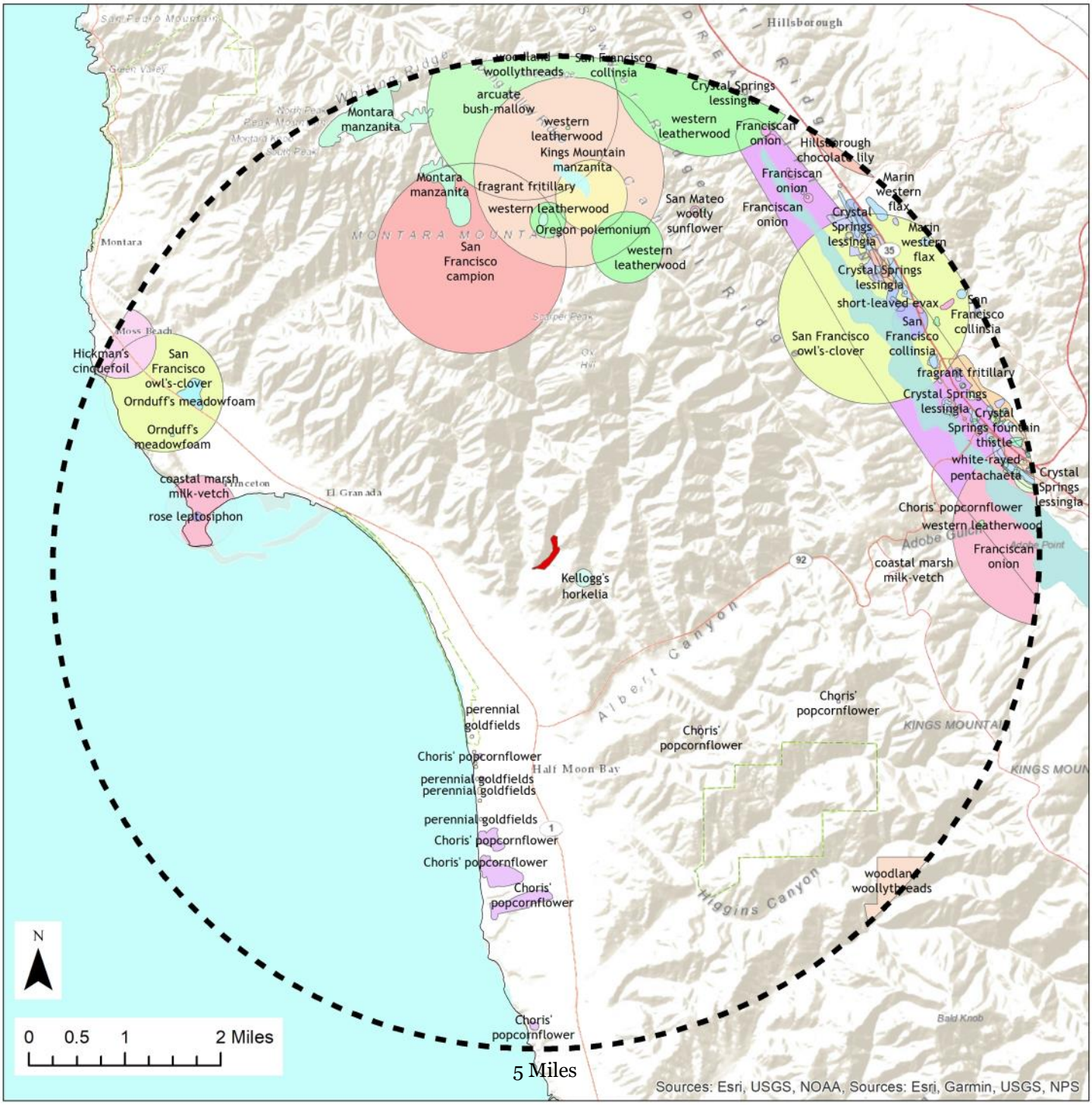
Figure 3: Special Status Plant Species within 5 Miles of the Project Site

Lucky Star Farms, Half Moon Bay, CA



- 5-Mile Buffer
- Project Area
- Choris' popcornflower (6)
- Crystal Springs fountain thistle (1)
- Crystal Springs lessingia (4)
- Franciscan onion (3)
- Hickman's cinquefoil (1)
- Hillsborough chocolate lily (2)
- Kellogg's horkelia (1)
- Kings Mountain manzanita (1)
- Marin western flax (4)
- Montara manzanita (3)
- Oregon polemonium (1)
- Ornduff's meadowfoam (2)
- San Francisco campion (1)
- San Francisco collinsia (3)
- San Francisco owl's-clover (2)
- San Mateo thorn-mint (2)
- San Mateo woolly sunflower (2)
- arcuate bush-mallow (2)
- bent-flowered fiddleneck (3)
- coastal marsh milk-vetch (2)
- fragrant fritillary (4)
- perennial goldfields (1)
- rose leptosiphon (1)
- short-leaved evax (1)
- western leatherwood (6)
- white-rayed pentachaeta (1)
- woodland woollythreads (2)

Date: 8-27-2018
Data: Sol Ecology Inc., CDFW
San Mateo Co.

Base: ESRI
GIS: AJG

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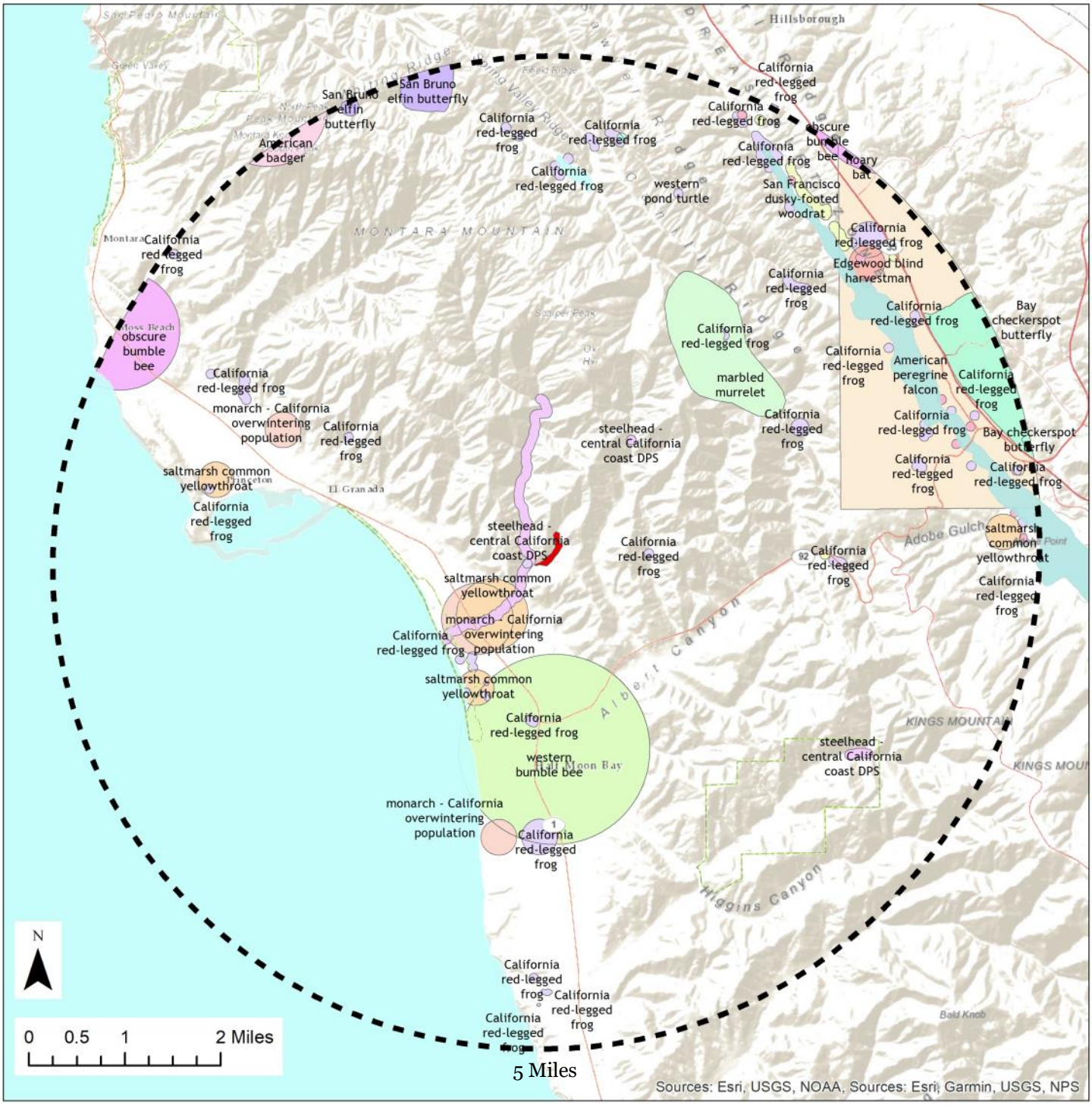
Figure 4: Special Status Animal Species within 5 Miles of the Project Site

Lucky Star Farms, Half Moon Bay, CA



- 5-Mile Buffer
- Project Area
- American badger (1)
- American peregrine falcon (1)
- Bay checkerspot butterfly (2)
- California giant salamander (1)
- California red-legged frog (33)
- Edgewood blind harvestman (1)
- San Bruno elfin butterfly (2)
- San Francisco dusky-footed woodrat (5)
- hoary bat (1)
- marbled murrelet (1)
- monarch - California overwintering population (3)
- obscure bumble bee (2)
- saltmarsh common yellowthroat (4)
- steelhead - central California coast DPS (3)
- western bumble bee (1)
- western pond turtle (7)
- western snowy plover (1)

Date: 8-27-2018
Data: Sol Ecology Inc., CDFW
San Mateo Co.

Base: ESRI
GIS: AJG

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Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Half Moon Bay (3712244) OR Montara Mountain (3712254) OR San Mateo (3712253) OR San Gregorio (3712234) OR Woodside (3712243) OR La Honda (3712233))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects OR Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Acanthomintha duttonii San Mateo thorn-mint	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBBG-UC Berkeley Botanical Garden	170 600	5 S:5	0	1	0	1	2	1	3	2	3	1	1
Agrostis blasdalei Blasdale's bent grass	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	50 50	58 S:1	0	0	0	1	0	0	0	1	1	0	0
Allium peninsulare var. franciscanum Franciscan onion	G5T2 S2	None None	Rare Plant Rank - 1B.2	20 1,025	25 S:15	2	6	1	0	0	6	4	11	15	0	0
Ambystoma californiense California tiger salamander	G2G3 S2S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	400 400	1177 S:1	0	0	0	0	1	0	1	0	0	1	0
Amsinckia lunaris bent-flowered fiddleneck	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	220 473	86 S:4	0	2	1	0	0	1	1	3	4	0	0
Aneides niger Santa Cruz black salamander	G3 S3	None None	CDFW_SSC-Species of Special Concern	534 1,487	78 S:3	0	0	0	0	0	3	2	1	3	0	0
Antrozous pallidus pallid bat	G5 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	40 420	415 S:4	0	0	0	0	0	4	4	0	4	0	0
Arctostaphylos andersonii Anderson's manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	950 950	58 S:2	0	0	0	2	0	0	1	1	2	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Arctostaphylos montaraensis Montara manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	1,000 1,500	4 S:3	2	0	1	0	0	0	1	2	3	0	0
Arctostaphylos regismontana Kings Mountain manzanita	G2 S2	None None	Rare Plant Rank - 1B.2	790 2,100	17 S:15	1	1	2	3	0	8	3	12	15	0	0
Ardea herodias great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	5 5	154 S:1	0	0	0	0	0	1	1	0	1	0	0
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	G2T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden	10 500	25 S:9	0	5	1	0	0	3	3	6	9	0	0
Athene cunicularia burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	5 5	1971 S:1	0	1	0	0	0	0	0	1	1	0	0
Bombus caliginosus obscure bumble bee	G4? S1S2	None None	IUCN_VU-Vulnerable	40 500	181 S:6	0	0	0	0	0	6	6	0	6	0	0
Bombus occidentalis western bumble bee	G2G3 S1	None None	USFS_S-Sensitive XERCES_IM-Imperiled	40 100	282 S:5	0	0	0	0	0	5	5	0	5	0	0
Brachyramphus marmoratus marbled murrelet	G3G4 S1	Threatened Endangered	CDF_S-Sensitive IUCN_EN-Endangered NABCI_RWL-Red Watch List	200 800	110 S:6	0	0	0	0	0	6	3	3	6	0	0
Calicina minor Edgewood blind harvestman	G1 S1	None None		400 560	2 S:2	0	0	0	0	0	2	2	0	2	0	0
Callophrys mossii bayensis San Bruno elfin butterfly	G4T1 S1	Endangered None	XERCES_CI-Critically Imperiled	600 1,320	10 S:4	2	0	0	0	0	2	2	2	4	0	0
Centromadia parryi ssp. parryi pappose tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	10 23	39 S:2	0	0	0	1	0	1	1	1	2	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks A	B	C	D	X	U	Population Status Historic > 20 yr	Recent <= 20 yr	Presence Extant	Poss. Extirp.	Extirp.
Charadrius alexandrinus nivosus western snowy plover	G3T3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	10 17	134 S:3	1	0	0	0	0	2	2	1	3	0	0
Chloropyron maritimum ssp. palustre Point Reyes salty bird's-beak	G4?T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	5 5	68 S:1	0	0	0	0	1	0	1	0	0	1	0
Chorizanthe cuspidata var. cuspidata San Francisco Bay spineflower	G2T1 S1	None None	Rare Plant Rank - 1B.2		17 S:1	0	0	0	0	0	1	1	0	1	0	0
Cirsium andrewsii Franciscan thistle	G3 S3	None None	Rare Plant Rank - 1B.2	200 450	31 S:2	0	0	0	0	0	2	1	1	2	0	0
Cirsium fontinale var. fontinale Crystal Springs fountain thistle	G2T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	400 600	5 S:3	0	1	1	0	1	0	1	2	2	1	0
Collinsia multicolor San Francisco collinsia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	100 700	36 S:11	0	5	0	0	0	6	3	8	11	0	0
Corynorhinus townsendii Townsend's big-eared bat	G3G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	190 2,170	626 S:7	0	0	0	1	0	6	2	5	7	0	0
Danaus plexippus pop. 1 monarch - California overwintering population	G4T2T3 S2S3	None None	USFS_S-Sensitive	40 150	380 S:5	0	1	1	0	2	1	5	0	3	2	0
Dicamptodon ensatus California giant salamander	G3 S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	300 1,400	232 S:10	0	2	0	0	0	8	7	3	10	0	0
Dipodomys venustus venustus Santa Cruz kangaroo rat	G4T1 S1	None None		5 5	14 S:1	0	0	0	0	0	1	1	0	1	0	0
Dirca occidentalis western leatherwood	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	255 1,800	71 S:23	6	6	3	0	0	8	6	17	23	0	0

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Emys marmorata western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	280 949	1343 S:11	1	9	1	0	0	0	0	11	11	0	0
Eriophyllum latilobum San Mateo woolly sunflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	100 900	5 S:4	1	1	1	0	1	0	1	3	3	1	0
Eucyclogobius newberryi tidewater goby	G3 S3	Endangered None	AFS_EN-Endangered CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	15 20	127 S:2	0	1	0	0	0	1	2	0	2	0	0
Euphydryas editha bayensis Bay checkerspot butterfly	G5T1 S1	Threatened None	XERCES_CI-Critically Imperiled	300 640	30 S:4	0	1	0	0	3	0	3	1	1	2	1
Falco columbarius merlin	G5 S3S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	65 65	36 S:1	0	1	0	0	0	0	0	1	1	0	0
Falco peregrinus anatum American peregrine falcon	G4T4 S3S4	Delisted Delisted	CDF_S-Sensitive CDFW_FP-Fully Protected USFWS_BCC-Birds of Conservation Concern	5 5	57 S:1	0	0	0	0	0	1	0	1	1	0	0
Fissidens pauperculus minute pocket moss	G3? S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	250 250	22 S:1	0	0	0	0	0	1	0	1	1	0	0
Fritillaria biflora var. ineziana Hillsborough chocolate lily	G3G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	500 500	2 S:2	0	1	0	0	0	1	1	1	2	0	0
Fritillaria liliacea fragrant fritillary	G2 S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	295 800	82 S:7	0	5	0	0	0	2	2	5	7	0	0
Geothlypis trichas sinuosa saltmarsh common yellowthroat	G5T3 S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 480	112 S:12	1	2	2	0	0	7	11	1	12	0	0
Grindelia hirsutula var. maritima San Francisco gumplant	G5T1Q S1	None None	Rare Plant Rank - 3.2	200 200	15 S:1	0	0	0	0	0	1	1	0	1	0	0

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Hesperevax sparsiflora var. brevifolia short-leaved evax	G4T3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	400 400	56 S:1	0	0	0	0	0	1	1	0	1	0	0
Hesperolinon congestum Marin western flax	G1 S1	Threatened Threatened	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	200 700	27 S:9	0	5	2	0	2	0	2	7	7	2	0
Horkelia cuneata var. sericea Kellogg's horkelia	G4T1? S1?	None None	Rare Plant Rank - 1B.1 USFS_S-Sensitive	600 600	58 S:2	0	0	0	0	0	2	1	1	2	0	0
Horkelia marinensis Point Reyes horkelia	G2 S2	None None	Rare Plant Rank - 1B.2	300 300	36 S:1	0	0	0	0	0	1	1	0	1	0	0
Hydrochara ricksecker Ricksecker's water scavenger beetle	G2? S2?	None None		35 280	13 S:2	0	0	0	0	0	2	2	0	2	0	0
Hypogymnia schizidiata island tube lichen	G2 S1	None None	Rare Plant Rank - 1B.3	1,290 1,780	10 S:3	2	0	0	0	0	1	0	3	3	0	0
Ischnura gemina San Francisco forktail damselfly	G2 S2	None None	IUCN_VU-Vulnerable	26 75	7 S:2	0	0	0	0	0	2	1	1	2	0	0
Lasiurus cinereus hoary bat	G5 S4	None None	IUCN_LC-Least Concern WBWG_M-Medium Priority		236 S:6	0	0	0	0	0	6	6	0	6	0	0
Lasthenia californica ssp. macrantha perennial goldfields	G3T2 S2	None None	Rare Plant Rank - 1B.2	40 350	59 S:4	0	1	1	1	0	1	0	4	4	0	0
Laterallus jamaicensis coturniculus California black rail	G3G4T1 S1	None Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_NT-Near Threatened NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	5 5	303 S:1	0	0	0	1	0	0	1	0	1	0	0
Leptosiphon croceus coast yellow leptosiphon	G1 S1	None Candidate Endangered	Rare Plant Rank - 1B.1 SB_UCBBG-UC Berkeley Botanical Garden	50 50	1 S:1	0	0	0	1	0	0	0	1	1	0	0
Leptosiphon rosaceus rose leptosiphon	G1 S1	None None	Rare Plant Rank - 1B.1	70 70	31 S:4	0	1	0	0	2	1	2	2	2	2	0

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Lessingia arachnoidea Crystal Springs lessingia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	300 550	11 S:8	2	2	1	0	0	3	0	8	8	0	0
Lichnanthe ursina bumblebee scarab beetle	G2 S2	None None		15 15	8 S:1	0	0	0	0	0	1	1	0	1	0	0
Limnanthes douglasii ssp. ornduffii Ornduff's meadowfoam	G4T1 S1	None None	Rare Plant Rank - 1B.1	30 50	2 S:2	0	0	0	0	1	1	0	2	1	1	0
Malacothamnus arcuatus arcuate bush-mallow	G2Q S2	None None	Rare Plant Rank - 1B.2	10 700	30 S:10	0	1	1	1	1	6	5	5	9	0	1
Melospiza melodia pusillula Alameda song sparrow	G5T2? S2S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 42	38 S:3	0	0	0	0	0	3	3	0	3	0	0
Microcina edgewoodensis Edgewood Park micro-blind harvestman	G1 S1	None None		600 600	1 S:1	0	0	0	0	0	1	1	0	1	0	0
Microseris paludosa marsh microseris	G2 S2	None None	Rare Plant Rank - 1B.2	40 40	38 S:1	0	0	0	0	1	0	1	0	0	0	1
Monolopia gracilens woodland woollythreads	G3 S3	None None	Rare Plant Rank - 1B.2	640 675	57 S:6	0	1	0	0	0	5	3	3	6	0	0
Myotis thysanodes fringed myotis	G4 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	500 500	86 S:1	0	1	0	0	0	0	0	1	1	0	0
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	G5T2T3 S2S3	None None	CDFW_SSC-Species of Special Concern	270 522	34 S:7	0	2	0	0	0	5	0	7	7	0	0
Nyctinomops macrotis big free-tailed bat	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_MH-Medium-High Priority	150 150	32 S:1	0	0	0	0	0	1	1	0	1	0	0
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	G5T2T3Q S2S3	Threatened None	AFS_TH-Threatened	100 550	44 S:6	0	2	0	0	0	4	3	3	6	0	0

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Pentachaeta bellidiflora white-rayed pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBBG-UC Berkeley Botanical Garden	500 520	14 S:3	1	0	0	0	1	1	2	1	2	0	1
Phalacrocorax auritus double-crested cormorant	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	30 30	39 S:1	0	0	0	0	0	1	1	0	1	0	0
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	G3T1Q S1	None None	Rare Plant Rank - 1B.2	35 1,250	42 S:18	1	9	4	0	0	4	2	16	18	0	0
Plebejus icarioides missionensis Mission blue butterfly	G5T1 S1	Endangered None	XERCES_CI-Critically Imperiled	500 700	14 S:2	0	0	0	0	0	2	2	0	2	0	0
Polemonium carneum Oregon polemonium	G3G4 S2	None None	Rare Plant Rank - 2B.2		16 S:1	0	0	0	0	0	1	1	0	1	0	0
Potentilla hickmanii Hickman's cinquefoil	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	25 300	5 S:2	0	1	0	0	1	0	1	1	1	0	1
Rallus obsoletus obsoletus California Ridgway's rail	G5T1 S1	Endangered Endangered	CDFW_FP-Fully Protected NABCI_RWL-Red Watch List	0 15	98 S:4	0	1	1	0	1	1	2	2	3	1	0
Rana boylii foothill yellow-legged frog	G3 S3	None Candidate Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	370 370	2054 S:1	0	1	0	0	0	0	0	1	1	0	0
Rana draytonii California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	5 4,005	1497 S:70	10	23	14	0	0	23	11	59	70	0	0
Reithrodontomys raviventris salt-marsh harvest mouse	G1G2 S1S2	Endangered Endangered	CDFW_FP-Fully Protected IUCN_EN-Endangered	2 2	144 S:1	0	0	0	0	0	1	1	0	1	0	0
Riparia riparia bank swallow	G5 S2	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern		297 S:1	0	0	0	0	0	1	1	0	1	0	0
Senecio aphanactis chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2	640 640	82 S:1	0	0	0	0	0	1	1	0	1	0	0
Silene scouleri ssp. scouleri Scouler's catchfly	G5T5 S2S3	None None	Rare Plant Rank - 2B.2	800 1,025	23 S:4	0	0	0	0	0	4	1	3	4	0	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Silene verecunda ssp. verecunda San Francisco campion	G5T1 S1	None None	Rare Plant Rank - 1B.2	375 1,500	20 S:3	0	1	0	0	1	1	2	1	2	1	0
Speyeria zerene myrtleae Myrtle's silverspot butterfly	G5T1 S1	Endangered None	XERCES_CI-Critically Imperiled	20 60	17 S:3	0	0	0	0	3	0	3	0	0	0	3
Spirinchus thaleichthys longfin smelt	G5 S1	Candidate Threatened	CDFW_SSC-Species of Special Concern	0 20	46 S:2	0	0	0	0	0	2	2	0	2	0	0
Taxidea taxus American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	1,500 1,500	559 S:1	0	0	0	0	0	1	1	0	1	0	0
Thamnophis sirtalis tetrataenia San Francisco gartersnake	G5T2Q S2	Endangered Endangered	CDFW_FP-Fully Protected	5 1,355	67 S:38	5	11	5	0	1	16	21	17	37	0	1
Trifolium hydrophilum saline clover	G2 S2	None None	Rare Plant Rank - 1B.2		49 S:1	0	0	0	0	0	1	1	0	1	0	0
Triphysaria floribunda San Francisco owl's-clover	G2? S2?	None None	Rare Plant Rank - 1B.2	5 450	50 S:5	0	0	0	0	1	4	5	0	4	0	1
Triquetrella californica coastal triquetrella	G2 S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	1,180 1,180	13 S:1	0	0	0	0	0	1	0	1	1	0	0
Tryonia imitator mimic tryonia (=California brackishwater snail)	G2 S2	None None	IUCN_DD-Data Deficient	3 40	39 S:2	0	1	0	0	0	1	1	1	2	0	0
Usnea longissima Methuselah's beard lichen	G4 S4	None None	Rare Plant Rank - 4.2 BLM_S-Sensitive	590 590	206 S:1	0	0	0	0	1	0	1	0	0	1	0

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

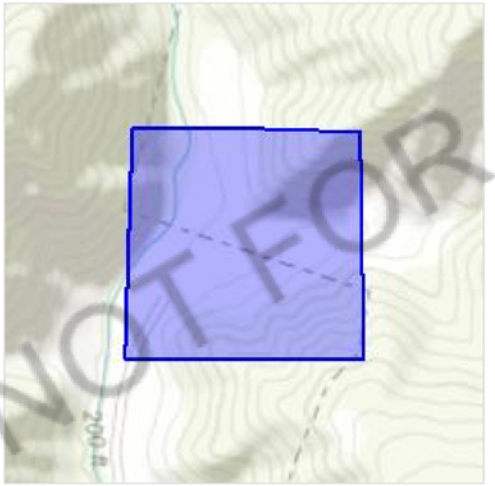
This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

San Mateo County, California



Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

NOT FOR CONSULTATION

Salt Marsh Harvest Mouse Reithrodontomys raviventris — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/613

Southern Sea Otter Enhydra lutris nereis — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8560
Marine mammal

Birds

NAME	STATUS
California Clapper Rail Rallus longirostris obsoletus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered
California Least Tern Sterna antillarum browni No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Short-tailed Albatross Phoebastria (=Diomedea) albatrus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/433	Endangered
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

NOT FOR CONSULTATION

Reptiles

NAME	STATUS
Green Sea Turtle Chelonia mydas No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened
San Francisco Garter Snake Thamnophis sirtalis tetrataenia No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5956	Endangered

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii There is **final** critical habitat for this species. Your location overlaps the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened
Tidewater Goby Eucyclogobius newberryi There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/57	Endangered

Insects

NAME	STATUS
Mission Blue Butterfly Icaricia icarioides missionensis There is **proposed** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6928	Endangered
Myrtle's Silverspot Butterfly Speyeria zerene myrtleae No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6929	Endangered
San Bruno Elfin Butterfly Callophrys mossii bayensis There is **proposed** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/3394	Endangered

Flowering Plants

NAME	STATUS
Hickman's Potentilla Potentilla hickmanii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6343	Endangered
San Mateo Woolly Sunflower Eriophyllum latilobum No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7791	Endangered

NOT FOR CONSULTATION

Attachment C. Table 1. Special Status Species Potentials Table for Loess Creek Restoration Project, Half Moon Bay, California

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
Plants			
San Mateo thorn-mint (*Acanthomintha duttonii)*	FE, SE, 1B.1	Serpentinite. Chaparral and valley and foothill grassland. 50-300m elevation. Blooming period Apr-Jun.	**No potential.** Serpentinite not present.
Blasdale's bent grass (*Agrostis blasdalei*)	1B.2	Coastal bluff scrub, coastal dunes, coastal prairie. 0-150m elevation. Blooming period May-Jun.	**No potential.** Habitat types are not present.
Franciscan onion (*Allium peninsulare* var. *franciscanum*)	1B.2	Clay, volcanic, often serpentinite. Cismontane woodland, valley and foothill grassland. 52-305m elevation. Blooming period (Apr) May-Jun.	**No potential.** Habitat types are not present.
bent-flowered fiddleneck (*Amsinckia lunaris*)	1B.2	Coastal bluff scrub, cismontane woodland, valley and foothill grassland. 3-500m elevation. Blooming period Mar-Jun.	**No potential.** Habitat types are not present.
Anderson's manzanita (*Arctostaphylos andersonii*)	1B.2	Openings, edges, broadleafed upland forest, chaparral, North Coast coniferous forest. 60-70m elevation. Blooming period Nov-May.	**Low potential.** Only chaparral habitat present. Much of site disturbed and no manzanitas were observed on the Project Site.
Montara manzanita (*Arctostaphylos montaraensis*)	1B.2	Chaparral (maritime), coastal scrub. 80-500m elevation. Blooming period Jan-Mar.	**Low potential.** Much of site disturbed and no manzanitas were observed on the Project Site.
Kings Mountain manzanita (*Arctostaphylos regismontana*)	1B.2	Granitic or sandstone. Broadleafed upland forest, chaparral, North Coast coniferous forest. 305-730m elevation. Blooming period Dec-Apr.	**No potential.** Granitic soil not present, most habitat types not present. Project Site is below known elevation range for this species.
coastal marsh milk-vetch (*Astragalus pycnostachyus* var. *pycnostachyus*)	1B.2	Coastal dunes (mesic), coastal scrub, marshes and swamps (coastal salt, streamsides). 0-30m elevation. Blooming period (Apr) Jun-Oct.	**No potential.** Habitat types are not present, and site is above known elevation range.
pappose tarplant (*Centromadia parryi ssp. parryi*)	1B.2	Often alkaline. Chaparral, coastal prairie, meadows and seeps, marshes and swamps (coastal salt), valley and foothill grassland (vernally mesic). 0-420m elevation. Blooming period May-Nov.	**Low potential.** Although chaparral habitat is present, vernally mesic areas within this habitat are not present and site disturbance likely precludes this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
			This species was not observed during the July site visit.
Point Reyes salty bird's-beak (*Chloropyron maritimum ssp. palustre*)	1B.2	Marshes and swamps (coastal salt). 0-10m elevation. Blooming period Jun-Oct.	**No potential.** Habitat types are not present; site is not within known elevation range.
San Francisco Bay spineflower (*Chorizanthe cuspidata* var. *cuspidate*)	1B.2	Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub. 3-215m elevation. Blooming period Apr-Jul (Aug).	**No potential.** Habitat types are not present.
Franciscan thistle (*Cirsium andrewsii*)	1B.2	Mesic, sometimes serpentinite. Broadleafed upland forest, coastal bluff scrub, coastal prairie, coastal scrub. 0-150m elevation. Blooming period Mar-Jul.	**No potential.** Habitat types are not present.
Crystal Springs fountain thistle (*Cirsium fontinale* var. *fontinale*)	FE, SCE, 1B.1	Serpentinite seeps. Chaparral (openings), cismontane woodland, meadows and seeps, valley and foothill grassland. 45-175m elevation. Blooming period (Apr) May-Oct.	**Low potential.** Serpentinite seeps, cismontante woodland, and valley grassland habitat types are not present. This species was not observed during July site visit.
San Francisco collinsia (*Collinsia multicolor*)	1B.2	Sometimes serpentinite. Closed-cone coniferous forest, coastal scrub. 30-250m elevation. Blooming period (Feb) Mar-May.	**No potential.** Habitat types are not present.
western leatherwood (*Dirca occidentalis*)	1B.2	Mesic. Broadleafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, North Coast coniferous forest, riparian forest, riparian woodland. 25-425m elevation. Blooming period Jan-Mar(Apr).	**Low potential.** Mesic soils not present. Riparian and chaparral present, however most other habitat types not present. This species was not observed during January site visit.
San Mateo woolly sunflower (*Eriophyllum latilobum*)	FE, SCE, 1B.1	Cismontane woodland (often serpentinite, on roadcuts), coastal scrub, lower montane coniferous forest. 45-330m elevation. Blooming period May-Jun.	**No potential.** Habitat types are not present.
minute pocket moss (*Fissidens pauperculus*)	1B.2	North Coast coniferous forest (damp coastal soil). 10-1024m elevation. No blooming period.	**No potential.** Habitat types are not present.
Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*)	1B.1	Serpentinite. Cismontane woodland, valley and foothill grassland. Blooming period Mar-Apr.	**No potential.** Habitat types are not present.
fragrant fritillary	1B.2	Often serpentinite. Cismontane woodland, coastal	**No potential.** Habitat types are not

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
(*Fritillaria liliacea*)		prairie, coastal scrub, valley and foothill grassland. 3-410m. Blooming period Feb-Apr.	present.
San Francisco gumplant (*Grindelia hirsutula* var. *maritima*)	3.2	Sandy or serpentinite. Coastal bluff scrub, coastal scrub, valley and foothill grassland. 15-400m elevation. Blooming period Jun-Sep.	**No potential.** Habitat types are not present.
short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	1B.2	Coastal bluff scrub (sandy), coastal dunes, coastal prairie. 0-215m elevation. Blooming period Mar-Jun.	**No potential.** Habitat types are not present.
Marin western flax (*Hesperolinon congestum*)	FT, ST, 1B.1	Serpentinite. Chaparral, valley and foothill grassland. 5-370m elevation. Blooming period Apr-Jul.	**No potential.** Serpentinite not present.
Kellogg's horkelia (*Horkelia cuneate* var. *sericea*)	1B.1	Sandy or gravelly, openings. Closed-cone coniferous forest, chaparral (maritime), coastal dunes, coastal scrub. 10-200m elevation. Blooming period Apr-Sep.	**Moderate potential.** Chaparral habitat is present, however much of site is disturbed.
Point Reyes horkelia (*Horkelia marinensis*)	1B.2	Sandy. Coastal dunes, coastal prairie, coastal scrub. 5-755m elevation. Blooming period May-Sep.	**No potential.** Habitat types are not present.
island tube lichen (*Hypogymnia schizidiata*)	1B.3	On bark and wood of hardwoods and conifers. Closed-cone coniferous forest, chaparral. 360-405m elevation. Blooming period N/A.	**No potential.** Chaparral present, however site is below the known elevation range for this species.
perennial goldfields (*Lasthenia californica ssp. macranth*)	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub. 5-520m elevation. Blooming period Jan-Nov.	**No potential.** Habitat types are not present.
coast yellow leptosiphon (*Leptosiphon croceus*)	1B.1	Coastal bluff scrub, coastal prairie. 10-150m elevation. Blooming period Apr-Jun.	**No potential.** Habitat types are not present.
rose leptosiphon (*Leptosiphon rosaceus*)	1B.1	Coastal bluff scrub. 0-100m elevation. Blooming period Apr-Jul.	**No potential.** Habitat types are not present.
Crystal Springs lessingia (*Lessingia arachnoidea*)	1B.2	Serpentinite, often roadsides. Cismontane woodland, coastal scrub, valley and foothill grassland. 60-200m. Blooming period Jul-Oct.	**No potential.** Serpentinite not present.
Ornduff's meadowfoam (*Limnanthes douglasii ssp. ornduffii*)	1B.1	Agricultural fields. Meadows and seeps. 10-20m. Blooming period Nov-May.	**No potential.** Habitat types are not present.
arcuate bush-mallow	1B.2	Chaparral. Cismontane woodland. 15-355m. Blooming	**Moderate potential.** Chaparral present,

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
(*Malacothamnus arcuatus*)		period Apr-Sep.	however much of site is disturbed.
marsh microseris (*Microseris paludosa*)	1B.2	Closed-cone coniferous forest, cismontane woodland coastal scrub, valley and foothill grass. 5-355m elevation. Blooming period Apr-Jun (Jul).	**No potential.** Habitat types are not present.
woodland woolythreads (*Monolopia gracilens*)	1B.2	Serpentine. Broadleafed upland forest (openings), chaparral (openings), cismontane woodland, North Coast coniferous forest (openings), and valley and foothill grassland. 100-1200m elevation. Blooming period (Feb)Mar-Jul.	**No potential.** Serpentine soils not present.
white-rayed pentachaeta (*Pentachaeta bellidiflora*)	FE, SCE, 1B.1	Cismontane woodland, valley and foothill grassland (often serpentinite). 35-620m elevation. Blooming period Mar-May.	**No potential.** Habitat types are not present.
Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*)	1B.2	Mesic. Chaparral, coastal prairie, coastal scrub. 3-160m elevation. Blooming period Mar-Jun.	**Moderate potential.** Only chaparral habitat is present and much of site is disturbed likely precluding this species.
Oregon polemonium (*Polemonium carneum*)	2B.2	Coastal prairie, coastal scrub, lower montane coniferous forest. 0-1830m elevation. Blooming period Apr-Sep.	**No potential.** Habitat types are not present.
Hickman's cinquefoil (*Potentilla hickmanii*)	FE, SE, 1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps (vernally mesic), marshes and swamps (freshwater). 10-149m elevation. Blooming period Apr-Aug.	**No potential.** Habitat types are not present.
chaparral ragwort (*Senecio aphanactis*)	2B.2	Sometimes alkaline. Chaparral, cismontane woodland, coastal scrub. 15-800m elevation. Blooming period Jan-Apr (May).	**Moderate potential.** Only chaparral habitat is present and much of site is disturbed likely precluding this species.
Scouler's catchfly (*Silene scouleri* ssp. *scouleri*)	2B.2	Coastal bluff scrub, coastal prairie, valley and foothill grassland. 0-600m elevation. (Mar-May) Jun-Aug (Sep).	**No potential.** Habitat types are not present.
San Francisco campion (*Silene verecunda ssp. verecunda*)	1B.2	Sandy. Coastal bluff scrub, chaparral, coastal prairie, coastal scrub, valley and foothill grassland. 30-645m elevation. Blooming period (Feb) Mar-Jun (Aug).	**Moderate potential.** Only chaparral habitat is present and much of site is disturbed likely precluding this species.
saline clover (*Trifolium hydrophilum*)	1B.2	Marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. 0-300m elevation.	**No potential.** Habitat types are not present. On-site seasonal wetland is man-

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
		Blooming period Apr-Jun.	made and not likely to support this species.
San Francisco owl's-clover *Triphysaria floribunda*	1B.2	Usually serpentinite. Coastal prairie, coastal scrub, valley and foothill grassland. 10-160m elevation. Blooming period Apr-Jun.	**No potential.** Serpentinite not present.
coastal triquetrella *Triquetrella californica*	1B.2	Coastal bluff scrub, coastal scrub. 10-100m elevation. Blooming period N/A.	**No potential.** Habitat types are not present.
Methuselah's beard lichen *Usnea longissimi*	4.2	On tree branches; usually on old growth hardwoods and conifers. Broadleafed upland forest, North Coast coniferous forest. 50-1460m elevation.	**No potential.** Habitat types are not present.
Wildlife			
Mammals			
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	SSC	Forest habitats of moderate canopy and moderate to dense understory. Also, in chaparral habitats. Constructs nests of shredded grass, leaves, and other material. May be limited by availability of nest-building materials.	**High potential.** Suitable riparian and chaparral habitat is present on the Project Site. No woodrat nests were observed during either the January or July site visit, however dense understory restricted access to these areas.
salt marsh harvest mouse *Reighrodontomys raviventris*	FE, SE, CFP	Endemic to emergent salt and brackish wetlands of the San Francisco Bay Estuary. Pickleweed marshes are primary habitat; also occurs in various other wetland communities with dense vegetation. Does not burrow, builds loosely organized nests. Requires higher areas for flood escape.	**No potential.** Habitat types are not present. Wetland habitat on site is man-made and not contiguous with suitable habitat for this species.
southern sea otter *Enhydra lutris nereis*	FT	Occurs in marine waters and coastal lagoons.	**No potential.** Habitat types are not present.
American Badger *Taxidea taxus*	SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Requires friable soils and open, uncultivated ground. Preys on burrowing rodents.	**Low potential**. While friable soils are present, the Project Site lacks open, uncultivated ground for this species. No suitably-sized burrows were observed during the site visits.
pallid bat *Antrozous pallidus*	SSC, WBWG High	Found in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, forages along river channels. Roost sites include crevices in rocky outcrops	**Moderate potential.** This species may roost in buildings on the Project Site. Bat guano was observed in a barn proposed for

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
		and cliffs, caves, mines, trees and various human structures such as bridges, barns, and buildings (including occupied buildings). Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	demolition.
Townsend's big-eared bat *Cornorhinus townsendii*	SSC, WBWG High	Associated with a wide variety of habitats from deserts to mid-elevation mixed coniferous-deciduous forest. Females form maternity colonies in buildings, caves and mines and males roost singly or in small groups. Foraging occurs in open forest habitats where they glean moths from vegetation.	**Low potential.** This species is very sensitive to human disturbance and is not likely to roost in buildings on the Project Site.
hoary bat *Lasiurus cinereus*	WBWG Medium	Prefers open forested habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	**Low potential.** May potentially roost in larger trees on or adjacent to the Project Site.
big free-tailed bat *Nyctinomops macrotis*	SSC, WBWG Medium-High	Occurs rarely in low-lying arid areas. Requires high cliffs or rocky outcrops for roosting sites.	**No potential.** Suitable roost sites are not present.
Amphibians and Reptiles			
green sea turtle *Chelonia mydas*	FT	Occurs in marine waters and coastal lagoons.	**No potential.** Habitat types are not present.
California red-legged frog *Rana draytonii*	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11 to 20 weeks of permanent water for larval development. Associated with quiet perennial to intermittent ponds, stream pools and wetlands. Prefers shorelines with extensive vegetation. Disperses through upland habitats after rains.	**Moderate potential.** There are numerous occurrences of this species surrounding the Project Site, including in Frenchman's Creek both above and below the confluence with Loess Creek. This species may travel overland to reach aquatic breeding habitats located outside the Project Site or use Loess Creek for aquatic non-breeding purposes including foraging, refugia, and dispersal.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
California foothill yellow-legged frog *Rana boylii*	SCT, SSC	Found in or near rocky streams in a variety of habitats. Prefers partly-shaded, shallow streams and riffles with a rocky substrate; requires at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis. Feeds on both aquatic and terrestrial invertebrates.	**No potential.** Outside range for this species.
California tiger salamander *Ambystoma californiense*	FT, ST	Inhabits grassland, oak woodland, ruderal and seasonal pool habitats. Adults are fossorial and utilize mammal burrows and other subterranean refugia. Breeding occurs primarily in vernal pools and other seasonal water features.	**No potential.** Outside range for this species.
Santa Cruz black salamander *Aneides niger*	SSC	Restricted to mesic forests in the fog belt of the outer Coast Range. Occurs in moist streamside microhabitats and is frequently found in shallow standing water or seeps.	**No potential.** Habitat type is not present.
California giant salamander Dicamptodon ensatus	SSC	Occurs in the north-central Coast Ranges. Moist coniferous and mixed forests are typical habitat; also uses woodland and chaparral. Adults are terrestrial and fossorial, breeding in cold, permanent or semi-permanent streams. Larvae usually remain aquatic for over a year.	**No potential.** While chaparral habitat is present, no permanent or semi-permanent streams are present on the Project Site.
western pond turtle *Emys marmorata*	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches with aquatic vegetation. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks, and suitable upland habitat (sandy banks or grassy open fields) for egg-laying.	**Low potential.** While this species can make overland movements between aquatic sites, it is unlikely to be present due to the lack of water and/or basking sites in Loess Creek and suitable upland habitats on the site. Discontinuous habitat due to underground culverting and drop-fall structures further preclude this species.
San Francisco garter snake *Thamnophis sirtalis tetrataenia*	FE, SE, CFP	Vicinity of freshwater marshes, ponds and slow-moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Upland areas near water are	**Low potential.** While potentially suitable aquatic and upland habitat is present on the site, discontinuous habitat due to underground culverting and drop-fall

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
		also very important.	structures likely preclude this species from the Project Site. A nearby reservoir on the property may provide habitat for this species.
Birds			
western snowy plover *Charadrius alexandrinus*	SSC, BCC	Federal listing applies only to the Pacific coastal population. Year-round resident and winter visitor. Occurs on sandy beaches, salt pond levees, and the shores of large alkali lakes. Nests on the ground, requiring sandy, gravelly or friable soils.	**No potential.** Habitat type is not present.
California black rail *Laterallus jamaicensis coturniculus*	ST, CFP, BCC	Year-round resident in marshes (saline to freshwater) with dense vegetation within four inches of the ground. Prefers larger, undisturbed marshes that have an extensive upper zone and are close to a major water source. Extremely secretive and cryptic.	**No potential.** Habitat type is not present.
California ridgeway's rail *Rallus obsoletus obsoletus*	FE, SE	Year-round resident in tidal marshes of the San Francisco Bay estuary. Requires tidal sloughs and intertidal mud flats for foraging, and dense marsh vegetation for nesting and cover. Typical habitat features abundant growth of cordgrass and pickleweed. Feeds primarily on molluscs and crustaceans.	**No potential.** Habitat type is not present.
California least tern *Sterna antillarum browni*	FE	Summer resident along the coast from San Francisco Bay south to northern Baja California; inland breeding also very rarely occurs. Nests colonially on barren or sparsely vegetated areas with sandy or gravelly substrates near water, including beaches, islands, and gravel bars. In San Francisco Bay, has also nested on salt pond margins.	**No potential.** Habitat type is not present.
marbled murrelet *Brachyramphus marmoratus*	FT, SE	Predominantly coastal marine. Nests in old-growth coniferous forests up to 30 miles inland along the Pacific coast, from Eureka to Oregon border, and in Santa Cruz/San Mateo Counties. Nests are highly cryptic, and typically located on platform-like branches of mature	**No potential.** Habitat type is not present.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
		redwoods and Douglas firs. Forages on marine invertebrates and small fishes.	
short-tailed albatross *Phoebastria* (=Diomedea) *albatrus*	FE, SSC	Highly pelagic; comes to land only when breeding. Nests on remote Pacific islands. A rare non-breeding visitor to the eastern Pacific.	**No potential.** Habitat type is not present.
burrowing owl *Athene cunicularia*	SSC, BCC	Year-round resident and winter visitor. Occurs in open, dry grasslands and scrub habitats with low-growing vegetation, perches and abundant mammal burrows. Preys upon insects and small vertebrates. Nests and roosts in old mammal burrows, most commonly those of ground squirrels.	**No potential.** Habitat type is not present.
American peregrine falcon *Falco peregrinus anatum*	FD, CFP, BCC	Year-round resident and winter visitor. Occurs in a wide variety of habitats, though often associated with coasts, bays, marshes and other bodies of water. Nests on protected cliffs and also on man-made structures including buildings and bridges. Preys on birds, especially waterbirds. Forages widely.	**No potential.** Habitat type is not present.
saltmarsh common yellowthroat *Geothlypis trichas sinuosa*	SSC, BCC	Resident of the San Francisco Bay region, in fresh and salt water marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	**Moderate potential.** This species is documented in Frenchmans Creek downstream of the confluence with Loess Creek in willow riparian habitat. Suitable riparian habitat is present on the Project Site, though surrounding site disturbance may make this habitat less attractive.
Alameda song sparrow *Melospiza melodia pusillula*	SSC, BCC	Year-round resident of salt marshes bordering the south arm of San Francisco Bay. Inhabits primarily pickleweed marshes; nests placed in marsh vegetation, typically shrubs such as gumplant.	**No potential.** Habitat type is not present.
bank swallow *Riparia riparia*	ST	Summer resident in riparian and other lowland habitats near rivers, lakes and the ocean in northern California. Nests colonially in excavated burrows on vertical cliffs and bank cuts (natural and manmade) with fine-textured soils. Historical nesting range in southern and	**No potential.** Habitat type is not present.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
		central areas of California has been eliminated by habitat loss. Currently known to breed in Siskiyou, Shasta, and Lassen Cos., portions of the north coast, and along Sacramento River from Shasta Co. south to Yolo Co.	
Fishes			
steelhead – central California coast DPS *Oncorhynchus mykiss irideus*	FT	Occurs from the Russian River south to Soquel Creek and Pajaro River and in San Francisco and San Pablo Bay Basins. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for one or more years before migrating downstream to the ocean.	**No potential.** An impassable drop-fall culvert is present between Frenchmans Creek (where this species has been documented) and Loess Creek (and the Project Site).
longfin smelt *Spirinchus thaleichthys*	FC, ST, SSC	Euryhaline, nektonic and anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefer salinities of 15 to 30 ppt but can be found in completely freshwater to almost pure seawater.	**No potential.** Habitat type is not present.
delta smelt *Hypomesus transpacificus*	FT, SE	Lives in the Sacramento-San Joaquin estuary in areas where salt and freshwater systems meet. Occurs seasonally in Suisun Bay, Carquinez Strait and San Pablo Bay. Seldom found at salinities > 10 ppt; most often at salinities < 2 ppt.	**No potential.** Habitat type is not present.
tidewater goby *Eucyclogobius newberryi*	FE, SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	**No potential.** Habitat type is not present.
Invertebrates			
Bay checkerspot butterfly *Euphydryas editha bayensis*	FT, SSI	Restricted to native grasslands on outcrops of serpentine soil near San Francisco Bay. *Plantago erecta* is the primary host plant; *Orthocarpus densiflorus* and *O. purpurscens* are the secondary host plants.	**No potential.** Habitat type is not present.
San Bruno elfin butterfly	FE, SSI	Limited to the vicinity of San Bruno Mountain, San	**No potential.** Habitat type is not present.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE
Callophrys mossii bayensis		Mateo County. Colonies are located on in rocky outcrops and cliffs in coastal scrub habitat on steep, north-facing slopes within the fog belt. Species range is tied to the distribution of the larval host plant, Sedum spathulifolium.	
monarch – California overwintering population *Danaus plexippus*	SSI	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, Monterey cypress), with nectar and water sources nearby.	**Moderate potential.** This species is documented within one mile southwest of the Project Site along Frenchmans Creek. Suitable roost trees are present adjacent to the Project Site.
Mission blue butterfly *Plebejus icarioides missionensis*	FE, SSI	Inhabits grasslands and coastal chaparral of the San Francisco Peninsula and southern Marin County, but mostly found on San Bruno Mountain. Three larval host plants: *Lupinus albifrons*, *L. variicolor*, and *L. formosus*, of which *L. albifrons* is favored.	**No potential.** Habitat type is not present.
Myrtle's silverspot butterfly *Speyeria zerene myrtleae*	FE	Restricted to the fog belt of northern Marin and southernmost Sonoma County, including the Point Reyes peninsula; extirpated from coastal San Mateo County. Occurs in coastal prairie, dunes, and grassland. Larval foodplant is typically *Viola adunca*. Adult flight season may range from late June to early September.	**No potential.** Habitat type is not present.

*Status Codes:
FE or FT – Federal Endangered or Threatened
FD – Federal Delisted
FC – Federal Candidate
SE or ST – State Endangered or Threatened
SCE or SCT – State Candidate Endangered or Threatened
CFP – California Fully Protected
SSC – California Special Status Species
BCC – Bird of Conservation Concern (FWS)
SSI – Special Status Invertebrate
WBWG High or Medium Priority (Western Bat Working Group)

California Rare Plant Rank (RPR):
1B.1 - Seriously rare, threatened, or endangered in California and elsewhere
Rank 1B.2– Moderately rare, threatened, or endangered in California and elsewhere
Rank 1B.3 – Not very threatened in California
Rank 2B.2 – Moderately rare, threatened, or endangered in California, but more common elsewhere
Rank 4 – Watch List or Locally Rare

County of San Mateo - Planning and Building Department

ATTACHMENT D

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April 11, 2019

Mike Schaller
County of San Mateo, Planning Division
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Biological Addendum Report for 37 Frenchmans Creek Road (for Half Moon Grow)

Dear Mr. Schaller,

The purpose of this letter is to provide an addendum to the October 2018 Biological Resources Report prepared for the Half Moon Grow site located at 37 Frenchman's Creek Road, in San Mateo County, California. This addendum has been prepared to address specific comments on the Mitigated Negative Declaration (MND) for the project raised by the California Department of Fish and Wildlife (CDFW) in their letter dated March 21, 2019 (CDFW Letter). Specifically, this addendum addresses potential impacts to biological resources that have potential to occur on the site from the proposed water use and stream diversion that is part of the proposed project.

Additional Project Information

The existing in-stream water diversion, which has been in place since 2009, is permitted by water right licenses 6556 and 10827 and an existing CDFW Streambed Alteration Agreement (SAA) for use in irrigating an orchid flower farm and fruit orchards present on the property for more than 30 years; both licenses were amended by the State Water Resources Control Board (SWQCB) in 2012 by the former owner/operator to improve efficiency and reduce long-term maintenance requirements that were detrimental to the stream corridor. Diversion under the existing amended licenses and SAA is confined to the period of January 1 to March 31 of each year. During this period, the minimum in-stream bypass flow rate is 2.8 cubic feet second (cfs) and must increase above this in order for flow to then be diverted. The maximum rate of diversion may not exceed 0.4 cfs (180 gallons per minute; gpm) and the total amount of water allowed to be diverted in a single season may not exceed 10.66-acre feet.

The existing state licenses will be transferred to the new owner Half Moon Grow as part of change in ownership/sale of property. The applicant provided written notification to CDFW pursuant to section 1600 to apply for a new SAA subject to the conditions of the former SAA on September 20, 2018. As part of the Notification, water calculations were submitted to show that the total

annual diversion is not expected to exceed 4.0-acre feet in most years, which is far below the allowable 10.66-acre feet under the existing state license and previous years water diversions conducted by the prior owner. Because no new construction is proposed, and there are no new potential adverse impacts associated with the existing diversion, no additional analysis of streamflow impacts has been conducted nor is warranted.

Potential Impacts Discussion

With regards to the additional project information, the following determinations have been made and are further described below.

IV.	**BIOLOGICAL RESOURCES** — Would the project:	***Potentially Significant Impact***	***Less than Significant with Mitigation Incorporated***	***Less than Significant Impact***	***No Impact***
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐

a) ***Less than Significant with Mitigation Incorporated***

According to the October 2018 Biological Report and CDFW Letter, the proposed project site may provide suitable habitat for roosting bats and nesting birds as well as six special status wildlife species (including one federal threatened species):

- California red-legged frog (CRLF) *(Rana draytonii)*
- San Francisco garter snake (SFGS) *(Thamnophis sirtalis tetrataenia)*
- Monarch butterfly *(Danaus plexippus pop. 1)*
- Saltmarsh common yellowthroat *(Geothlypis trichas sinuosa)*
- Steelhead *(Oncorhynchus mykiss irideus pop. 8)*
- San Francisco dusky-footed woodrat *(Neotoma fuscipes annectens)*
- Pallid bat *(Antrozous pallidus)*

Much of the existing site was developed in the 1960s for agricultural purposes. Several engineered greenhouses, metal barns, farm labor housing, roadways, parking areas, irrigation, and other related infrastructure is present on the property and has been used historically to grow orchids, ornamental flowers, and cherry trees. The proposed project will occupy existing buildings and related infrastructure; water will be obtained via an existing licensed in-stream diversion as described above. No new construction is proposed.

Evidence of an active roost was observed within one of the metal barns on the Project Site including guano (droppings) and urine staining. This structure appeared to be in regular use at the time of the assessment for material storage by the previous land owner and is therefore likely a night roost rather than a maternity day roost. Additional roost habitat was also identified on the exterior of an adjacent building (former labor housing), though no sign was observed. Removal or demolition of either building would be considered a significant impact under CEQA. Pallid bat can occupy buildings in use and thus, continued use of these structures is not considered a significant impact. At this time, no demolition or modification to either building is proposed and both buildings are not proposed for any new or reuse and thus, no significant impact to bats is anticipated. However, future changes in use or modifications to the existing buidings, may potentially result in impacts to bats if present.

Because no new construction is proposed, and all work will occur within already developed areas and within existing facilities, no new impacts to wildlife species are anticipated. The existing diversion has the potential to impact aquatic species as a result of reduced in-stream flows during low-flow period and/or a reduction of streamflow or complete dewatering in the watershed during the summer months if conditions of the license are not adhered to.

b) ***No Impact*** – As described in previous biological report.

c) ***No Impact*** – As described in previous biological report.

d) ***Less than Significant with Mitigation Incorporated***.

The proposed project will not create any permanent dispersal barriers.

Recommended Mitigation

Avoidance and Minimization Measures (AMM) provided below are in accordance with the recommended measures in the CDFW letter and the terms and conditions of the existing state licenses for the in-stream water diversion. No new impacts or measures are proposed. The following AMM would ensure impacts associated with operation of the existing licensed water diversion are reduced to a less-than-significant level:

- The season of diversion shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.
- The maximum instantaneous rate of withdrawal shall not exceed 0.4 cfs or 180 gpm at any time. The maximum amount of water to be diverted in any one year shall not exceed 10.66-acre feet.
- No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion.
- The Permittee may utilize water from a water hauling company the first year of the LSAA if the Permittee is unable to divert.

Additionally, if any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result on the disturbance to roosting bats, a bat roost survey should be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted beforehand any change in use occurs.

Please do not hesitate to contact me with questions.

Respectfully,

Dana Riggs, Principal Biologist

From: Michael Schaller
Sent: Wed, 5 Jun 2019 18:22:14 +0000
To: annemartinmk@gmail.com
Subject: availability of revised CEQA document - Frenchman's Creek cannabis license

Good morning Ms. Martin,

I tried e-mailing you the revised CEQA document on Monday, but apparently it was too large for the system. Anyway, we now have the revised document loaded onto our Cannabis web page:

https://planning.smcgov.org/ceqa-document/revised-mitigated-negative-declaration-half-moon-grow-cannabis-cultivation-license

Michael Schaller
Senior Planner
San Mateo County Planning and Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
650/363-1825

From: Anne Martin
Sent: Wed, 5 Jun 2019 20:21:03 -0700
To: Michael Schaller
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

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Anne

Anne C. Martin

From: Michael Schaller
Sent: Thu, 6 Jun 2019 16:25:02 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos
Subject: RE: availability of revised CEQA document - Frenchman's Creek cannabis license

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From: Anne Martin [mailto:annemartinmk@gmail.com]
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Anne

Anne C. Martin

From: Anne Martin
Sent: Thu, 6 Jun 2019 14:20:08 -0700
To: Michael Schaller
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

Hi Michael

I am glad to know that the public notice requirements are being followed. Please be sure to revise the dates for the public comment period on the document on the County website so that the public has proper notice.
Thanks

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Anne C. Martin

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Anne

Anne C. Martin

From: Anne Martin
Sent: Fri, 7 Jun 2019 13:40:34 -0700
To: Michael Schaller
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

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Anne

Anne C. Martin

From: Michael Schaller
Sent: Mon, 10 Jun 2019 18:20:02 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos
Subject: RE: availability of revised CEQA document - Frenchman's Creek cannabis license

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From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Friday, June 07, 2019 1:41 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

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Anne

Anne C. Martin

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Anne

Anne C. Martin

From: Anne Martin
Sent: Mon, 24 Jun 2019 13:06:20 -0700
To: Michael Schaller
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

Hi Michael

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Anne

Anne C. Martin

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Anne

Anne C. Martin

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Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 25 Jun 2019 15:53:55 -0700
To: Steve Monowitz
Subject: Marijuana Farm at 37 Frenchman's Creek Road

HI Steve,

Is there going to be a hearing in front of the Planning Commission, Coastal Commission or any other entity regarding the issuance of a cultivation license for the pot grow on Frenchman's Creek road?

I emailed Mike Schaller about this but he's out of the office until early July and I would like an answer sooner than that.

Thanks

--
Anne

Anne C. Martin 415 830 2373

From: Anne Martin
Sent: Fri, 28 Jun 2019 12:17:43 -0700
To: Steve Monowitz
Cc: Don Horsley; Fred Crowder
Subject: Fwd: Marijuana Farm at 37 Frenchman's Creek Road

HI Steve

On Tuesday, I sent you an email asking if there was going to be a hearing by the Planning Commission or any other government entity. on the granting of a cannabis cultivation license to Half Moon Grow at 37 Frenchman's Creek Road. Since Mr. Schaller, the planner is out of town, it seemed like you were logical person to ask about this.

I also left a message for you yesterday regarding this question.

I would appreciate your getting back to me about this issue.

Thanks

Anne Martin 415 830 23 73

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Tue, Jun 25, 2019 at 3:53 PM
Subject: Marijuana Farm at 37 Frenchman's Creek Road
To: Steve Monowitz <smonowitz@smcgov.org>

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Anne C. Martin 415 830 2373

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Anne C. Martin

From: Michael Schaller
Sent: Tue, 2 Jul 2019 23:40:03 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos
Subject: RE: availability of revised CEQA document - Frenchman's Creek cannabis license

Good afternoon Anne,

Section 5.148.070 (b) - (Review, Approval, and Issuance of Commercial Cannabis Activity Licenses) of the County's Cannabis Ordinance designates the Community Development Director as the decision maker on all cannabis cultivation license applications. The ordinance does not require a public hearing. That section reads as follows:

b) Upon review of a complete Application, the Community Development Director, or
his designee, shall deny the Application on one or more grounds provided by
Section 5.148.080, or may grant the requested License upon making all of the
following findings:

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provisions of this Chapter and all additional requirements of State law and
County Code;

ii) the Application is either exempt from or has complied with the requirements of
the California Environmental Quality Act ("CEQA");

iii) feasible mitigation measures or feasible alternatives identified during CEQA
review necessary to avoid or substantially lessen any significant impact on
the environment have been imposed as an enforceable condition of the
License;

iv) the Department has imposed written conditions on the proposed Commercial
Cannabis Activity which require the Applicant to obtain a valid State License
prior to engaging in any Commercial Cannabis Activity; and

v) the Department has imposed written conditions on the proposed Commercial
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Hope this answers your question.

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(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Monday, June 24, 2019 1:06 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

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Anne C. Martin

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Anne C. Martin

From: Anne Martin
Sent: Wed, 3 Jul 2019 13:21:23 -0700
To: Michael Schaller
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

Dear Mike

Thanks for your response. I am concerned that issuance of a cannabis license for a project of this size and scope and with considerable impact on our community is not undergoing a public hearing.

I am sure you are aware that Half Moon Grow has undertaken a significant greenhouse retrofit project prior to the issuance of the proper building permits. This is documented in their own Instagram feed which shows concrete being poured for water storage tanks and new flooring in greenhouses, new walls being installed on the greenhouses, and plumbing installation. The comments refer to the construction as being almost done and that they'll soon be ready to "load the ladies" (the marijuana plants) on the shelves. Please see the following link to view the construction.

https://web.archive.org/web/20190703080129/https:/snifflogy.com/user/halfmoongrow/8698376124

I called the County building permit department on Tuesday to ask if building permits had been issued for this work. I was told that electrical permits had been issued and that the building permit was being reviewed by several different departments that have to sign off – including the Fire Marshal. A quick call to the Fire Marshal revealed that they had not yet signed off on the building permit. The Fire Marshal also stated that they were going to require that hydrants be installed, the road paved and turnouts to allow passing to allow emergency vehicles to access the property before approving the cannabis grow permit.

On Wednesday July 3, the Building Department sent out an inspector - Mr. Grindrod - to investigate the complaint. After some initial difficulty finding 37 Frenchman's Creek Road, he was able to locate it and spoke with an individual on the premises who stated they had applied for permits.

Since the inspector had not viewed the video feed documenting the new construction, he indicated to me that he would return next week after checking the status of the permits and viewing the video of construction.

This raises several concerns:

- If Half Moon Grow violated county regulations this early in the project by doing significant construction prior to issuance of proper permits, how can they be trusted to comply with the other county cannabis regulations regarding security, odor, fire safety etc. ?

- Whether the county has the manpower, knowledge and expertise to monitor compliance of this marijuana cultivation business with county regulations?

I trust that as public servants charged with ensuring the health, welfare and safety of San Mateo County residents on the Coastside, you and other County officials will consider Half Moon Grow's failure to comply with building regulations when deciding whether to issue a cannabis cultivation permit to Half Moon Grow.

Thank you

Anne Martin

On Tue, Jul 2, 2019 at 4:40 PM Michael Schaller <mschaller@smcgov.org> wrote:

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Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Friday, June 07, 2019 1:41 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

Mike, I just checked the county website. The public comment period has not been changed from June beginning June 12-July 12.

On Thu, Jun 6, 2019 at 9:25 AM Michael Schaller <mschaller@smcgov.org> wrote:

Good morning Ms. Martin,

Well, it looks like there was a screw up on our end and the notice was not sent to the newspapers like it was supposed to. It is being sent to both the HMB Review and the San Mateo Times today for publication next week. So we are adjusting the comment period to be June 12 – July 12.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, June 05, 2019 8:21 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Re: availability of revised CEQA document - Frenchman's Creek cannabis license

Thanks for letting me know Michael. I am curious why a notice of the revised mitigated negative declaration wasn't published in today's Half Moon Bay REview. I thought there were public notice requirements to allow the public to comment?

On Wed, Jun 5, 2019 at 11:22 AM Michael Schaller <mschaller@smcgov.org> wrote:

Good morning Ms. Martin,

I tried e-mailing you the revised CEQA document on Monday, but apparently it was too large for the system. Anyway, we now have the revised document loaded onto our Cannabis web page:

https://planning.smcgov.org/ceqa-document/revised-mitigated-negative-declaration-half-moon-grow-cannabis-cultivation-license

Michael Schaller

Senior Planner

San Mateo County Planning and Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

650/363-1825

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Anne

Anne C. Martin

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Anne

Anne C. Martin

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Anne

Anne C. Martin

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Anne

Anne C. Martin

From: Anne Martin
Sent: Fri, 12 Jul 2019 00:11:59 -0700
To: Michael Schaller; Steve Monowitz
Subject: Comments on Revised Mitigated Declaration and Cannabis license
Attachments: CommentsNegDecandLicense 20190711 (1).pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Gentlemen,

Attached is my letter commenting on (1) the Revised Mitigated Negative Declaration for Half Moon Grow's cannabis license application MNA2018-00022 and (2) the cannabis cultivation license application of Half Moon Grow.

I would appreciate your acknowledging receipt of this letter.

Thank you

--
Anne

Anne C. Martin 415 830 2373

Advocates for a Clean Environment
Half Moon Bay, CA 94019
415 830 2373

San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Michael Schaller, Senior Planner
650 363 1849

Steve Monowitz, Community Development Director

PUBLIC COMMENT RE:
NOTICE OF INTENT TO ADOPT
REVISED MITIGATED NEGATIVE DECLARATION
FILE NUMBER: MNA 2018 00022

Delivered by email to Michael Schaller, Steve Monowitz

To Whom It May Concern:

Please enter these comments as responsive to the Revised Mitigated Negative Declaration ("RMND") on the above referenced project ("Project"), and for the permit process required for the Project, both the Planning/Building Department permits for retrofit and improvement of the Project, as well as the application for a cannabis growing license.

These comments are prompted by the fact that the Project applicants have been engaged in ongoing and extensive UNPERMITTED construction activity on the Project site as documented by their public social medial postings on Instagram which can be viewed at https://web.archive.org/web/20190703080129/https://snifflogy.com/user/halfmoongrow/8698376124.

This feed consisting of both still images and videos, approximately 30 postings in all, includes time lapse photography documenting in detail ongoing and extensive construction activities on the site.

As of July 11, Half Moon Grow's Instagram account was made private, but the feed has been archived and can be viewed at the above link. The archive link, together with pictures of the different posts with dates has been sent to the County Planning/Building office.

A review of the timeline of the Project prepared from Instagram posts and conversations with County personnel reveals the following:

- February 20th – Notice of Initial Mitigated Negative Declaration ("MND1") for the Project was posted for public review and comment between February 18 and March 20, 2019.

- Half Moon Grow ("Applicant") applied to the County for building permits for the Project in March 2019.

- March 13 - Instagram Posting by Applicant states that "HalfMoonGrow retrofit started last week. Installing a water reclaim system and new blackout curtains…" This is the first of a series of postings documenting construction activity.

- March 15 – Instagram posting by Applicant shows new siding being installed on the greenhouses.

- March 20 – Instagram posting by Applicant states "Finishing up blacking out the Nursery space next week. Then all we got to get finished is the drainage before we are online."

- March 20 -End of Public Comment period for MND1

- April 15 – May 22 – Four additional posts documenting construction work at Project site.

- May 29 – Initial Study for a Revised Mitigated Negative Declaration ("RMND") signed by County Planner

- June 12 – 30 day public comment period begins.

- June 27 – Post stating "grade1plumbing and HMG team putting together some final touches before we load up the ladies." ("Ladies" refers to female cannabis plants.)

- July 2 - A call to County Building Department revealed that an electrical permit had been issued to Applicant but that NO other building permits had been issued and that the permits were still being reviewed by county personnel.

- July 3 – A call to the Fire Marshal revealed that he had communicated to Applicant that the improvement of Frenchman's Creek Road and creation of turnouts to allow fire truck access to the site was a condition for starting construction as well as issuance of cannabis cultivation permit. He stated that to his knowledge that work had not been done by Applicant as of July 3rd

- July 5 – County Building Inspector visited site and issued stop work notice

1. **The RMND is based on an initial study completed May 29, 2019 that fails to adequately describe the Project and fails to describe the condition of the Project site as of that date.**

The extensive construction activity that was conducted by the applicants WITHOUT PERMITS between March 13 and May 22 made major changes to the Project site. Construction activities are documented to include grading, pouring of concrete pads, installation of water holding tanks, extensive irrigation systems installed, and extensive modifications to existing greenhouse building shell and its construction, and ventilation systems.

The County was never made aware of these changes and based its conclusion of insignificant environmental impacts in the RMND on an Initial Study that did not document the significant construction that had been done at the Project site.

The RMND also fails to adequately describe the Project in that it fails to accurately describe the scope of construction. It makes many references to the fact that the growing operation will use existing structures, with no or minimal modification or construction required ("The greenhouse complex is in existence, and while some minimal physical improvements are proposed security systems, fire hydrants, etc."). That has been refuted by evidence publicly posted by the Applicant. Therefore all other assumptions regarding construction activities and impacts must be reconsidered

2. The Project may not have been entitled to a Coastal Development Permit ("CDP") Exemption

Additionally, the entire Project was granted an exemption from requiring a CDP on the same underlying assumption that there would be minimal construction activities or modification to the existing infrastructure. In light of the evidence presented by the applicants themselves, and now documented by the County Building and Planning departments, it is plainly obvious that this project is required to go through the CDP process, and is subject to Coastal Commission oversight, and that the project is appealable to the Coastal Commission.

3. Several Grounds Exist on Which to Deny Applicant's Cannabis Cultivation License Applications

County Ordinance Section 5.148.070 provides that the Community Development Director shall deny the Application on one or more grounds provided by Section 5.248.080. That Section provides:

"The Department <u>shall</u> deny an application for a Commercial Cannabis License for any of the following reasons:

1. The Applicant made a knowingly false statement of a material fact in the Application or knowingly omitted a material fact from the Application."

A strong argument can be made that Applicant's four months of ongoing construction activity WITHOUT PERMITS is a very clear case of the Applicant having "knowingly omitted a material fact from the Application", which requires the Department to deny Applicant's license application.

Moreover Section 5. 148.070 of the Ordinance provides that

"Upon review of a complete Application, the Community Development Director, or his Designee, shall deny the Application… or may grant the requested License upon making all of the following findings:

> i)The Applicant's proposed Commercial Cannabis Activities comply with the provisions of this Chapter and all additional requirements of State law and County Code.
>
> ii)The Application is either exempt from or has complied with the requirements of… CEQA"

Applicant's proposed Commercial Cannabis Activities violate Section 5.148.160(b) of the County Code because it seeks to grow a total of 84,071 square feet of Canopy. That Section states that the county will not restrict the number of licenses held by an Owner, "provided the Owner's total authorized Canopy, as indicated in the Licenses, does not exceed a maximum of 66,000 square feet on a single parcel or across multiple parcels…" Thus the Applicant's proposed activities violate a provision of the County Code and the Department will be unable to find that the application in its current form complies with County Code requirements.

Applicant's application also has not complied with the requirements of CEQA due to the unpermitted construction activities that they started even **before the public comment period of the initial MND had expired**. These activities substantially altered the Project site and rendered the Initial Study on which the RMND was based inaccurate which invalidates the conclusions of the RMND.

Applicant's unpermitted construction activities over a period of four months show a total disregard for the CEQA process, for fire safety and for the County's Building Permit process. This pattern of unlawful behavior even while their application was being considered raises a question of whether Applicant can be trusted to comply with the odor, pesticide, security, water and other requirements outlined in the County Cannabis Cultivation ordinance.

Given the location of the Project site in an isolated location in a "very high wildfire risk zone" combined with the Applicant's pattern of unlawful behavior, a strong case can be made that issuance of a cannabis cultivation license to Applicant could pose a significant risk to the safety and security of Coastside residents. The neighborhoods of Frenchman's Creek and Sea Haven are located less than a mile – as the crow flies – away from the Project site. Residents of those neighborhoods as well as our fragile environment could be negatively impacted if Applicant continues to violate Fire Marshal and County regulations.

For these reasons, it is requested that Community Development Director seriously consider denying Applicant's license application or, if he decides to grant it, impose conditions – including frequent inspections – that will ensure that Applicant is complying with both State and County rules and regulations.

Respectfully submitted,

Anne Martin
President, Advocates for a Clean Environment

From: Anne Martin
Sent: Fri, 12 Jul 2019 10:52:15 -0700
To: Michael Schaller; Steve Monowitz
Subject: Please confirm receipt of MND comments
Attachments: CommentsNegDecandLicense 20190711 (1).pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr Monowitz and Mr. Schaller

Last night I sent a letter commenting on the Mitigated Negative Declaration for the cannabis Project at 37 Frenchman's Creek Road as well as on Half Moon Grow's application for a cultivation license

Since I have not heard whether you received it, I am re-sending.

Please acknowledge that you received it at your earliest convenience

Thank you

--
Anne

Anne C. Martin 415 830 2373

Advocates for a Clean Environment
Half Moon Bay, CA 94019
415 830 2373

San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Michael Schaller, Senior Planner
650 363 1849

Steve Monowitz, Community Development Director

PUBLIC COMMENT RE:
NOTICE OF INTENT TO ADOPT
REVISED MITIGATED NEGATIVE DECLARATION
FILE NUMBER: MNA 2018 00022

Delivered by email to Michael Schaller, Steve Monowitz

To Whom It May Concern:

Please enter these comments as responsive to the Revised Mitigated Negative Declaration ("RMND") on the above referenced project ("Project"), and for the permit process required for the Project, both the Planning/Building Department permits for retrofit and improvement of the Project, as well as the application for a cannabis growing license.

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Respectfully submitted,

Anne Martin
President, Advocates for a Clean Environment

From: Michael Schaller
Sent: Fri, 12 Jul 2019 17:54:49 +0000
To: Anne Martin; Steve Monowitz
Subject: RE: Please confirm receipt of MND comments

Good morning Ms. Martin,

Yes, we are in receipt of your e-mail with the attached comments.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Friday, July 12, 2019 10:52 AM
To: Michael Schaller <mschaller@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Please confirm receipt of MND comments

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr Monowitz and Mr. Schaller

Last night I sent a letter commenting on the Mitigated Negative Declaration for the cannabis Project at 37 Frenchman's Creek Road as well as on Half Moon Grow's application for a cultivation license

Since I have not heard whether you received it, I am re-sending.

Please acknowledge that you received it at your earliest convenience

Thank you

--
Anne

Anne C. Martin 415 830 2373

From: Anne Martin
Sent: Fri, 12 Jul 2019 11:17:28 -0700
To: Michael Schaller
Subject: Re: Please confirm receipt of MND comments

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thanks.

Have a good weekend

On Fri, Jul 12, 2019 at 10:54 AM Michael Schaller <mschaller@smcgov.org> wrote:

Good morning Ms. Martin,

Yes, we are in receipt of your e-mail with the attached comments.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Friday, July 12, 2019 10:52 AM
To: Michael Schaller <mschaller@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
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Thank you

--

Anne

Anne C. Martin 415 830 2373

--

Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 17 Jul 2019 12:07:40 -0700
To: Michael Schaller
Subject: Access to other public comments

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI Mike

How would I get access to any other comments that were submitted regarding 37 Frenchman's Creek road - MNA 2018 -00022?

Thanks

--
Anne

Anne C. Martin

From: Michael Schaller
Sent: Wed, 31 Jul 2019 17:46:00 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos
Subject: RE: Access to other public comments
Attachments: State Clearinghouse letter.pdf, 37 Frenchman ISMD Comments 6-11-19.pdf, 2019-07-10 Frenchmans Creek Cannabis Farm Comments.pdf, CommentsNegDecandLicense 20190711 (1).pdf

Good morning Ms. Martin,

I apologize for not getting back to you sooner. I have been out of the office. Attached are the only comment letters we have received from members of the public on the revised IS/MND for MNA2018-00022. Also attached is the summation letter from the State Clearinghouse stating that no State agencies had submitted comments by the deadline.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, July 17, 2019 12:08 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Access to other public comments

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HI Mike

How would I get access to any other comments that were submitted regarding 37 Frenchman's Creek road - MNA 2018 -00022?

Thanks

--
Anne

Anne C. Martin

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Gavin Newsom
Governor

Kate Gordon
Director

RECEIVED

2019 JUL 18 P 4:40

July 8, 2019

Michael Schaller
San Mateo County
455 County Center, 2nd Floor
Redwood City, CA 94063

Subject: REVISED MND - Half Moon Grow Cannabis Cultivation License application
SCH#: 2019029135

Dear Michael Schaller:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 7/5/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, please visit: https://ceqanet.opr.ca.gov/2019029135/2 for full details about your project.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

THE CITY OF
HALF MOON BAY
CALIFORNIA

Community Development Department

Jill Dever Ekas, AICP, Director

July 11, 2019

County of San Mateo,
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, Ca. 94063

Attn: Michael Schaller

Re: NOI for Revised Initial Study / Mitigated Negative Declaration, File No. MNA2018-000222

Dear Mr. Schaller,

The City of Half Moon Bay (City) is submitting comments on the Notice of Intent to Adopt the Revised Mitigated Negative Declaration for the Half Moon Grow Cannabis Project (File No. MNA-2018-00022). We are also requesting to be added to the mailing list for future notices and all other updates concerning this project.

Our concerns focus on the access road to the site, which passes through Half Moon Bay. We look forward to working with you in addressing these concerns.

1. Project Scope / Access Route

The City of Half Moon Bay (City) is requesting that Frenchman's Creek Road improvement plans be prepared that meet Fire District and California Fire Code standards and that the improvements be included in the project description and that potential impacts be evaluated in the Initial Study / Mitigated Negative Declaration (IS/MND).

The only access route to and from the site is Frenchman's Creek Road, a private road that crosses multiple properties via a 40 foot wide shared easement. The road originates at Highway 1 and then proceeds easterly for approximately 0.7 mile through Half Moon Bay and then approximately 0.3 mile, across unincorporated San Mateo County, to the proposed cannabis grow facilities. The Coastside Fire Protection District has notified the City and the applicant that improvements to the road will be required to meet current fire access safety standards before the business will be allowed to commence operations. As noted in the IS/MND, the existing road width ranges from 12 to 19 feet. This does not comply with the Fire District minimum safety standard width of 20 feet. Consequently, the Project will include widening portions of or potentially all of the road.

The road widening and associated construction and staging activities are not included in the Project Description and potential impacts have not been evaluated in the IS/MND. Pursuant to CEQA Guidelines, Section 15378, which defines of the term "Project," the road widening and associated activities are part of the Project and must be included in the project description and potential impacts must be evaluated in the IS/MND. Although the County is the lead agency responsible for preparing the CEQA environmental evaluation, it should be noted that the impact evaluation is required to address the entire Project, including the portion that extends into the City.

The preliminary plans provided by the applicant to the City and Fire District, on June 27, 2019, rely on off-site private driveways as turnouts for passing vehicles and widening the road to a minimum width of 16 feet, instead of widening the road to the minimum standard width of 20 feet. To date, this approach has not been approved by the Fire District. Additionally, legal counsel representing some of the potentially affected property owners have forwarded to the City their June 20, 2019 letter, addressed to the applicant's representative, BKF Engineers, which states that the neighboring landowners have not agreed to allow the road improvement plans to go forward. They also requested to be included in the road improvement planning process. Based on the above factors, the applicant's proposed road improvements are speculative and potentially not feasible. A realistic road improvement plan must be prepared and potential impacts properly evaluated.

2. Biological Resources

The scope of the Biological Study should be expanded to identify environmentally sensitive habitat areas (ESHA) along Frenchman's Creek Road, evaluate potential impacts and if appropriate identify avoidance or mitigation measures.

The biological resource survey boundary as shown on Figure 2 of the Biological Study, prepared by Sol Ecology (Attachment "C" of the IS/MND), does not include the portion of Frenchman's Creek Road that is within the City or most of the adjoining 1,400 foot section of road within the County. Figure 4, of the Biological Study indicates that the road passes through or within close proximity to known habitat for Special Status wildlife species. This is consistent with updated mapping that the City has prepared in support of its Local Coastal Program Land Use Plan (LUP) update.

Much of the land adjacent to the road has been disturbed by farming or developed with equestrian facilities and would typically not be classified as a high value biological resource. However, sections of the road pass within a few feet of Frenchman's Creek and associated riparian vegetation. Additionally, widening some sections of the road could affect existing natural drainage swales and vegetation along the side of the road.

The project is within the Coastal Zone and the Coastal Commission Appeals jurisdiction. Riparian vegetation and potentially some drainage swales may be subject to Coastal Commission development standards for areas classified as Environmentally Sensitive Habitat Areas (ESHA).

The U.S. Fish and Wildlife Service has designated Frenchman's Creek and a wide swath of land primarily to the north as Critical Habitat for the California Red Legged Frog. Frenchman's Creek Road does not pass through the mapped critical habitat area within the City. It is, however, in close proximity, especially where the designated habitat includes riparian areas on the south side of the creek. Potential impacts should be evaluated by a qualified biologist and if appropriate avoidance and or mitigation measures should be included in the IS/MND.

3. Stormwater / Drainage:

Sections, 7 and 10 of the IS/MND evaluate potential impacts associated with increased runoff, alteration of natural drainages and erosion. However, the evaluation does not include hydrologic data, analysis or an evaluation of potential impacts associated with widening the road. As noted in Comment 2 above, widening the road in close proximity to Frenchman's Creek and altering natural roadside features could alter drainage patterns and adversely affect Frenchman's Creek or other environmentally sensitive resources. The IS/MND should evaluate these potential impacts, based on a realistic road improvement plan.

4. Archaeologic Resources:

The Archaeological Resources Map, in the Half Moon Bay LUP, identifies the area on both sides of Frenchman's Creek Road as "Potentially Sensitive Areas." Depending on the scope of construction work, it may be necessary to conduct a preconstruction survey and or require mitigation measures such as onsite monitoring to ensure potential impacts to archaeologic resources are avoided. Potential impacts should be addressed in the IS/MND.

5. Permits:

City of Half Moon Bay: Depending on the scope of road improvements, a separate Coastal Development Permit may be required for the portion of the project that is located in the City. It should also be noted that the project is within the Coastal Commission Appeals jurisdiction. The inclusion of the road widening portion of the project in the County IS/MND will provide substantial evidence that the City will rely on in determining permitting requirements. It is well established under CEQA that the baseline for evaluating environmental impacts is the existing condition of the site at the time the environmental evaluation is initiated. Consequently, the traffic section of the IS/MND should be updated based on the current baseline condition. The change in traffic levels from the baseline may be relevant to project evaluation by outside agencies, including Caltrans, Coastside Fire Protection District and the Half Moon Bay City Engineer.

Caltrans: Frenchman's Creek Road connects directly to Highway 1. The existing intersection may be considered substandard by Caltrans. It does not include dedicated turn or acceleration / deceleration lanes. Any work within the highway right-of-way, will require an encroachment permit and Caltrans may impose additional requirements. The IS/MND should address any Caltrans requirements that could affect the project scope and potentially cause new impacts that have not been evaluated in the current version of the IS/MND.

We believe that most of the concerns raised in this letter can be addressed through relatively straight forward approaches that should include working cooperatively with the neighbors, who jointly own the road easement and other agency staff. This will require the applicant providing a realistic access road improvement plan that meets the requirements of the Coastside Fire Protection District and minimizes potential environmental impacts. I look forward to resolving these concerns and can be contacted at:

Douglas Garrison
City of Half Moon Bay, Community Development Department.
501 Main Street,
Half Moon Bay, Ca. 94019
650- 712-5836 / dgarrison@hmbcity.com

Sincerely,

Douglas Garrison,
Senior Planner

JORGENSON, SIEGEL, McCLURE & FLEGEL, LLP
ATTORNEYS AT LAW
1100 ALMA STREET, SUITE 210
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MINDIE S. ROMANOWSKY
DAVID L. ACH
GREGORY K. KLINGSPORN
NICOLAS A. FLEGEL
KRISTINA A. FENTON
CARA E. SILVER

JENNIFER A. BEYERS
KIMBERLY B. SAMEK
BRITTNEY L. STANDLEY

OF COUNSEL
KENT MITCHELL
LEIGH F. PRINCE

RETIRED
JOHN D. JORGENSON
MARGARET A. SLOAN

DECEASED
MARVIN S. SIEGEL
(1936-2012)
JOHN R. COSGROVE
(1932-2017)

July 10, 2019

VIA EMAIL: mschaller@smcgov.org
AND U.S. MAIL

Michael Schaller
Senior Planner
San Mateo County Planning Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Half Moon Grow Cannabis Cultivation License Application
Revised Initial Study/Mitigated Negative Declaration
County File No. MNA-2018-00022

Dear Mr. Schaller:

This firm represents Gloria Farms, LLC (39 Frenchmans Creek Road, APN 048-310-040) and Fiorina Farms, LLC (41 Frenchmans Creek Road, APN 048-310-170, 048-310-030 and 048-310-180). All traffic between Highway 1 and the proposed cannabis project, located at 37 Frenchmans Creek Road, must travel through these properties. Jean and Henry Plummer, owners of Gloria Farms and Fiorina Farms have asked us to review and comment on the Initial Study/Mitigated Negative Declaration (IS/MND).

Required Notice

Notice of intent to adopt a proposed IS/MND must be given by at least one of three means: publication in a newspaper of general circulation, posting on and off site in the project area, or direct mail to owners and occupants of contiguous property. Public Resources Code Section 21092(b)(3); 14 Cal. Code Regs. Section 15072(a). Given that this is a somewhat remote area of the County, property owners who would be the most impacted and the most interested in the proposed project should have been given direct notice

even if not located on a contiguous property. Additionally, Frenchmans Creek Road is a private road and all parties with an ownership interest should have been directly notified because the project is proposing to modify the road. Our clients did not receive direct mail providing them notice regarding the intent to adopt the proposed IS/MND or of the proposed changes to the road. In the future, our clients request direct notice of any actions related to the proposed project.

IS/MND Comments

The purpose of review of and comment on draft negative declarations include sharing expertise, checking for accuracy, detecting omissions and discovering public concerns. 14 Cal. Code Regs Section 15200. It is in this vein that we offer the following comments:

1. The IS/MND is inaccurate in that it identifies Frenchmans Creek Road as a public road; it is a private road and that error should be corrected throughout the document. Furthermore, given that a private property right is being affected, owners such as Gloria Farms and Fiorina Farms should be given a reasonable opportunity to review and approve any modifications to the roadway.

2. The baseline for the analysis of the proposed project's impacts should be the existing conditions. It is unclear from the IS/MND what baseline was used. The IS/MND references some level of historical use at the property, but that previous use declined over time and for some amount of time the project site has been vacant. The IS/MND should clearly identify the existing conditions as a vacant site and compare the impact that would be caused by the proposed project to that baseline.

3. The proposed project is not described in adequate detail. The IS/MND indicates that there will be security at the project site; however, it does not describe what those security measures include. The IS/MND notes that there will be regular wastewater collection; however, it does not identify the frequency of waste collection and the number of trips that will be generated. To adequately analyze the potential impacts of the proposed project, the description needs to include sufficient detail; currently it does not.

4. These inadequate details may lead the IS/MND to underestimate potential impacts. For example, the IS/MND estimates that there will be only 20 to 42 vehicle trips per day associated with the proposed project. With eight full time employees, that would be a minimum of 16 trips per day (if each worker only drove to and from the site once each day, which seems optimistic). The IS/MND also estimates that there will be two to five delivery vans or trucks each day (which seems low for an active growing operation). Adding those two numbers together there would be a minimum of 21 trips per day. During harvest, when there are eight more part-time employees there would be at least another 16 trips, which totals 37 trips per day. However, there are a number of potential sources of trips

that are not reflected in this estimate. First, if there is a private security company that patrols the site, there would be additional daily trips associated with security. Second, the number of wastewater collection trips should also be identified and added to the total potential number of daily trips. Third, the IS/MND does not take into account the comments from the Department of Fish and Wildlife which were submitted on March 21, 2019. In that letter the Department of Fish and Wildlife states that the applicant may utilize water from a water hauling company, if the applicant is unable to divert. The IS/MND does not address the possibility of these trips nor include them in their count of potential trips. Fourth, the IS/MND does not assume that there will be any additional sheriff patrols to the site. However, cannabis is a new land use in California and given that this is still a Schedule I illegal substance according to Federal law, it may be optimistic to suggest that more sheriff patrols to the site would not be needed. The IS/MND should include more accurate and realistic assumptions regarding the number of trips to ensure that the roadway is engineered appropriately for the anticipated use.

5. The proposed project does not include the whole of the action as required by the California Environmental Quality Act. 14 Cal. Code Regs. Section 15378. The IS/MND fails to include the road rehabilitation in the project description. The road rehabilitation work is an essential part of the project. The project may not proceed if the permitting agencies for the road, including, but not limited to the City of Half Moon Bay, Coastside Fire and the Coastal commission do not issue permits. It also fails to provide any a discussion or details regarding the proposed changes to Frenchmans Creek Road. The road rehabilitation portion of the proposed project needs to be included and adequately analyzed to ensure that there is adequate fire and emergency access and turnarounds, safety for individuals living adjacent to the road, adequate speed enforcement, and stormwater runoff will be handled appropriately.

6. Update the required permitting agency to include the City of Half Moon Bay, as the city will be required to issue a building permit for the proposed pavement rehabilitation that is included with the proposed project. Given the heightened awareness of fire safety it is important to ensure that the Coastside Fire Protection District review and approve the project plans and any necessary permits. Depending on the final limits and scope of the pavement work, the project may also require a Coastal Development Permit. Finally, PG&E approval may be needed regarding power lines and the road. All of these should be included in the list of agencies required to provide approvals.

On behalf of our clients, we respectfully request that the IS/MND be revised and recirculated to account for these comments. Thank you for your time and attention to this matter.

Sincerely,

Dan K. Siegel

cc: Client
Dale Leda - dleda@bkf.com
Aneese Bishara – aneesetb@gmail.com
Ed Wilkinson – ed@halfmoonbaygrow.com
Maziar Bozorginia, P.E. – mbozorginia@hmbcity.com
John Riddell, Dep. Fire Marshall – john.riddell@fire.ca.gov

Advocates for a Clean Environment
Half Moon Bay, CA 94019
415 830 2373

San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Michael Schaller, Senior Planner
650 363 1849

Steve Monowitz, Community Development Director

PUBLIC COMMENT RE:
NOTICE OF INTENT TO ADOPT
REVISED MITIGATED NEGATIVE DECLARATION
FILE NUMBER: MNA 2018 00022

Delivered by email to Michael Schaller, Steve Monowitz

To Whom It May Concern:

Please enter these comments as responsive to the Revised Mitigated Negative Declaration ("RMND") on the above referenced project ("Project"), and for the permit process required for the Project, both the Planning/Building Department permits for retrofit and improvement of the Project, as well as the application for a cannabis growing license.

These comments are prompted by the fact that the Project applicants have been engaged in ongoing and extensive UNPERMITTED construction activity on the Project site as documented by their public social medial postings on Instagram which can be viewed at https://web.archive.org/web/20190703080129/https://snifflogy.com/user/halfmoongrow/8698376124.

This feed consisting of both still images and videos, approximately 30 postings in all, includes time lapse photography documenting in detail ongoing and extensive construction activities on the site.

As of July 11, Half Moon Grow's Instagram account was made private, but the feed has been archived and can be viewed at the above link. The archive link, together with pictures of the different posts with dates has been sent to the County Planning/Building office.

A review of the timeline of the Project prepared from Instagram posts and conversations with County personnel reveals the following:

- February 20th – Notice of Initial Mitigated Negative Declaration ("MND1") for the Project was posted for public review and comment between February 18 and March 20, 2019.

- Half Moon Grow ("Applicant") applied to the County for building permits for the Project in March 2019.

- March 13 - Instagram Posting by Applicant states that "HalfMoonGrow retrofit started last week. Installing a water reclaim system and new blackout curtains…" This is the first of a series of postings documenting construction activity.

- March 15 – Instagram posting by Applicant shows new siding being installed on the greenhouses.

- March 20 – Instagram posting by Applicant states "Finishing up blacking out the Nursery space next week. Then all we got to get finished is the drainage before we are online."

- March 20 -End of Public Comment period for MND1

- April 15 – May 22 – Four additional posts documenting construction work at Project site.

- May 29 – Initial Study for a Revised Mitigated Negative Declaration ("RMND") signed by County Planner

- June 12 – 30 day public comment period begins.

- June 27 – Post stating "grade1plumbing and HMG team putting together some final touches before we load up the ladies." ("Ladies" refers to female cannabis plants.)

- July 2 - A call to County Building Department revealed that an electrical permit had been issued to Applicant but that NO other building permits had been issued and that the permits were still being reviewed by county personnel.

- July 3 – A call to the Fire Marshal revealed that he had communicated to Applicant that the improvement of Frenchman's Creek Road and creation of turnouts to allow fire truck access to the site was a condition for starting construction as well as issuance of cannabis cultivation permit. He stated that to his knowledge that work had not been done by Applicant as of July 3rd

- July 5 – County Building Inspector visited site and issued stop work notice

1. **The RMND is based on an initial study completed May 29, 2019 that fails to adequately describe the Project and fails to describe the condition of the Project site as of that date.**

The extensive construction activity that was conducted by the applicants WITHOUT PERMITS between March 13 and May 22 made major changes to the Project site. Construction activities are documented to include grading, pouring of concrete pads, installation of water holding tanks, extensive irrigation systems installed, and extensive modifications to existing greenhouse building shell and its construction, and ventilation systems.

The County was never made aware of these changes and based its conclusion of insignificant environmental impacts in the RMND on an Initial Study that did not document the significant construction that had been done at the Project site.

The RMND also fails to adequately describe the Project in that it fails to accurately describe the scope of construction. It makes many references to the fact that the growing operation will use existing structures, with no or minimal modification or construction required ("The greenhouse complex is in existence, and while some minimal physical improvements are proposed security systems, fire hydrants, etc."). That has been refuted by evidence publicly posted by the Applicant. Therefore all other assumptions regarding construction activities and impacts must be reconsidered

2. The Project may not have been entitled to a Coastal Development Permit ("CDP") Exemption

Additionally, the entire Project was granted an exemption from requiring a CDP on the same underlying assumption that there would be minimal construction activities or modification to the existing infrastructure. In light of the evidence presented by the applicants themselves, and now documented by the County Building and Planning departments, it is plainly obvious that this project is required to go through the CDP process, and is subject to Coastal Commission oversight, and that the project is appealable to the Coastal Commission.

3. Several Grounds Exist on Which to Deny Applicant's Cannabis Cultivation License Applications

County Ordinance Section 5.148.070 provides that the Community Development Director shall deny the Application on one or more grounds provided by Section 5.248.080. That Section provides:

"The Department <u>shall</u> deny an application for a Commercial Cannabis License for any of the following reasons:

1. The Applicant made a knowingly false statement of a material fact in the Application or knowingly omitted a material fact from the Application."

A strong argument can be made that Applicant's four months of ongoing construction activity WITHOUT PERMITS is a very clear case of the Applicant having "knowingly omitted a material fact from the Application", which requires the Department to deny Applicant's license application.

Moreover Section 5. 148.070 of the Ordinance provides that

"Upon review of a complete Application, the Community Development Director, or his Designee, shall deny the Application… or may grant the requested License upon making all of the following findings:

> i)The Applicant's proposed Commercial Cannabis Activities comply with the provisions of this Chapter and all additional requirements of State law and County Code.
>
> ii)The Application is either exempt from or has complied with the requirements of… CEQA"

Applicant's proposed Commercial Cannabis Activities violate Section 5.148.160(b) of the County Code because it seeks to grow a total of 84,071 square feet of Canopy. That Section states that the county will not restrict the number of licenses held by an Owner, "provided the Owner's total authorized Canopy, as indicated in the Licenses, does not exceed a maximum of 66,000 square feet on a single parcel or across multiple parcels…" Thus the Applicant's proposed activities violate a provision of the County Code and the Department will be unable to find that the application in its current form complies with County Code requirements.

Applicant's application also has not complied with the requirements of CEQA due to the unpermitted construction activities that they started even **before the public comment period of the initial MND had expired**. These activities substantially altered the Project site and rendered the Initial Study on which the RMND was based inaccurate which invalidates the conclusions of the RMND.

Applicant's unpermitted construction activities over a period of four months show a total disregard for the CEQA process, for fire safety and for the County's Building Permit process. This pattern of unlawful behavior even while their application was being considered raises a question of whether Applicant can be trusted to comply with the odor, pesticide, security, water and other requirements outlined in the County Cannabis Cultivation ordinance.

Given the location of the Project site in an isolated location in a "very high wildfire risk zone" combined with the Applicant's pattern of unlawful behavior, a strong case can be made that issuance of a cannabis cultivation license to Applicant could pose a significant risk to the safety and security of Coastside residents. The neighborhoods of Frenchman's Creek and Sea Haven are located less than a mile – as the crow flies – away from the Project site. Residents of those neighborhoods as well as our fragile environment could be negatively impacted if Applicant continues to violate Fire Marshal and County regulations.

For these reasons, it is requested that Community Development Director seriously consider denying Applicant's license application or, if he decides to grant it, impose conditions – including frequent inspections – that will ensure that Applicant is complying with both State and County rules and regulations.

Respectfully submitted,

Anne Martin
President, Advocates for a Clean Environment

From: Anne Martin
Sent: Thu, 1 Aug 2019 11:17:02 -0700
To: Michael Schaller
Subject: Re: Access to other public comments

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thanks so much!

On Wed, Jul 31, 2019 at 10:46 AM Michael Schaller <mschaller@smcgov.org> wrote:

Good morning Ms. Martin,

I apologize for not getting back to you sooner. I have been out of the office. Attached are the only comment letters we have received from members of the public on the revised IS/MND for MNA2018-00022. Also attached is the summation letter from the State Clearinghouse stating that no State agencies had submitted comments by the deadline.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, July 17, 2019 12:08 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Access to other public comments

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI Mike

How would I get access to any other comments that were submitted regarding 37 Frenchman's Creek road - MNA 2018 -00022?

Thanks

--

Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Mon, 5 Aug 2019 10:47:25 -0700
To: Michael Schaller
Subject: Request to view cannabis application MNA2018-0002

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning Mike

I would like to review the cannabis cultivation applications submitted by Half Moon Grow and Half Moon Grow Nursery for their proposed project at 37K Frenchman's Creek Road, along with any and all amendments to their application.

Please let me know whether it's feasible to send it me online or whether I need to come in to review or pick up a paper copy.

Thanks

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 7 Aug 2019 13:01:38 -0700
To: Michael Schaller
Subject: Fwd: Request to view cannabis application MNA2018-0002

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI Mike

I'm following up on my Monday email re reviewing application of Half Moon Grow. How can this be arranged.

Thanks

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Mon, Aug 5, 2019 at 10:47 AM
Subject: Request to view cannabis application MNA2018-0002
To: Mike Schaller <mschaller@smcgov.org>

Good Morning Mike

I would like to review the cannabis cultivation applications submitted by Half Moon Grow and Half Moon Grow Nursery for their proposed project at 37K Frenchman's Creek Road, along with any and all amendments to their application.

Please let me know whether it's feasible to send it me online or whether I need to come in to review or pick up a paper copy.

Thanks

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Mon, 12 Aug 2019 14:55:53 -0700
To: Michael Schaller
Subject: Request for Review Cannabis Cultivation Application

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Mike

Last Monday, August 5, I emailed you a request to review the Cannabis Cultivation Application for Half Moon Grow, Inc. and Half Moon Grow Nursery, Inc. File No. MNA-2018-0002.

When I hadn't heard anything by Wednesday, I sent a follow up email and received an automated response that you were out of the office until today.

Once again, I am requesting to review the Cannabis Cultivation license application submitted by the above mentioned applicants. Please let me know whether you can send me a copy of the application or whether I should come in to view it.

I would appreciate a response at your earliest convenience.

Thank you

Anne Martin

--
Anne

Anne C. Martin

From: Michael Schaller
Sent: Mon, 12 Aug 2019 23:30:48 +0000
To: Anne Martin
Cc: Melissa Andrikopoulos; Steve Monowitz
Subject: RE: Request for Review Cannabis Cultivation Application

Good afternoon Ms. Martin,

Due to the size of the documents, I've had to upload them onto Hightail. You should be receiving an e-mail from the Hightail website informing you that these documents can be downloaded. I did not include certain application documents that contain personal information (such as SSN's or Driver Licenses) nor financial information. I will need to check with County Counsel when she returns with regards to our responsibilities to protect this personal data. However, the documents that were uploaded are the ones that are pertinent to the County's review of this cultivation license.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Monday, August 12, 2019 2:56 PM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Request for Review Cannabis Cultivation Application

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Mike

Last Monday, August 5, I emailed you a request to review the Cannabis Cultivation Application for Half Moon Grow, Inc. and Half Moon Grow Nursery, Inc. File No. MNA-2018-0002.

When I hadn't heard anything by Wednesday, I sent a follow up email and received an automated response that you were out of the office until today.

Once again, I am requesting to review the Cannabis Cultivation license application submitted by the above mentioned applicants. Please let me know whether you can send me a copy of the application or whether I should come in to view it.

I would appreciate a response at your earliest convenience.

Thank you

Anne Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Mon, 12 Aug 2019 17:22:34 -0700
To: Michael Schaller
Subject: Re: Request for Review Cannabis Cultivation Application

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thanks Mike. I will await the decision of the county counsel on the other information.

On Mon, Aug 12, 2019 at 4:30 PM Michael Schaller <mschaller@smcgov.org> wrote:

Good afternoon Ms. Martin,

Due to the size of the documents, I've had to upload them onto Hightail. You should be receiving an e-mail from the Hightail website informing you that these documents can be downloaded. I did not include certain application documents that contain personal information (such as SSN's or Driver Licenses) nor financial information. I will need to check with County Counsel when she returns with regards to our responsibilities to protect this personal data. However, the documents that were uploaded are the ones that are pertinent to the County's review of this cultivation license.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Monday, August 12, 2019 2:56 PM

To: Michael Schaller <mschaller@smcgov.org>
Subject: Request for Review Cannabis Cultivation Application

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Mike

Last Monday, August 5, I emailed you a request to review the Cannabis Cultivation Application for Half Moon Grow, Inc. and Half Moon Grow Nursery, Inc. File No. MNA-2018-0002.

When I hadn't heard anything by Wednesday, I sent a follow up email and received an automated response that you were out of the office until today.

Once again, I am requesting to review the Cannabis Cultivation license application submitted by the above mentioned applicants. Please let me know whether you can send me a copy of the application or whether I should come in to view it.

I would appreciate a response at your earliest convenience.

Thank you

Anne Martin

--

Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 10 Sep 2019 11:11:13 -0700
To: Michael Schaller
Subject: Application for Cannabis License File No MNA2018-00022

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mike

Thank you for sending the links to the cannabis cultivation application and supporting documentation provided by Half Moon Grow ("HMG").

Under Section 5.148.060 of the County cannabis ordinance, the County is to conduct due diligence on the Applicants applying for commercial cannabis cultivation licenses, to protect the public interest. It is in the public interest that this process be transparent, while protecting personal information such as bank account numbers, Social Security numbers, phone numbers, etc.

As residents of Coastside San Mateo, I and many other people want to ensure that the people coming into our community to cultivate marijuana are law abiding citizens who comply with all county and state regulations.

In reviewing the documents, I noted that some crucial information has not yet been provided. Accordingly I am requesting that the County provide the following information:

- The dates the cultivation license applications for HMG and Half Moon Grow Nursery Inc. ("HMG Nursery") were received by the county. The dates are not shown on the documents provided.

- A list of all CA cultivation licenses and any out of state or other local licenses permits or authorizations to conduct Commercial Cannabis Activity held by HMG and HMG Nursery**. Sec 5.148.060(3)**
  The information you sent to me contained six CA temporary cannabis cultivation licenses that expired April 30 2019.

- All business formation documents including but not limited to articles of incorporation, operating agreements, partnership agreements and fictitious business name statements provided by HMG and HMG Nursery to the County**. Sec 5.148.060(6).**

- A list of every fictitious business name HMG and HMG Nursery are operating under including the address where the business is located**. Sec 5.148.060(7).**

- A list of loans, investments and gifts made to HMG and HMG Nursery for their use in conducting the proposed commercial cannabis activity and/ or making the improvements needed to conduct cultivation, which has been disclosed to the county and the date of such disclosure. This includes the amount of such investment, gift or loan, its date or term(s) of loan or investment, security provided for any loan and the name of lender, investor or gift provider. **Sec 5.148.060(8) (i)-(iv).**

In light of HMG's four months (March through July) of unpermitted extensive construction activity - which must have cost millions of dollars - as documented in HMG's own Instagram feed, – it is in the public interest that the County ensure that the funds for these construction activities have come from sources which have been vetted by the County.

Dates of disclosure of this financial information to the County are also requested, since this is germane to the accuracy and honesty of the application for the cultivation license.

- A complete list containing the full name of every Owner (as defined by the County ordinance) his or her title in HMG or HMG Nursery, the percentage of ownership interest in HMG and/or HMG Nursery and date acquired, if applicable, number of shares in either entity that are held by each Owner and whether Owner has a financial interest in any other business in CA. **Sec 5.148.060(9).**

- Evidence that HMG and HMG Nursery have the legal right to occupy and use the Premises at 37 Frenchman's Creek road for cannabis cultivation including any rental or other agreements between SKRRC LLC, the owner of the Premises and either or both entities. **Sec 5.148.060(10).**

- Since HMG's temporary state cannabis cultivation licenses provided to the County indicate that they expired in April 2019, any copies of current CA cultivation licenses issued to HMG or HMG Nursery. If no current CA licenses have been provided, a document from HMG and HMG Nursery attesting that they intend to apply for a State license. Sec 5.148.060(17).

I look forward to receiving the remainder of the documents. If you have any questions, feel free to contact me.

Thank you.

Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 2 Oct 2019 21:12:50 -0700
To: Steve Monowitz; Michael Schaller
Subject: Public Records Act Request
Attachments: PRA Request.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning

Attached please find my CA Public Records Act request for applications and supporting documentation related to the cannabis cultivation license application submitted by Half Moon Grow and Half Moon Grow Nursery MNA2018-0002.

I am also requesting reports and other materials related to the Coastside Fire District's and CAL Fire's review of the proposed improvements to Frenchman's Creek Road with respect to this project.

I would appreciate your confirming that you received this request.

Thank you.

--
Anne

Anne C. Martin

Advocates for A Clean Environment
Half Moon Bay, CA 94019
415 830 2373

County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Attn: Michael Schaller, Senior Planner
Steve Monowitz, Community Development Director

Re: Public Records Act Request

Gentlemen:

On August 5, I submitted a request to Mr. Schaller to review the Cannabis Cultivation Application for Half Moon Grow, Inc. ("HMG") and Half Moon Grow Nursery, Inc. ("HMG Nursery") File No. MNA-2018-0002.

On August 12, Mr. Schaller sent me the links to the cannabis cultivation application and supporting documentation submitted by HMG and indicated that he would check with County Counsel regarding providing additional documentation.

Under Section 5.148.060 of the County cannabis ordinance, the County is to conduct due diligence on the Applicants applying for licensure, to protect the public interest. It is in the public interest that this process be transparent, while protecting personal information such as bank account numbers, Social Security numbers, phone numbers, etc.

In reviewing the application documents provided, I noted that some crucial information required by the County ordinance and pertinent to issuance of a license has not been provided.

Accordingly, pursuant to my rights under the CA Public Records Act, (Government Code Sec 6250 et seq.) I am requesting that the County provide copies of the following information:

- The dates the cultivation license applications for both HMG and HMG Nursery were received by the county. The dates are not shown on the documents provided.

- A list of all CA cultivation licenses and any out of state or other local licenses permits or authorizations to conduct Commercial Cannabis Activity held by HMG and HMG Nursery. Sec 5.148.060(3)

The information provided to me contained six CA temporary cannabis cultivation licenses that expired April 30 2019.

- All business formation documents including but not limited to articles of incorporation, operating agreements, partnership agreements and fictitious business name statements provided by HMG and HMG Nursery to the County. Sec 5.148.060(6).

- A list of every fictitious business names HMG and HMG Nursery are operating under including the addresses where the businesses are located. Sec 5.148.060(7).

- A list of loans, investments and gifts made to HMG and HMG Nursery for their use in conducting the proposed commercial cannabis activity and/ or making the improvements needed to conduct cultivation, which has been disclosed to the county and the date of such disclosure. This includes the amount of such investment, gift or loan, its date or term(s) of loan or investment, security provided for any loan and the name of lender, investor or gift provider. Sec 5.148.060(8) (i)-(iv).

- A complete list containing the full name of every Owner (as defined by the County ordinance) his or her title in HMG or HMG Nursery, the percentage of ownership interest in HMG and/or HMG Nursery and date acquired, if applicable, number of shares in either entity that are held by each Owner and whether Owner has a financial interest in any other business in CA. Sec 5.148.060(9).

- Evidence that HMG and HMG Nursery have the legal right to occupy and use the Premises at 37 Frenchman's Creek road for cannabis cultivation including any rental or other agreements between SKRRC LLC, the owner of the Premises, and either or both entities. Sec 5.148.060(10)

- Since HMG's temporary state cannabis cultivation licenses provided to the County indicate that they expired in April 2019, any copies of current CA cultivation licenses issued to HMG or HMG Nursery. If no current CA licenses have been provided, a document from HMG and HMG Nursery attesting that they intend to apply for a State license. Sec 5.148.060(17).

In addition to above referenced documents related to the applications submitted by HMG and HMG Nursery, I am also requesting under the CA Public Records Act:

- Copies of any reports, including but not limited to project reviews, project approvals or disapprovals, assessments and comments prepared by the Coastside Fire Protection District and CAL Fire related to the improvement of Frenchman's Creek Road to meet current fire access safety standards with respect to Project No. MNA 2018-0002

- Copies of all correspondence between the County and Coastside Fire Protection District and/or CAL Fire related to the improvement of Frenchman's Creek Road to meet fire access safety standards with respect to Project No. MNA 2018-0002.

- Copies of all correspondence between the County and HMG and/or HMG Nursery related to the improvement of Frenchman's Creek Road to meet fire access safety standards.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

If you have any questions, feel free to contact me by email or at 415 830 2373.

Thank you.

Anne Martin

President, Advocates for a Clean Environment

From: Michael Schaller
Sent: Thu, 3 Oct 2019 16:20:01 +0000
To: Anne Martin
Cc: Steve Monowitz
Subject: RE: Public Records Act Request

Good morning Ms. Martin,

We are in receipt of your request.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, October 02, 2019 9:13 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Michael Schaller <mschaller@smcgov.org>
Subject: Public Records Act Request

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning

Attached please find my CA Public Records Act request for applications and supporting documentation related to the cannabis cultivation license application submitted by Half Moon Grow and Half Moon Grow Nursery MNA2018-0002.

I am also requesting reports and other materials related to the Coastside Fire District's and CAL Fire's review of the proposed improvements to Frenchman's Creek Road with respect to this project.

I would appreciate your confirming that you received this request.

Thank you.

--
Anne

Anne C. Martin

From: Michael Schaller
Sent: Thu, 10 Oct 2019 21:07:47 +0000
To: Anne Martin; Steve Monowitz
Cc: Melissa Andrikopoulos
Subject: RE: Public Records Act Request

I am in receipt of your Public Records Act request submitted September 3, 2019. We require an extension of time to determine whether we have any responsive records for the additional 14 days provided by the Public Records Act. Processing your request requires County staff to do one or more of the following:

1. Search for and collect requested records from field offices or other establishments that are separate from the office processing the request;
2. Search for, collect, and appropriately examine a voluminous amount of separate and distinct records that are demanded in a single request; and/or
3. Consult with another agency or component of the County with a substantial subject matter interest in the determination concerning your request.

We will provide a further response by October 29, 2019.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, October 02, 2019 9:13 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Michael Schaller <mschaller@smcgov.org>
Subject: Public Records Act Request

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I am also requesting reports and other materials related to the Coastside Fire District's and CAL Fire's review of the proposed improvements to Frenchman's Creek Road with respect to this project.

I would appreciate your confirming that you received this request.

Thank you.

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Mon, 14 Oct 2019 11:35:41 -0700
To: Michael Schaller
Cc: Steve Monowitz; Melissa Andrikopoulos
Subject: Re: Public Records Act Request

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thank you for your response.

On Thu, Oct 10, 2019 at 2:07 PM Michael Schaller <mschaller@smcgov.org> wrote:

I am in receipt of your Public Records Act request submitted September 3, 2019. We require an extension of time to determine whether we have any responsive records for the additional 14 days provided by the Public Records Act. Processing your request requires County staff to do one or more of the following:

1. Search for and collect requested records from field offices or other establishments that are separate from the office processing the request;

2. Search for, collect, and appropriately examine a voluminous amount of separate and distinct records that are demanded in a single request; and/or

3. Consult with another agency or component of the County with a substantial subject matter interest in the determination concerning your request.

We will provide a further response by October 29, 2019.

Michael Schaller

Senior Planner

San Mateo County Planning & Building Dept.

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, October 02, 2019 9:13 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Michael Schaller <mschaller@smcgov.org>
Subject: Public Records Act Request

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Good Morning

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I am also requesting reports and other materials related to the Coastside Fire District's and CAL Fire's review of the proposed improvements to Frenchman's Creek Road with respect to this project.

I would appreciate your confirming that you received this request.

Thank you.

--

Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Michael Schaller
Sent: Tue, 22 Oct 2019 21:39:58 +0000
To: Anne Martin
Cc: Steve Monowitz; Melissa Andrikopoulos
Subject: RE: Public Records Act Request
Attachments: Misc docs - Half Moon Grow.pdf, 1SmallMixed-Application(122018).pdf, 2SmallMixed-Application(122018).pdf, 3SmallMixed-Application(122018).pdf, MediumMixed-Application(122018).pdf, Nursery Revised Application.pdf, banking MINUTES OF HMG 91518-3.pdf, HMG California Secretary of State.pdf, Coastside Fire - greenhouse legalization.pdf

Good Afternoon Ms. Martin,

Attached are the application documents you requested. I believe I previously sent you the civil and architectural plans, as well as the various documents addressing odor control, etc. But if you would like me to send those again, please let me know.

Regarding the nursery application, as has been previously pointed out, inclusion of this application puts the Half Moon Grow applicants over the 66,000 sq. ft. threshold. That license application cannot be issued until the ownership (of the license) has been addressed in accordance with the Ordinance. When new application information regarding that license is submitted, I will forward that onto you.

Also attached is Coastside Fire's review comments for the Planning Permit to legalize Greenhouses 9N and 9S. These are the comments that triggered the water tank and proposed road improvements. I will also forward you the last e-mail we received from Coastside Fire regarding their review of the proposed road improvements.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Monday, October 14, 2019 11:36 AM
To: Michael Schaller <mschaller@smcgov.org>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>
Subject: Re: Public Records Act Request

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On Thu, Oct 10, 2019 at 2:07 PM Michael Schaller <mschaller@smcgov.org> wrote:

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3. Consult with another agency or component of the County with a substantial subject matter interest in the determination concerning your request.

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Michael Schaller
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I am also requesting reports and other materials related to the Coastside Fire District's and CAL Fire's review of the proposed improvements to Frenchman's Creek Road with respect to this project.

I would appreciate your confirming that you received this request.

Thank you.

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

Commercial Cannabis Activity License: Business Owner Details

COUNTY OF SAN MATEO

This form is to be filled out as an accompanying document to the Commercial Cannabis License Application. You may use additional forms as necessary. Please provide information about each Owner. An Owner, for the purposes of this application, includes any of the following:

1. A Person with an aggregate ownership interest of 20 percent or more in the Licensee or Applicant, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of the Applicant.
3. A member of the board of directors of the Applicant.
4. A Person who is, or will be, participating in the direction, control, or management of the Licensee or Applicant. For the purposes of this Chapter, participating in the direction, control, or management includes, without limitation, the following functions: (i) hiring or separating employees; (ii) contracting for the purchase or sale of Cannabis or Cannabis Products; and (iii) making or participating in policy decisions regarding Commercial Cannabis Activities.

Business Owner Details

1.

First Name	Middle Name	Last Name	Title Within the Business Entity
Aneese	Tawfiq	Bishara	Manager / Secretary

Date of Birth (MM/DD/YYYY)	Place of Birth	Social Security Number	or	Tax Payer Identification Number
08/18/1991	Monterey Park, California	[redacted]		

E-mail	Home phone	Business phone	Mobile phone
aneesetb@gmail.com	[redacted]	(626)673-9000	(626)673-9000

Address 1: 9665 Wedgewood St.

Address 2:

City	State	Zip Code
Temple City	CA	91780

Date of ownership acquisition (MM/DD/YYYY)	Percentage of ownership interest held	Number of shares held in applicant entity
09/15/2018	50.00%	2000000

Whether the owner has a financial interest in any other cannabis-related business in the State?

- (●) Yes
- ( ) No

*If the answer is **YES***

Please Specify Name(s) of the Business(es): Quantum Leasing LLC.

Government Issued Identification

- [x] I have attached a copy of a government issued identification

Electronic fingerprint images/criminal background check

- [ ] I have uploaded a copy of the completed fingerprint background check application as submitted to the California Department of Justice for electronic fingerprint images

or

I have not submitted for a fingerprint background check to the California Department of Justice and I will be subject to a fingerprint background check as part of this license process

2.

First Name	Middle Name	Last Name	Title Within the Business Entity
Edward	David	Wilkinson	Manager

Date of Birth (MM/DD/YYYY)	Place of Birth	Social Security Number	or	Tax Payer Identification Number
08/16/1990	United Kingdom	[redacted]		[redacted]

E-mail	Home phone	Business phone	Mobile phone
ed.wilkinson1990@gmail.com	[redacted]	(626)321-2119	(626)321-2119

Address 1: 196 Adams St.

Address 2:

City	State	Zip Code
Sierra Madre	CA	91024

Date of ownership acquisition (MM/DD/YYYY)	Percentage of ownership interest held	Number of shares held in applicant entity
09/15/2018	50.00%	2000000

Whether the owner has a financial interest in any other cannabis-related business in the State?

*If the answer is **YES*** Please Specify Name(s) of the Business(es)

- (●) Yes
- ( ) No

Quantum Leasing LLC.

Government Issued Identification

- [x] I have attacged a copy of a government issued identification

Electronic fingerprint images/criminal background check

- [ ] I have uploaded a copy of the completed fingerprint background check application as submitted to the California Department of Justice for electronic fingerprint images

or

- I have not submitted for a fingerprint background check to the California Department of Justice and I will be subject to a fingerprint background check as part of this license process

3.

First Name | Middle Name | Last Name | Title Within the Business Entity

Date of Birth (MM/DD/YYYY) | Place of Birth | Social Security Number *or* Tax Payer Identification Number

E-mail | Home phone | Business phone | Mobile phone

Address 1

Address 2

City | State | Zip Code

Date of ownership acquisition (MM/DD/YYYY) | Percentage of ownership interest held: 0.00% | Number of shares held in applicant entity

Whether the owner has a financial interest in any other cannabis-related business in the State?

*If the answer is **YES*** Please Specify Name(s) of the Business(es)

- ( ) Yes
- ( ) No

Government Issued Identification

- [ ] I have attached a copy of a government issued identification

Electronic fingerprint images/criminal background check

- [ ] I have uploaded a copy of the completed fingerprint background check application as submitted to the California Department of Justice for electronic fingerprint images

or

- I have not submitted for a fingerprint background check to the California Department of Justice and I will be subject to a fingerprint background check as part of this license process

4.

First Name | Middle Name | Last Name | Title Within the Business Entity

Date of Birth (MM/DD/YYYY) | Place of Birth | Social Security Number *or* Tax Payer Identification Number

E-mail | Home phone | Business phone | Mobile phone

Address

Address 2

City | State | Zip Code

Date of ownership acquisition (MM/DD/YYYY) | Percentage of ownership interest held: 0.00% | Number of shares held in applicant entity

Whether the owner has a financial interest in any other cannabis-related business in the State?

*If the answer is **YES*** Please Specify Name(s) of the Business(es)

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- ( ) No

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or

- I have not submitted for a fingerprint background check to the California Department of Justice and I will be subject to a fingerprint background check as part of this license process

By my signature below, I certify under penalty of perjury under the laws of the State of California that all contents of this application and any attachments are true and correct.

Signature

DocuSigned by:

ACA73AF88DF2499...

Date Signed (MM/DD/YYYY): 9/17/2018

WELCOME TO A BETTER BANKING EXPERIENCE

ACCOUNT SUMMARY FOR HALF MOON GROW, INC.

CONTACT INFORMATION

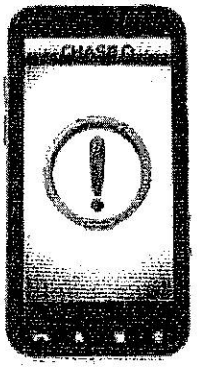
Address:	37 FRENCHMANS CREEK RD HALF MOON BAY, CA 94019-1469
Phone Number:	(626) 673-9000
Email Address:	aneesetb@gmail.com

WHAT WE DID TODAY

Chase Total Business Checking® (account number [redacted]

- **Monthly Service Fee**
  - $12 when enrolled in paperless statements on Chase.com
  - $15 with paper statement
  - $16 for accounts converting to Total Business Checking and receiving paper statement with copies of checks
- **Avoid monthly service fee by:**
  - Maintaining a minimum daily balance of $1,500
  - Linking to a Chase Sapphire℠ Checking or Chase Private Client Checking account
  - Service fee is waived for the first 2 statements
- First $5,000 cash deposited free each statement cycle
- No charge for the first 100 transactions each month (debits, credits and deposited items); $0.40 for each additional transaction
- No Transaction Fee for unlimited electronic deposits
- Expect to get checks in 11-14 days, if applicable; use starter checks in the interim
- If you chose to receive your account-opening documents **electronically** you can find them under Statements & documents and selecting Branch Documents on chase.com.

Put Account Alerts to work for you.



We can notify you by e-mail, phone or text when:

- Balances dip below your set limit
- You go over your transaction or ATM withdrawal limits
- Your account becomes overdrawn
- And much more...

Sign up at chase.com/BusinessBankingAlerts

CHASE

Customer Initials

Important: This document contains confidential information including your account number. Please safeguard this document as you would a checkbook, credit card or debit card. For more information on how to protect your identity and your accounts, visit www.chase.com/identitytheft . The Deposit Account Agreement and other disclosures provided at account opening or included with your debit/credit card govern your agreement with the bank, and outline the terms & conditions associated with the products/services listed.

Personal Banker:	STANLEY W CHEN Temple City Camellia (626) 291-5816	**Date:**	09/27/2018

BUSINESS DEPOSITORY CERTIFICATE (Corporation)

CHASE

_X_ NEW _____ CHANGE

ACCOUNT NO.
329501891
ACCOUNT TITLE
HALF MOON GROW, INC.

BANK NAME/NUMBER
JPMorgan Chase Bank, N.A. (703)
BRANCH NAME AND NO.
Pasadena/San Gabriel Valley - 740827
DATE
09/27/2018
PREPARED BY
STANLEY W CHEN
PHONE NO
(626) 291-5816

BUSINESS ADDRESS
37 FRENCHMANS CREEK RD

HALF MOON BAY, CA 94019-1469

TAXPAYER ID NO.
[redacted]

PRODUCT TYPE
Chase Total Business Checking

Legal Name of Organization: HALF MOON GROW, INC. (the "Organization")

State of Organization: CA

The individual(s) signing this Certificate hereby certifies to JPMorgan Chase Bank, N.A. (the "Bank") as follows:

- the Organization is a corporation of the type identified above, duly organized under the laws of the state of organization listed above;
- the individual signing this Certificate is the Secretary, Assistant Secretary, Acting Secretary, or President, as listed below, of the Organization; and
- the Organization has authorized all actions and agreements described in this Certificate in accordance with all requirements of law and of Organization's organizational documents and bylaws, if any, and the authorizations are now in full force and effect.

Account Opening and Contractual Authorization

Any of the people listed below ("Authorized Persons"), acting alone, may:

- Open or close one or more accounts with the Bank at any time, subject to the Bank's deposit account agreement;
- Act on behalf of the Organization in any matter involving any of the Organization's depository accounts at the Bank;
- Sign all agreements or other documents relating to any depository accounts or other business of the Organization. These agreements and other documents include but are not limited to funds transfer agreements, agreements for automated clearinghouse services, agreements for online services, and safe deposit agreements.

Deposit and Withdrawal Authorization

Each Authorized Person may deposit or withdraw the Organization's funds. Each Authorized Person may sign any and all checks, drafts, and orders drawn against any account of the Organization at the Bank, and may give instructions for account transactions without a signature, such as those initiated via electronic debit, payment, wire transfer, or other withdrawal of funds by computer, electronic or other means. The Bank is authorized to pay any checks or other transactions authorized by the Organization, even if doing so causes or increases an overdraft. Each Authorized Person may endorse for cash, collection, deposit, or negotiation any checks, drafts, notes, bills of exchange, or certificates of deposit, and order the payment or transfer of money between accounts at the Bank and other banks. Endorsements "for deposit" may be written or stamped. The Bank may accept any instrument for deposit to any depository account of the Organization without endorsement or may supply the endorsement of the Organization. The Bank is authorized to pay all checks, drafts, and orders when signed, endorsed, or authorized by any Authorized Person without inquiry as to the circumstances of issue or disposition of the proceeds and regardless of to whom such instruments are payable or endorsed, including those payable to or endorsed to the Authorized Person.

Print Name	Title	Facsimile Signatures
ANEESE TAWFIQ BISHARA	Secretary	

SIGNER(S) TO BE ADDED LATER

Facsimile Signature Authorization

The Bank is authorized and directed to pay checks bearing any form of facsimile or computer-generated signature. If the Organization either uses or provides a signature card authorizing any facsimile or computer-generated signature, the Organization will be solely responsible for any check bearing a similar signature.

Further Authorizations

The Secretary, Assistant Secretary, Acting Secretary or President of the Organization, acting alone, is authorized to certify to the Bank the name, title, specimen signature and facsimile signature of any additional Authorized Person, or to instruct the Bank to remove any Authorized Person. The Bank may rely on this Certificate until it receives express written notice of a change or revocation.

FOR THE PRECEDING PURPOSES, the undersigned has signed his/her name(s) on the date indicated above.

Exemption from FATCA reporting code (if any) _____ [According to the IRS Form W-9 instructions, if you are only submitting this form for an account you hold in the United States, you may leave this field blank.]

CERTIFICATION

The undersigned certifies under penalties of perjury that (1) the Organization's Taxpayer Identification Number shown above is correct, and (2) the Organization is not subject to backup withholding because: (a) the Organization is exempt from backup withholding, or (b) the Organization has not been notified by the Internal Revenue Service (IRS) that it is subject to backup withholding as a result of failure to report all interest or dividends, or (c) the IRS has notified the Organization that it is no longer subject to backup withholding, and (3) the Organization is a U.S. citizen or other U.S. person (as defined in the Form W-9 instructions), and (4) the FATCA code(s) entered on this form (if any) indicating that the Organization is exempt from FATCA reporting is correct.

If the IRS has notified the Organization that it is subject to backup withholding due to underreporting interest or dividends on its tax return, cross out item 2 above.

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Signature: _____ Date: 09/27/2018

Title: Secretary

Printed Name: ANEESE TAWFIQ BISHARA

DISTRIBUTION: 1) National Account Services 2) Customer

JPMorgan Chase Bank, N.A. Member FDIC

M1 207-03-C6 (03/16)

Commercial Cannabis Activity License: Banking Information

COUNTY OF SAN MATEO

This form is to be filled out as an accompanying document to the Commercial Cannabis License Application. You may use additional forms as necessary. Please supply the following financial information related to the proposed Commercial Cannabis Activity:

1.

Bank Name	Name(s) of account owner(s)	Checking Account Number	Savings Account Number
JPMorgan CHASE	Aneese Bishara	[redacted]	

Bank Address	City	State	Zip Code
9647 E Las Tunas Dr.	Temple City	CA	91780

2.

Bank Name	Name(s) of account owner(s)	Checking Account Number	Savings Account Number

Bank Address	City	State	Zip Code

3.

Bank Name	Name(s) of account owner(s)	Checking Account Number	Savings Account Number

Bank Address	City	State	Zip Code

4.

Bank Name	Name(s) of account owner(s)	Checking Account Number	Savings Account Number

Bank Address	City	State	Zip Code

5.

Bank Name	Name(s) of account owner(s)	Checking Account Number	Savings Account Number

Bank Address	City	State	Zip Code

6.

Bank Name	Name(s) of account owner(s)	Checking Account Number	Savings Account Number

Bank Address	City	State	Zip Code

By my signature below, I certify under penalty of perjury under the laws of the State of California that all contents of this application and any attachments are true and correct.

Signature

DocuSigned by:

ACA73AF88DF2499...

Date Signed (MM/DD/YYYY)

9/27/2018

Commercial Cannabis Activity License: Other Licensing Information

COUNTY OF SAN MATEO

This form is to be filled out as an accompanying document to the Commercial Cannabis License Application. You may use additional forms as necessary.

When listing licenses or permits, include all types of cannabis activities (e.g., cultivation, processing, retail sales, etc) presently or within the past three (3) years.

Licenses or Permits to conduct Commercial Cannabis Activity held currently or in the past by the Applicant

Please provide information about each State Licenses and any out-of-State or other local licenses, permits, or authorizations to conduct Commercial Cannabis Activity held by the Applicant.

1.

Type of License	Applicant name	License Status	State
Small Mixed-Light Tier 2	Quantum Leasing LLC	Active	CA

License/permit Number	Date of Issuance (MM/DD/YYYY)	Licensing authority	Seller's Permit Number
TML17-0000245	01/01/2018	CDFA, Humboldt County	221711872 - 00001

2.

Type of License	Applicant name	License Status	State
		Active	

License/permit Number	Date of Issuance (MM/DD/YYYY)	Licensing authority	Seller's Permit Number

3.

Type of License	Applicant name	License Status	State
		Active	

License/permit Number	Date of Issuance (MM/DD/YYYY)	Licensing authority	Seller's Permit Number

License or Permit Applications Denied, Suspended, or Revoked by Issuing Authority

Please provide information about whether the Applicant has ever been denied the right to conduct Commercial Cannabis Activity by the County, State, or any other Cannabis licensing authority, including other licensing authorities within the State or in other states.

1.

Type of License/Permit	State	Date of Denial (MM/DD/YYYY)

Licensing authority	Seller's Permit Number	Reason for denial

2.

Type of License/Permit	State	Date of Denial (MM/DD/YYYY)

Licensing authority	Seller's Permit Number	Reason for denial

3.

Type of License/Permit	State	Date of Denial (MM/DD/YYYY)

Licensing authority	Seller's Permit Number	Reason for denial

By my signature below, I certify under penalty of perjury under the laws of the State of California that all contents of this application and any attachments are true and correct.

Signature: DocuSigned by: A0A70A7-88BF0450...

Date Signed (MM/DD/YYYY): 9/17/2018

Commercial Cannabis Activity License Application

COUNTY OF SAN MATEO

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All Application materials must be submitted digitally.

License Information

Please indicate the type of License and Activity for which you are applying.

License Type: Mixed-Light Cultivation

Activity Type: Medical

California State Licenses for Application

In order to be issued a County Commercial Cannabis Activity License, you must possess or be in the process of applying for a Current California State License for conducting Commercial Cannabis Activity.

CA State License Issued

Type of State License	License Number	Status of License	Seller's permit number	CA State License
Type 2B =Cultivation, Mixed-light, Small	TCA18-0009566	Active		☐ I have attached a copy of the CA State License

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Attest to application: ☑ I attest that I intend to or am currently applying for a State License and have attached documentation demonstrating such application is currently pending, if applicable

Physical Location

Please provide information about the location of the Premises where the proposed cannabis activities will occur. Note: Premise is the area where where commercial cannabis activities will be conducted. The Premises may be less than the entire parcel.

Address: 37K Frenchmans Creek Rd

City: Half Moon Bay

State: CA

Zip code: 94019

Phone Number: (626)673-9000

APN: 048-320-020

Square Feet of Proposed Premises: 10,000

*If applicant is **NOT** the landowner of the property*

Rental agreement

◉ I have attached a copy of the rental agreement and property owner's authorization for the applicant to engage in the proposed cannabis activity

or

*If applicant **IS** the landowner of the property*

Title or deed to the property

○ I have attached a copy of the title or deed to the property

Primary Contact

Please designate a single person as the Primary Contact. This person will be notified of status updates throughout the License Application process as well as during the life cycle of the License.

First Name: Aneese

Last Name: Bishara

Title:

Address 1: 37K Frenchmans Creek Rd.

Address 2:

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Phone Number: (626)673-9000

E-mail: aneesetb@gmail.com

Applicant Information (Individual)

Please fill out information in this section, if applying as an individual.

First Name | Middle Name | Last Name | Title | Date of Birth (MM/DD/YYYY) | Place of Birth

Social Security Number *Or* Individual taxpayer ID

E-mail Address | Phone Number

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Applicant Information (Business Entity)

Please fill out information in this section if applying as an entity.

Legal Business Name: Half Moon Grow Inc.

Fictitious Business Name:

Type of Business: C Corporation

Business Website: halfmoongrow.com

Office Phone Number: (626) 673-9000

Address: 37K Frenchmans Creek Rd.

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Please identify the business entity's designated agent for service of process.

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☑ I have attached the business formation documents (e.g., articles of incorporation, operating agreements, partnership agreements, fictitious business name statements)

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Please provide information about the owner(s) of the property where the intended cannabis activities will occur. You may use additional forms for multiple property owners.

Is the Applicant the owner of the property?

- ○ Yes
- ◉ No

*If answered "**NO**" to above question, please enter property owner information*

First Name | Middle Initial | Last Name | Title

Legal Business Name: SKRRR LLC.

Fictitious Business Name:

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☑ I have attached the executed version of required indemnification agreement

Licensed Retailer of Alcoholic Beverages or Tobacco Products Confirmation

☑ I attest that no Owner of the License Applicant is a licensed retailer of alcoholic beverages or tobacco products

Insurance Declaration

☑ I have uploaded evidence of compliance with all State insurance requirements

Surety Bond

☑ I have provided proof that I have obtained a surety bond in an amount not less than $35,000 payable to San Mateo County Planning and Building Department

Pre-Inspection Authorization

☑ I agree to pre-inspection(s) of the proposed premises by County employees or agents.

By my signature below, I certify under penalty of perjury under the laws of the State of California that all contents of this application and any attachments are true and correct.

Signature

Date Signed (MM/DD/YYYY)

Commercial Cannabis Activity License Application

COUNTY OF SAN MATEO

This Application is to be filled out by an Applicant who seeks a license for Commercial Cannabis Activity in Unincorporated San Mateo County, as described in Chapter 5.148 of the County Ordinance Code, "Establishing Regulations of Commercial Cannabis in the Unincorporated Area of the County of San Mateo."

Please submit the completed Application and all required attachments to the Planning and Building Department. An Application will not be considered complete until all required Application fees have been paid.

If the Application is incomplete, the Planning and Building Department will provide notice to the Primary Contact. The Applicant will have 30 days to complete all deficiencies. If the Applicant fails to complete the deficiencies within the 30-day period, the Application shall be deemed abandoned. The Applicant may reapply at any time following an abandoned Application. There are no refunds of any fees for incomplete, abandoned, or denied Applications.

All Application materials must be submitted digitally.

License Information

Please indicate the type of License and Activity for which you are applying.

License Type: Mixed-Light Cultivation

Activity Type: Medical

California State Licenses for Application

In order to be issued a County Commercial Cannabis Activity License, you must possess or be in the process of applying for a Current California State License for conducting Commercial Cannabis Activity.

CA State License Issued

Type of State License	License Number	Status of License	Seller's permit number	CA State License
Type 2B =Cultivation, Mixed-light, Small	TCA18-0009566	Active		☐ I have attached a copy of the CA State License

In process

CA State License Pending

Type of State License: Type 2B =Cultivation, Mixed-light, Small

Attest to application

☑ I attest that I intend to or am currently applying for a State License and have attached documentation demonstrating such application is currently pending, if applicable

Physical Location

Please provide information about the location of the Premises where the proposed cannabis activities will occur. Note: Premise is the area where where commercial cannabis activities will be conducted. The Premises may be less than the entire parcel.

Address: 37K Frenchmans Creek Rd

City: Half Moon Bay

State: CA

Zip code: 94019

Phone Number: (626)673-9000

APN: 048-320-020

Square Feet of Proposed Premises: 10000

*If applicant is **NOT** the landowner of the property*

Rental agreement

☐ I have attached a copy of the rental agreement and property owner's authorization for the applicant to engage in the proposed cannabis activity

or

*If applicant **IS** the landowner of the property*

Title or deed to the property

☐ I have attached a copy of the title or deed to the property

Primary Contact

Please designate a single person as the Primary Contact. This person will be notified of status updates throughout the License Application process as well as during the life cycle of the License.

First Name: Aneese

Last Name: Bishara

Title:

Address 1: 37K Frenchmans Creek Rd.

Address 2:

City: Half Moon Bay

State: CA

Zip code: 94019

Phone Number: (626)673-9000

E-mail: aneesetb@gmail.com

Applicant Information (Individual)

Please fill out information in this section, if applying as an individual.

First Name | Middle Name | Last Name | Title | Date of Birth (MM/DD/YYYY) | Place of Birth

Social Security Number *Or* Individual taxpayer ID

E-mail Address | Phone Number

Address 1

Address 2

City | State | Zip code

Applicant Information (Business Entity)

Please fill out information in this section if applying as an entity.

Legal Business Name: Half Moon Grow Inc.

Fictitious Business Name:

Type of Business: C Corporation

Business Website: halfmoongrow.com

Office Phone Number: (626) 673-9000

Address: 37K Frenchmans Creek Rd.

Address 2:

City: Half Moon Bay | State: CA | Zip code: 94019

Designated Agent for Service of Process

Please identify the business entity's designated agent for service of process.

First Name: Aneese | Middle Initial: T | Last Name: Bishara | Title:

Address 1: 37K Frenchmans Creek Rd.

Address 2:

City: Half Moon Bay | State: CA | Zip code: 94019

Phone Number: (626)673-9000 | E-mail: aneesetb@gmail.com

Operating Information

Please provide information related to the proposed cannabis business structure and operations.

Proposed Hours of Operation: 6am-8pm

Provide the name of track and trace system that will be implemented: Metrc

Business formation documents

☑ I have attached the business formation documents (e.g., articles of incorporation, operating agreements, partnership agreements, fictitious business name statements)

Documents filed with the State

☑ I have attached the documents filled with the State (e.g., articles of organization, articles of incorporation, certificates of stock, certificates of limited partnership, statements of partnership authority)

Property Owner

Please provide information about the owner(s) of the property where the intended cannabis activities will occur. You may use additional forms for multiple property owners.

Is the Applicant the owner of the property?

- ○ Yes
- ○ No

*If answered "**NO**" to above question, please enter property owner information*

First Name | Middle Initial | Last Name | Title

Legal Business Name: SKRRR LLC.

Fictitious Business Name:

Type of Business: Limited Liability Company

Business Website:

Address 1: 37K Frenchmans Creek Rd.

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City: Half Moon Bay | State: CA | Zip code: 94019

Phone Number: (626)673-9000 | E-mail: aneesetb@gmail.com

Is the primary contact different than the property owner?

- ○ Yes
- ○ No

*If answered "**YES**" to previous question, please enter primary contact information*

Primary Contact for Poperty Owner

Please designate a single person as the Primary Contact for issues related to the property.

First Name | Middle Initial | Last Name | Title

Address 1:

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Additional Requirements

Please verify and acknowledge that you are including all of the following attachments as part of your application:

Required Documents and Plans Submittal

Odor Control and Ventilation Measures
Submit an odor control and ventilation plan which describes the method to be used for odor control. Plans should include any necessary physical improvements to the greenhouse building and the maintenance schedule for the odor control system. Said system shall comply with the provisions of Section 5.148.130(f) of the Ordinance.

☑ I have attached the most up-to-date plans for odor control and ventilation measures

Fire Prevention Plan
The fire prevention plan shall show at a minimum, a listing of all Hazardous and Flammable materials, and Knox box locations. Emergency vehicle access and turn-around areas shall be included on the required Property Improvement Plan that complies with the San Mateo County Fire Marshal's requirements.

☑ I have attached of the most up-to-date fire prevention plan

Lighting Plans
The external lighting plan shall include a floor plan, manufacturer's cut sheets, and building elevations showing where external security lighting will be placed. If artificial grow lights are proposed, submit an additional separate internal lightning plan. Internal lighting plan should include number and location of fixtures (shown on a floor plan of the subject greenhouse building), power rating and manufacturer's cut sheets. Said lighting plan shall also include provisions for light blocking to prevent light from escaping the greenhouse building at night.

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Waste Management Plan
The submitted waste management plan must address the storing, handling, and disposing of all waste by-products of Cultivation and, at minimum, characterize the anticipated amount and types of waste generated, identify the designated holding area(s) for Cannabis waste (must be shown on required site plan and building floor plans as applicable), and describe the operational measures that are proposed to manage, track/identify, and dispose of Cannabis waste in compliance with County and State standards.

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Energy Plan
The energy plan shall indicate the source of electrical power, estimated power consumption, and proposed energy efficiency measures.

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Pest Management Plan
Submit an Integrated Pest Management (IPM) plan detailing methods used for disease and pest management. At minimum, identify preventive measures to prevent introduction of pests onto the growing site, describe the exclusion and monitoring techniques anticipated, and list eradication methods that may be implemented. Include personnel training for safe handling, storage and use of pesticides, with product names and EPA numbers listed that may be used or will be stored onsite.

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Submit a security plan that includes, at minimum, a description of the Applicant's video surveillance system, including camera placement and practices for the maintenance of video surveillance equipment; a description of how the Applicant will ensure that all access points to the Premises will be secured, including the use of security personnel, if any; and a description of the Applicant's security alarm system.

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Submit a Property Improvement Plan for the existing and proposed site conditions. A checklist of the required items can be found at http://planning.smcgov.org/commercial-cannabis-cultivation-license

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If the applicant proposes to displace non-cannabis commercial agricultural production existing as of June 1, 2017, the applicant must provide a plan to relocate such existing agricultural production to another area of the property on a 1:1 ratio as required by Section 5.148.060(f) of the Ordinance.

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Plan should include diagrams of all Signage and locations. You must include all size, height, colors and general design descriptions.

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By my signature below, I certify under penalty of perjury under the laws of the State of California that all contents of this application and any attachments are true and correct.

Signature

Date Signed (MM/DD/YYYY)

MINUTES OF NOTICED
MEETING OF BOARD OF DIRECTORS
OF
HALF MOON GROW, INC.

A noticed meeting of the Directors of the Board of Half Moon Grow, Inc. a California corporation (Company) was held at 12:00 pm September 15, 2018, at 3110 East Garvey Avenue, South, West Covina CA 91791 via telephone conference.

The following persons were present at the meeting.

EDWARD WILKINSON CEO/Director

ANEESE BISHARA Secretary/Director

The following persons were absent of the meeting.

MATTHEW KUMIN Legal Counsel/Director

The Noticed meeting was called to order by Mr. Wilkinson. All Directors being present by telephonic means.

It was then moved, seconded and resolved a quorum being present to dispense with the reading of the Minutes of the previous meeting of the Board.

1. The Directors after discussion did vote and resolve:
To authorize Aneese Biahara to open a business checking bank account to handle the daily operating funds of the Company. The bank account to be opened with Chase Bank. The Chase Bank account to be authorized to allow Edward Wilkinson and Aneese Bishara to be the signors on the account.

There being no further business to come before the Board on motion duly made, seconded and adopted, the meeting was adjourned.

Dated: September 15, 2018

DocuSigned by:
ACA73AF88DF2499...

By: Aneese Bishara, Director/Secretary - HMG

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Wednesday, September 26, 2018. Please refer to document **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

C4195314 HALF MOON GROW, INC.

Registration Date:	09/17/2018
Jurisdiction:	CALIFORNIA
Entity Type:	DOMESTIC STOCK
Status:	ACTIVE
Agent for Service of Process:	ANEESE BISHARA 3110 E GARVEY AVE S WEST COVINA CA 91791
Entity Address:	37 FRENCHMAN'S CREEK RD HALF MOON BAY CA 94019
Entity Mailing Address:	3110 E GARVEY AVE S WEST COVINA CA 91791

A Statement of Information is due within 90 days of registration and then EVERY year beginning five months before and through the end of September.

Document Type	File Date	PDF
REGISTRATION	09/17/2018	Image unavailable. Please request paper copy.

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code **section 2114** for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to **Name Availability**.
- If the image is not available online, for information on ordering a copy refer to **Information Requests**.
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to **Information Requests**.
- For help with searching an entity name, refer to **Search Tips**.
- For descriptions of the various fields and status types, refer to **Frequently Asked Questions**.

Modify Search **New Search** **Back to Search Results**

COASTSIDE FIRE PROTECTION DISTRICT

1191 MAIN STREET ■ HALF MOON BAY, CA 94019

TELEPHONE (650) 726-5213
FAX (650) 726-0132

October 15, 2018

Lucky Star Investments Group
11854 S. Alameda Street
Lynwood, CA 90262

Dear Applicant,

After reviewing the planning application to legalize two greenhouses at 37 Frenchmans Creek Road, Assessor's Parcel Number 048-320-020 in Half Moon Bay (San Mateo County Permit No. PLN2018-00330) I offer the following comments/conditions, which will be applied to this project:

Your building plans have been **conditionally approved** subject to the following conditions completed prior to a final inspection by the fire department. It is your responsibility to make contact with the fire department if you do not understand any of the following project conditions.

- **Fire Access Roads:** Fire suppression operations involve heavy pieces of apparatus that must set-up and operate close to the building. California Fire Code and fire district ordinances require construction that allows fire apparatus to be placed directly outside the building. Additionally, it is the developer/owner's responsibility to assure well-marked fire lanes are provided around the entire outside perimeter of the building. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required, such protection shall be installed and made serviceable prior to and during the time of construction and before combustibles are on the project site. Approved signs and painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction. Fire lanes shall be in accordance with Coastside Fire District specification. Contact the Fire Prevention Bureau for those specifications.

- Fire apparatus access roads to be an approved asphalt surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 ft. in length with a minimum of 500 ft. between the next section. For roads approved less than 20 ft., 20 ft. wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503

- **Emergency Building Access:** The proposed project will require the installation of "Knox Boxes" These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated emergency entry device. Applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.

- **Address Numbers:** Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address numbers shall be of **6-inch height** with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.

- **Vegetation Management:** The Coastside Fire District Ordinance 2016-01, the 2013 California Fire Code and Public Resources Code 4291.
  A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
  Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

- **Fire Extinguishers:** There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations.

- No approved fire hydrant system available (no water district): Wet draft hydrant system required as below. Details and notes to be shown on plans. CFC B103.3

- Tank size: 7500 gal for up to 3600-ft2 single-family dwelling. If larger than 3600-ft2 single family dwelling, use NFPA 1142.

- Tanks have reliable water supply and auto fill. Domestic supply cut-off required.

- Tanks located at elevation above hydrant to provide positive pressure and water to hydrant.

- Tank venting: 1.5 times the size of the pipe w/ fine mesh screen.

- Tanks interconnected by a minimum of 4" pipe.

- Tanks closer than 30 ft. to lot lines and structures to be non-combustible.

- Wet Draft Hydrant (WDH) Supply Piping: 4" minimum, C900 or other under ground fire service rated pipe. Pipe shall have a minimum of 30-inch depth of cover, 36 inch under drivable areas.

- Thrust blocks shown on plans as required.

- All above ground piping for WDH to be metallic, where ground contact occurs, metal pipe shall be double wrapped w/ approved 10-mil pipe tape. All metallic underground fittings shall be protected against corrosion.

- WDH to be an approved type w/ 2 ½" NH threaded outlet and shutoff valve. Discharge to be from 30" to 36" above grade.

- WDH located from 50 ft. to 150 ft. from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 ft. from the fire apparatus access, and be protected from damage.

- WDH shall be placed in a concrete pad, 4" deep and 2 ft. by 2 ft. minimum at base.

- Wet draft hydrants shall have a permanent sign affixed, red in color with white 1 inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.

- All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.
If you have any questions regarding the above conditions, please call me at (650)245-1727.

Respectfully,
Randy Amores
Deputy Fire Marshal
CAL FIRE/Coastside Fire Protection District

cc: San Mateo County Planning & Building
File

From: Michael Schaller
Sent: Tue, 22 Oct 2019 21:40:01 +0000
To: Anne Martin
Subject: FW: Frenchmans Creek Road resurfacing

From: Riddell, John@CALFIRE [mailto:John.Riddell@fire.ca.gov]
Sent: Monday, August 26, 2019 10:39 AM
To: Michael Schaller <mschaller@smcgov.org>
Subject: Fw: Frenchmans Creek Road resurfacing

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Mike,

I'm forwarding this email to you to keep you in the loop on the Frenckmans Creek Road improvement project.

John Riddell
Deputy Fire Marshal
CAL FIRE
San Mateo County
Coastside Office (650) 726-5213
San Mateo Office (650) 573-3846
Coastside Fax (650) 726-0132
San Mateo Fax (650) 573-3850
john.riddell@fire.ca.gov

From: Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>
Sent: Thursday, August 22, 2019 3:32 PM
To: Maziar Bozorginia <MBozorginia@hmbcity.com>; Douglas Garrison <DGarrison@hmbcity.com>
Cc: John Doughty <JDoughty@hmbcity.com>; Silva, Gary@CALFIRE <Gary.Silva@fire.ca.gov>
Subject: Re: Frenchmans Creek Road resurfacing

Fire Marshal Silva has given a preliminary conditional approval for the Frenchmans Creek Rd resurfacing, Provided the submittal to San Mateo County Planning is consistence with our copy dated 8-20-2019. When submitted by the applicant to the county and routed to the fire dept, Fire Marshal Silva will sign a final approval.

John Riddell
Deputy Fire Marshal
CAL FIRE

San Mateo County
Coastside Office (650) 726-5213
San Mateo Office (650) 573-3846
Coastside Fax (650) 726-0132
San Mateo Fax (650) 573-3850
john.riddell@fire.ca.gov

From: Maziar Bozorginia <MBozorginia@hmbcity.com>
Sent: Wednesday, August 21, 2019 1:01 PM
To: Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>; Douglas Garrison <DGarrison@hmbcity.com>
Cc: John Doughty <JDoughty@hmbcity.com>
Subject: Fwd: Frenchmans Creek Road resurfacing

Warning: this message is from an external user and should be treated with caution.

Hi gents, I'm ok with what they're proposing on the maintenance aspect if John is ok with the fire dimensions proposed. I'm happy to type an email if we need more time to think. Let me know

Sent from Maz's iPhone

Begin forwarded message:

> **From:** Edward Love <edwardclovearch@gmail.com>
> **Date:** August 21, 2019 at 12:01:31 PM PDT
> **To:** Maziar Bozorginia <mbozorginia@hmbcity.com>, Aneese Bishara <aneesetb@gmail.com>, Edward Wilkinson <ed.wilkinson1990@gmail.com>
> **Subject: Frenchmans Creek Road resurfacing**
>
> Hello Maz,
> This is a follow-up to my earlier phone call. What is the status of the road from your end ? The current plans were submitted last week.
>
> Please call and let me know.
>
> Thanks,
>
> Ed
>
> --
> **Edward C. Love Architect**
> **720 Mill Street**
> **Half Moon Bay, CA 94019**
> **(650) 728-7615**
> **edwardclovearch@gmail.com**

From: Anne Martin
Sent: Fri, 25 Oct 2019 18:25:55 -0700
To: Michael Schaller; Steve Monowitz
Subject: Following up on my PRA Request
Attachments: UpdatedPRAOct25.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning,

I want to thank Mr. Schaller for sending me several documents that partially respond to my Public Records Act Request dated Oct 2, 2019.

Upon reviewing the documents provided, I noted some requested information had not yet been provided.

Moreover, in light of Half Moon Grow's change of ownership written about in a recent newspaper article https://www.hmbreview.com/news/county-to-issue-first-cannabis-license-on-coast/article_5afb12de-f05f-11e9-ae29-672c0d06f501.html, I am requesting updated information on investments and ownership.

Accordingly, please find attached an updated PRA Request asking for updated documents as well as documents that have not yet been provided.

I would appreciate your advising me of your receipt of this request.

Sincerely,
--
Anne

Anne C. Martin

Advocates for A Clean Environment
Half Moon Bay, CA 94019
415 830 2373

County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Attn: Michael Schaller, Senior Planner
Steve Monowitz, Community Development Director

Re: Public Records Act Request

Gentlemen:

Thank you for sending me some of the documents requested in my Public Records Act Request of October 2 ("PRA request"). Upon reviewing the documents, I noticed some important information had not been provided.

Moreover a recent article in the Half Moon Bay Review https://www.hmbreview.com/news/county-to-issue-first-cannabis-license-on-coast/article_5afb12de-f05f-11e9-ae29-672c0d06f501.html, raised several issues regarding the ownership of Half Moon Grow ("HMG") and its investors as well as with its odor control plan.

According to the article, the two marijuana growers, Wilkinson and Bishara "with the help of $7.5 million from investors...were able to purchase the land and prepare it for operation." The article also indicates that "Left Coast Ventures, an organization that invests in cannabis and hemp/CBD companies, will be the sole owner of HMG, with Wilkinson and Bishara serving as executives." The Left Coast Ventures website describes HMG as a subsidiary of their corporation. https://www.leftcoastventures.us.

The article also states that Wilkinson and Bishara intend to rely on ozone machines, which may be ineffective and can cause respiratory ailments, to mask the stench of mature marijuana plants. They also indicated they intend to rely on onshore winds to carry the stench away from residential neighborhoods.

In light of HMG's already documented record of substantial unpermitted construction activities, without the Fire Marshal's approval, and their cavalier attitude toward the county's odor control requirement, it is essential that the County conduct a stringent due diligence examination of this organization and the people and entities that are backing them.

This becomes even more imperative in light of the acquisition of HMG by Santa Rosa based Left Coast Ventures which clearly intends to expand HMG's marijuana growing well beyond the County mandated 66,000 square feet and into hoop houses. Their website describes HMG as " prime cultivation site... consisting of 164 acres housing 132,000 sq. ft. of light deprivation greenhouses and 90,000 sq. ft. of hoop house."

The potential of this project to have significant impacts on the Coastside's environment, traffic safety, public safety and quality of life makes it even more important that this evaluation process be as transparent as possible. Those of us living on the Coast have a right to know what type of individuals and organizations are coming into our community to grow an intoxicating drug that is considered by the Federal Government to be a controlled substance.

Accordingly, I am requesting to be provided with the following:

- Copies of or access to any updated project plans for the facilities at 37 Frenchman's Creek Road and the access road required by the Fire Marshal. The latest plans I have are dated January 2019, however it appears from the email correspondence that a new set of plans was submitted in August.

- HMG's odor control plan and its proposed maintenance plan as required by the Revised Mitigated Negative Declaration ("MND"). Mitigation Measure 1 requires applicant to "install a carbon filter system (or comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. The applicant shall also submit a maintenance plan ...for review and approval prior to issuance of the requested licenses."

- The dates that any and all county cultivation license applications, including revised applications, from HMG, Half Moon Grow Nursery ("HMG Nursery") and any new applications of Left Coast Ventures that have been submitted to the county. Your 10/22 email to me stated that you are addressing ownership issues and application issues regarding the licenses, however I am very interested in knowing the date the original HMG Nursery applications and any and all revised applications were submitted to the County.

- The state license(s) issued to HMG Nursery authorizing it to conduct Commercial Cannabis Activity. The revised HMG Nursery application that you sent indicated that the state license was active and was attached.

- All business formation documents related to HMG Nursery that has been provided to the county. County Ordinance Sec 5.148.060(6)

- Any and all operating agreements and partnership agreements executed between HMG, HMG Nursery and Left Coast Ventures. County Ordinance Sec 5.148.060(6)

- A list of loans, investments and gifts made to HMG and HMG Nursery for their use in conducting the proposed commercial cannabis activity and/or making improvements needed to conduct cultivation, which has been disclosed to the county and the date of such disclosure. This includes the amount of such investment, gift or loan, its date or term(s) of loan or investment, security provided for any loan and the name of lender, investor or gift provider. County Ordinance Sec 5.148.060(8) (i)-(iv)

- Any and all documents including but not limited to stock and/or asset purchase agreements, transferring total or partial ownership of HMG and/or HMG Nursery to Left Coast Ventures or any other entity. Ordinance Sec 5.148.060(9).

- A complete list containing the full name of every Owner (as defined by the Ordinance), his or her title in HMG and HMG Nursery, the percentage of ownership interest in HMG and/or HMG Nursery and the date acquired, if applicable, the number of shares in either entity that are held by each Owner and

whether Owner has a financial interest in any other business in CA Ordinance Sec 5.148.060(9). As you indicated in your email to me, in light of the acquisition by Left Coast Ventures this needs to be updated.

- Evidence that HMG and HMG Nursery have the legal right to occupy and use the premises at 37 Frenchman's Creek Rd for cannabis cultivation including rental or any other agreements between SKRRR LLC, the owner of the Premises, and HMG, HMG Nursery Ordinance and/or Left Coast Ventures. So far, no leases have been provided to me. Sec 5.148.060(10).

If you determine that some but not all the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

If you have any questions, please feel free to contact me by email or at 415 830 2373.

Thank you.

Sincerely,

Anne Martin
President, Advocates for a Clean Environment

From: Anne Martin
Sent: Tue, 5 Nov 2019 15:07:40 -0800
To: Michael Schaller; Steve Monowitz
Subject: Fwd: Following up on my PRA Request
Attachments: UpdatedPRAOct25.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Messrs. Schaller and Monowitz,

On Friday evening, October 25, I sent you an email requesting documents that had not yet been provided in accordance with my October 2 Public Records Act request. I am aware that in light of Half Moon Grow's change of ownership, the County may not yet have received some of these documents, however I want to ensure that, in the interest of transparency, these documents are made available to me a soon as they are received by the County.

Since I have not yet heard that you received my email dated October 25 with the updated PRA request, I am re-sending it.

I would appreciate your acknowledging receipt of it.

Thank you

Anne Martin
President
Advocates for a Clean Environment

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Fri, Oct 25, 2019 at 6:25 PM
Subject: Following up on my PRA Request
To: Mike Schaller <mschaller@smcgov.org>, Steve Monowitz <smonowitz@smcgov.org>

Good Morning,

I want to thank Mr. Schaller for sending me several documents that partially respond to my Public Records Act Request dated Oct 2, 2019.

Upon reviewing the documents provided, I noted some requested information had not yet been provided.

Moreover, in light of Half Moon Grow's change of ownership written about in a recent newspaper article https://www.hmbreview.com/news/county-to-issue-first-cannabis-license-on-

coast/article_5afb12de-f05f-11e9-ae29-672c0d06f501.html, I am requesting updated information on investments and ownership.

Accordingly, please find attached an updated PRA Request asking for updated documents as well as documents that have not yet been provided.

I would appreciate your advising me of your receipt of this request.

Sincerely,
--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

Advocates for A Clean Environment
Half Moon Bay, CA 94019
415 830 2373

County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Attn: Michael Schaller, Senior Planner
Steve Monowitz, Community Development Director

Re: Public Records Act Request

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- The dates that any and all county cultivation license applications, including revised applications, from HMG, Half Moon Grow Nursery ("HMG Nursery") and any new applications of Left Coast Ventures that have been submitted to the county. Your 10/22 email to me stated that you are addressing ownership issues and application issues regarding the licenses, however I am very interested in knowing the date the original HMG Nursery applications and any and all revised applications were submitted to the County.

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- A list of loans, investments and gifts made to HMG and HMG Nursery for their use in conducting the proposed commercial cannabis activity and/or making improvements needed to conduct cultivation, which has been disclosed to the county and the date of such disclosure. This includes the amount of such investment, gift or loan, its date or term(s) of loan or investment, security provided for any loan and the name of lender, investor or gift provider. County Ordinance Sec 5.148.060(8) (i)-(iv)

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- A complete list containing the full name of every Owner (as defined by the Ordinance), his or her title in HMG and HMG Nursery, the percentage of ownership interest in HMG and/or HMG Nursery and the date acquired, if applicable, the number of shares in either entity that are held by each Owner and

whether Owner has a financial interest in any other business in CA Ordinance Sec 5.148.060(9). As you indicated in your email to me, in light of the acquisition by Left Coast Ventures this needs to be updated.

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If you determine that some but not all the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

If you have any questions, please feel free to contact me by email or at 415 830 2373.

Thank you.

Sincerely,

Anne Martin
President, Advocates for a Clean Environment

From: Michael Schaller
Sent: Fri, 15 Nov 2019 19:17:20 +0000
To: Anne Martin; David Schorr; Dan K. Siegel
Cc: Melissa Andrikopoulos; Steve Monowitz; Ashlyn Rollins; Brae Hunter; Holstege, Stephanie@Wildlife; Harper, Samantha@Waterboards; Douglas Garrison
Subject: Approval letter - Small Mixed Light cultivation license - Half Moon Grow - Frenchman's Creek
Attachments: Half Moon Grow license approval (small).pdf

Good morning,

Attached is the approval letter for the three small mixed light cultivation licenses that Half Moon Grow applied for at 37 Frenchman's Creek. If you would like a hard copy, please provide me with a mailing address that you would like it sent to.

Michael Schaller
Senior Planner
San Mateo County Planning and Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
650/363-1825

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

November 15, 2019

Half Moon Grow, Inc.
Attn: Aneese Bishara & Ed Wilkinson
3110 E. Garvey Ave. South
West Covina, CA 91791

Dear Mr. Bishara and Mr. Wilkinson,

SUBJECT: Commercial Cannabis Cultivation License applications
37 Frenchman's Creek Road, Half Moon Bay
APN 048-320-020
County File No. MNA2018-00022

The San Mateo County Planning and Building Department (Department) has reviewed your application for a number of licenses to operate a Commercial Cannabis Cultivation operation at 37 Frenchman's Creek Road. The Department, with this letter, **approves issuance of the following licenses to Half Moon Grow, Inc., for activities to be conducted in Greenhouse number 8**:

GREENHOUSE NUMBER	LICENSE TYPE	COUNTY LICENSE NUMBER	STATE LICENSE NUMBER	SIZE OF CANOPY*
8	Small Mixed Light (Type 2B)	SMC-1	PAL19-0001882	5,940 sq. ft.
		SMC-2	PAL19-0002074	9,504 sq. ft.
		SMC-3	PAL19-0002075	9,504 sq. ft.

* As depicted on Sheet G-00 of the Architectural Plans dated January 31, 2019 and submitted to the County on February 4, 2019

Additionally, Half Moon Grow, Inc., submitted applications for two Medium size Mixed-Light licenses (Type 3B) for activities to be conducted in greenhouse buildings 9N and 9S. **The County cannot approve those license applications at this time.** The Department determined that Greenhouses 9N and 9S were constructed by the previous property owner without permits. Therefore, both buildings must be legalized before cultivation licenses can be issued. Subsequent to your initial cannabis license applications, you submitted the required Coastal Development Permit (CDP) and Building Permit applications to legalize these two buildings. Processing of that CDP application is ongoing.

In addition to the cultivation licenses discussed above, a separate business entity, Half Moon Grow Nursery, Inc., has applied for a Type 4 (Nursery) license on this parcel. A determination on that license application will be the subject of a separate letter.

For purposes of California Environmental Quality Act (CEQA) review, the Department defined the project to include the activity proposed by all the cannabis license applications, collectively, in order to adequately assess potential impacts of all proposed cannabis cultivation activities on the site.

A. California Environmental Quality Act (CEQA) Review

The County prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for this project and circulated the IS/MND through the State Clearinghouse in February 2019, for distribution to responsible State agencies. A notice of availability was also published in the Half Moon Bay Review and the San Mateo County Times. County Staff received comments from the California Department of Fish & Wildlife (CDFW) and the California Department of Food & Agriculture's (CDFA) CalCannabis Cultivation Licensing Division (CalCannabis) requesting additional analysis pertaining to their regulatory requirements, as well as comments from one member of the public.

In response to the comments received, the County prepared a Revised IS/MND, recirculated the document through the State Clearinghouse and published a notice of availability in the Half Moon Bay Review and the San Mateo County Times. The public review period for the revised document was June 12 – July 12, 2019. In addition, staff directly notified interested parties that had requested notice of the document's availability.

The County received three sets of comments on the Revised IS/MND, which are summarized and discussed below in Section I.B. Staff has made minor modifications to the Revised IS/MND, as described in Section I.A, below.

Pursuant to CEQA Guidelines Section 15073.5(c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications to a negative declaration does not require recirculation. Recirculation is also not required if project revisions are added in response to comments on the project's effects identified in the negative declaration which are not new avoidable significant effects, or if measures or conditions of approval are added after circulation which are not required by CEQA and which do not create new significant effects and are not necessary to mitigate a significant effect. (CEQA Guidelines Section 15073.5(c)((2)-((3).)

Recirculation is only required when a negative declaration is "substantially revised." (CEQA Guidelines Section 15073.5.) A substantial revision means (1) a new avoidable significant effect is identified, and to reduce that effect to a less-than-significant level, mitigation measures or project revisions must be added; or (2) mitigation measures or project revisions originally included will not reduce an impact to a less-than-significant level, and new mitigation measures or project revisions must be added. (*Id.*)

Staff concludes that additional modifications to the Revised IS/MND are needed to clarify the project description and associated portions of the Revised IS/MND in response to comments

received. However, no new significant impacts have been identified, and no new mitigation measures are required. Therefore, recirculation of the IS/MND is not required.

B. Minor Modifications to Revised IS/MND

The following sections of the Revised IS/MND are amended as follows (additions are indicated in double underline and deletions are indicated in ~~strikethrough~~.):

10. **Description of the Project:** (*Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.*)

Much of the existing site was developed in the 1960s for agricultural purposes. Several engineered greenhouses and metal barn/storage buildings have been constructed on the site (see attached civil plans – Attachment A). Additionally, associated roadways, parking areas, irrigation system, and other related infrastructure are present on the property and have been used historically to grow orchids, ornamental flowers, and cherry trees. The proposed project (issuance of the cannabis cultivation licenses described in the table below) will occupy the existing mixed light greenhouses. Two of the existing greenhouses (Greenhouses 9S and 9N) were constructed by the previous owner without permits. Legalization of those greenhouses will require an After-the-Fact Coastal Development Permit (CDP), which must be obtained prior to introducing cannabis cultivation in those structures. Other minor modifications to existing greenhouses to accommodate cannabis cultivation do not require a CDP. Water will be obtained via an existing licensed in-stream diversion as described below. No new greenhouse construction is proposed; minor road improvements and a water tank associated with the legalization of Greenhouses 9S and 9N are described in more detail below.

A total of five greenhouse buildings will be used as shown below (please see Attachment B (architectural plans) for location of referenced greenhouses):

GREENHOUSE NUMBER	LICENSE TYPE	LICENSE NUMBER	SIZE OF CANOPY
2	Nursery	TCA18-9557*	4,064 sq. ft.
3	Nursery	TCA18-9557*	37,779 sq. ft.
8	Small Mixed Light	TCA18-9561	5,940 sq. ft.
		TCA18-9564	9,504 sq. ft.
		TCA18-9566	9,504 sq. ft.
9S	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.
9N	Medium Mixed Light	TCA18-9567#	8,640 sq. ft.

*The applicant for the Nursery license (Half Moon Grow Nursery, Inc.) is proposing to split this license between the two greenhouses.

#The applicants propose to split the Medium Mixed Light license between the two greenhouses.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

Water Supply

The existing in-stream water diversion, which has been in place since 2009, is permitted by water right licenses 6556 and 10827 and an existing California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Agreement (LSAA) for use in irrigating an orchid flower farm and fruit orchards present on the property for more than 30 years; both licenses were amended by the State Water Resources Control Board (SWQCB) in 2012 by the former owner/operator to improve efficiency and reduce long-term maintenance requirements that were detrimental to the stream corridor. Diversion under the existing amended licenses and LSAA is confined to the period of January 1 to March 31 of each year. During this period, the required minimum in-stream bypass flow rate has been set at 2.8 cubic feet per second (cfs) and stream flow must increase above this rate in order for the applicants to divert water out of Frenchman's Creek. The maximum rate of diversion may not exceed 0.4 cfs (180 gallons per minute) and the total amount of water allowed to be diverted in a single season may not exceed 10.66 acre-feet.

The existing state water right licenses will be transferred to the new property owner (Half Moon Grow) as part of the change in ownership/sale of property. The applicant provided written notification to CDFW pursuant to Section 1600 of the California Fish & Game Code to apply for a new LSAA subject to the conditions of the former LSAA on September 20, 2018. As part of the notification, water calculations were submitted by the applicants to show that the total annual diversion is not expected to exceed 4.0 acre-feet in most years, below the allowable 10.66 acre-feet authorized under the existing state license and previous water diversions historically conducted by the prior owner.

Energy

The application materials indicate that the applicants intend to enroll in either PG&E's Solar Choice program or Peninsula Clean Energy's Eco100 clean energy program. Both programs provide electricity from 100% renewable sources. The applicants have stated that they intend to install a PV (solar) system at the site in the future to reduce their costs while still meeting the County's requirements.

Water Tank

The applicants have begun construction of a 28,000 gallon water storage tank, which is located immediately adjacent to Greenhouse 9N. Prior to the beginning of construction, this was a flat grassy area that was previously used for field grown flowers. At the present time, those areas not affected by construction are covered by non-native grasses and weeds. No biotic resources have been identified at this location. The corrugated metal tank stands 8'-4" tall and has a diameter of 25.5', and is anchored to a concrete pad. Once completed, the new tank will be incorporated into the existing water supply infrastructure on the site and will provide additional on-site water storage for fire suppression. The need for additional on-site water storage for fire suppression was identified by the Coastside Fire Protection District as part of their review of the building permit application to legalize Greenhouses 9N and 9S.

Road Improvements

In addition to the water storage tank, the Coastside Fire Protection District, as part of their review of the building permit application to legalize Greenhouses 9N and 9S, requested that the applicants improve Frenchman's Creek Road. Frenchman's Creek Road is a private road that extends approximately 5,000 feet in length from its intersection with Cabrillo Highway to the spur road leading into the greenhouse complex. The road in its existing condition averages 18 – 19 feet in width, but with several sections where the width drops down to as little as 10 – 13 feet in width. In its present condition, the road does not meet current Fire District standards for width and lacks turnouts to allow vehicles to pull off to the side and allow emergency vehicle passage. Additionally, the road surface is in disrepair with numerous potholes and broken sections of asphalt. The first 3,500 feet of the road lies within the jurisdiction of the City of Half Moon Bay, which has permitting authority for any road improvements on this first portion of road.

To address the Fire District's access requirements, the applicants are proposing to repave the portion of Frenchman's Creek Road that lies within the City's jurisdiction with a 2" asphalt overlay that extends only to the limits of the existing gravel shoulders. In addition, several turnouts will be constructed, per Fire District standards, along the length of the road. The only grading required to construct the improvements is minor cutting back of a bank at Station 44+00 (approximately 135 c.y.). The new pavement will add an additional 1,250 s.f. of asphalt to the existing road. The Coastside Fire Protection District has reviewed the proposed road improvement plans and approved the proposed plan.

4.	**BIOLOGICAL RESOURCES**. Would the project:				
4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: As discussed above, there will be no physical changes to the existing stream diversion structure on Frenchman's Creek. Nor will there be a change to the rate, total amount or time of year during which water can be withdrawn from the Creek. The project will not have a new, significant impact upon the riparian habitat of Frenchman's Creek. With regard to the fragmentary riparian habitat within the greenhouse complex, no cultivation activities or other potential ground disturbing activities are proposed in or adjacent to this habitat. The partially constructed water tank (discussed in the amended Project Description section) is approximately 180 feet away from the nearest identified sensitive habitat (ephemeral stream channel), with an active driveway between the tank location and the stream channel. The area where the water tank is being constructed was formerly used for field grown flowers and at the present is covered by non-native grasses and weeds. All cultivation activities will continue to occur within the existing greenhouse buildings. In conjunction with the submittal of the road improvement plans, the applicants submitted a biological report, prepared by Sol Ecology, which assessed potential riparian and wetland habitat adjacent to the road and any potential impact the project might have on said resources. One agricultural pond was identified adjacent to the proposed road work. This pond is approximately 35 feet away from any area of disturbance. Additionally, two riparian areas associated with culverted drainages exist on either side of the road. Proposed turnout areas have been sited away from these features in order to minimize any potential impacts. No road repaving is proposed near these two areas. No direct impacts to biotic resources were identified by the biologist. However, the biologist recommended several standard Best Management Practices to ensure no impacts to transient resources, such as California red-legged frog. Those recommended measures will be imposed as conditions of approval (Conditions 13 - 16).

Source: Project plans, site reconnaissance

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District	X		Limited Use Stationary Compression Ignition (Diesel) Engines in Agricultural Use registration

AGENCY	YES	NO	TYPE OF APPROVAL
Caltrans		X	
City of Half Moon Bay	X	~~X~~	Coastal Development Permit or Exemption
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: California Department of Food and Agriculture (CalCannabis Cultivation Licensing)	X		Annual Cannabis Cultivation License
Regional Water Quality Control Board	X		Notice of Applicability, Conditional Waiver of Water Quality Order WQ-2017-0023-DWQ
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife	X		Lake and Streambed Alteration Agreement
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	
Coastside Fire Protection District	X		Building Permit approval

C. Responses to Comments Received on the Revised IS/MND

Anne Martin, Advocates for a Clean Environment

1. ***The RMND is based on an initial study completed May 29, 2019 that fails to adequately describe the Project and fails to describe the condition of the Project site as of that date.***

   The extensive construction activity that was conducted by the applicants WITHOUT PERMITS between March 13 and May 22 made major changes to the Project site. Construction activities are documented to include grading, pouring of concrete pads, installation of water holding tanks, extensive irrigation systems installed, and extensive modifications to existing greenhouse building shell and its construction, and ventilation systems.

   Staff response: As documented by the County's Building Inspector, construction activity has occurred on the site, primarily modifications to the existing greenhouse buildings and the addition of a water tank. As noted by the commenter, prior to engaging in construction activity, the applicants had submitted applications for building permits for this work. However, those building permits had not been issued, and have not been issued to date, pending approval of the requiring cannabis cultivation licenses and associated planning permits. As a result, the construction activities were conducted in violation of the County's Building Regulations. The County's Code Compliance Division responded to the complaint regarding unpermitted construction activity, and the applicants ended construction activities and cooperated with County Code Compliance. The unpermitted construction activity within the existing greenhouses did not directly impact or change the natural environment. The water tank was constructed adjacent to Greenhouse 9N in an area that had previously been used for field grown flowers. No biotic resources had been identified at this location. While the unpermitted construction activities constituted a violation of the County's Building Regulations, the activities are within the scope of the revised project description analyzed in the Revised IS/MND and in Section I.A of this decision letter. The construction activities did not substantially alter the condition of the project site nor generate new significant impacts that would require a major revision to the Revised IS/MND.

2. ***The Project may not have been entitled to a Coastal Development Permit ("CDP") Exemption.***

   Additionally, the entire Project was granted an exemption from requiring a CDP on the same underlying assumption that there would be minimal construction activities or modification to the existing infrastructure. In light of the evidence presented by the applicants themselves, and now documented by the County Building and Planning departments, it is plainly obvious that this project is required to go through the CDP process, and is subject to Coastal Commission oversight, and that the project is appealable to the Coastal Commission.

   Staff response: Pursuant to County Ordinance Code Chapter 5.148, the issuance of a cannabis cultivation license (which only authorizes cultivation of a specific plant) does not, on its own, constitute development requiring a Coastal Development Permit. However, physical modifications to buildings or the construction of new structures or buildings may require a Coastal Development Permit or exemption. As discussed previously and in the

Revised IS/MND, Greenhouses 9N and 9S were constructed by the previous property owner without permits. The applicants have submitted applications for a Coastal Development Permit to legalize those buildings as well as to construct a water tank for fire suppression. That permit will be appealable to the Coastal Commission.

The proposed modifications to Greenhouses 2, 3, and 8 (installation of new lighting, exhaust fans, electrical panels, irrigations systems), qualify for a Coastal Development Exemption (CDx) under the "Agriculturally-Related Development" category. The previously discussed road improvements will also qualify for a CDx under the "Repair and Maintenance" category.

3. ***Several Grounds Exist on Which to Deny Applicant's Cannabis Cultivation License Applications.***

   Applicant's proposed Commercial Cannabis Activities violate Section 5.148.160(b) of the County Code because it seeks to grow a total of 84,071 square feet of Canopy. That Section states that the county will not restrict the number of licenses held by an Owner, "provided the Owner's total authorized Canopy, as indicated in the Licenses, does not exceed a maximum of 66,000 square feet on a single parcel or across multiple parcels..." Thus the Applicant's proposed activities violate a provision of the County Code and the Department will be unable to find that the application in its current form complies with County Code requirements.

   Staff response: The comment does not relate to compliance with CEQA. However, as noted in the introduction to this decision letter, the Department is only approving the issuance of licenses in Greenhouse No. 8 (three small mixed light licenses for a total of 24,948 square feet). The County does not intend to issue additional licenses to the Owner (as that term is defined in Chapter 5.148) that would cause the Owner to exceed 66,000 square feet as limited by the Ordinance.

4. ***Applicant's unpermitted construction activities over a period of four months show a total disregard for the CEQA process, for fire safety and for the County's Building Permit process.***

   This pattern of unlawful behavior even while their application was being considered raises a question of whether Applicant can be trusted to comply with the odor, pesticide, security, water and other requirements outlined in the County Cannabis Cultivation ordinance.

   Staff response: The comment is noted. Staff is confident in its ability to enforce the mitigation measures identified in the Revised IS/MND.

<u>Douglas Garrison, City of Half Moon Bay, Community Development Department</u>

1. *The City of Half Moon Bay (City) is requesting that Frenchman's Creek Road improvement plans be prepared that meet Fire District and California Fire Code standards and that the improvements be included in the project description and that potential impacts be evaluated in the Initial Study/Mitigated Negative Declaration (IS/MND).*

The road widening and associated construction and staging activities are not included in the Project Description and potential impacts have not been evaluated in the IS/MND. Pursuant to CEQA Guidelines, Section 15378, which defines of the term "Project," the road widening and associated activities are part of the Project and must be included in the project description and potential impacts must be evaluated in the IS/MND. Although the County is the lead agency responsible for preparing the CEQA environmental evaluation, it should be noted that the impact evaluation is required to address the entire Project, including the portion that extends into the City.

Staff response: On July 10, 2019, after the Revised IS/MND was circulated, the applicants submitted a building permit application to construct the above discussed water tank. Additionally, at that time, the applicants informed Staff that they were in discussions with the other property owners on Frenchman's Creek Road (a private road), as well as the Coastside Fire Protection District, regarding improvements to the road, as discussed above. The potential environmental impacts associated with the minor road improvements were discussed above in Section I.A. These project revisions (water tank and road improvements) have been required by the Coastside Fire Protection District as conditions of the building permit for Greenhouses 9N and 9S.

The project description of the Revised IS/MND has been updated to describe the road improvements and water tank required by Coastside Fire Protection District. (See Section I.A, above for the description of these additional project elements.) As discussed above, both additional elements are minor in scope and there is no evidence that construction of either will have a significant impact upon identified environmental resources.

2. *The scope of the Biological Study should be expanded to identify environmentally sensitive habitat areas (ESHA) along Frenchman's Creek Road, evaluate potential impacts and if appropriate identify avoidance or mitigation measures.*

   Staff response: As discussed above, a Biological Reconnaissance report was submitted to both the City and the County. The report recommended the implementation of standard Best Management Practices which have been included as Conditions of Approval 13 - 16 of this decision letter.

3. *Sections, 7 and 10 of the IS/MND evaluate potential impacts associated with increased runoff, alteration of natural drainages and erosion. However, the evaluation does not include hydrologic data, analysis or an evaluation of potential impacts associated with widening the road.*

   Staff response: The project plans do not indicate any filling of existing drainage features (i.e. – roadside drainage ditches) where they exist. Nor does the project propose substantial grading across the length of the existing road prism (which would alter the existing drainage patterns). The proposed re-paving will only add 1,250 sq. ft. of new impervious surface within a project area of approximately 1.55 acres. There is insufficient evidence to conclude that the proposed road work will create a significant drainage or erosion problem.

<u>Dan Siegel, Attorney representing Gloria Farms, LLC (39 Frenchmans Creek Road) and Fiorina Farms, LLC (41 Frenchmans Creek Road).</u>

1. *The baseline for the analysis of the proposed project's impacts should be the existing conditions. The IS/MND references some level of historical use at the property, but that previous use declined over time and for some amount of time the project site has been vacant. The IS/MND should clearly identify the existing conditions as a vacant site and compare the impact that would be caused by the proposed project to that baseline.*

   Staff response: Section 10 of the Revised IS/MND describes the existing condition of the project site. References to historical activity levels are provided for information and context, but the Revised IS/MND conservatively evaluated the potential impacts of the project as the change from conditions on the site as they existed at the time of application. At the time of application, a limited level of agricultural activity continued at the site (including hot house flowers and orchids) grown within the subject greenhouses by the previous property owner.

2. *The proposed project is not described in adequate detail. The IS/MND indicates that there will be security at the project site; however, it does not describe what those security measures include. The IS/MND notes that there will be regular wastewater collection; however, it does not identify the frequency of waste collection and the number of trips that will be generated. To adequately analyze the potential impacts of the proposed project, the description needs to include sufficient detail; currently it does not.*

   Staff response: The Revised IS/MND clearly shows the proposed security measures to be constructed on site. Please reference Sheets C8.1 and C8.2 of Attachment A to the Revised IS/MND (Civil Plans) for a breakdown of the proposed security cameras and lighting. With regard to the amount of irrigation tail water that will be collected and transported off-site for disposal, the applicants indicated to staff that this would require 1-2 truck trips per month based upon their experience with the proposed irrigation system they will be using. Please refer to Section 10 of the Revised IS/MND for further discussion of the hydroponic irrigation system. The analysis contained in the Revised IS/MND was based upon reasonable assumptions derived from information provided verbally from the applicants as well as staff research regarding hydroponic systems.

3. *The IS/MND estimates that there will be only 20 to 42 vehicle trips per day associated with the proposed project. With eight full time employees, that would be a minimum of 16 trips per day (if each worker only drove to and from the site once each day, which seems optimistic). The IS/MND also estimates that there will be two to five delivery vans or trucks each day (which seems low for an active growing operation). Adding those two numbers together there would be a minimum of 21 trips per day. During harvest, when there are eight more part-time employees there would be at least another 16 trips, which totals 37 trips per day. However, there are a number of potential sources of trips that are not reflected in this estimate. First, if there is a private security company that patrols the site, there would be additional daily trips associated with security. Second, the number of wastewater collection trips should also be identified and added to the total potential number of daily trips.*

   Staff response: As noted by the commenter, the Revised IS/MND provided a range of potential vehicle trips per day that would result from the proposed project. Within the range presented (20 to 42 trips per day), staff anticipates the exact number of trips may fluctuate

based on a variety of factors, including the time of year, and the level of carpooling by employees. The range also accommodates the occasional trips needed for wastewater collection (see prior response for the estimated frequency of such trips). With regard to private security, the applicants' submitted security plan does not propose the use of private security.

4. *The IS/MND does not take into account the comments from the Department of Fish and Wildlife which were submitted on March 21, 2019. In that letter the Department of Fish and Wildlife states that the applicant may utilize water from a water hauling company, if the applicant is unable to divert. The IS/MND does not address the possibility of these trips nor include them in their count of potential trips.*

   Staff response: CDFW has issued an updated Lake and Streambed Alteration Agreement (LSAA) to the applicants (required in part because of a change in land ownership). One of the "Avoidance and Minimization Measures" contained in the agreement permits the applicants to "utilize water from a water hauling company the first year of this LSAA if the Permittee is unable to divert". The applicant's authority to divert water out of Frenchman's Creek under this LSAA is independent of whether the County grants the requested cannabis licenses. The approved LSAA prohibits water withdrawals from the Creek if stream flows are below 2.8 cfs. The allowance for hauling in water (for irrigation purposes) to the project site is a "safety valve" in case the upcoming wet season produces less rain than average (which could result in stream flows below 2.8 cfs for the entire withdrawal period). It would be speculative to assume that such a scenario will occur. As discussed in Section 19 of the Revised IS/MND, the applicants estimate that their water consumption (at full capacity, which will likely not occur during the first year) will be less than 900,000 gallons per year. The existing water storage system has a holding capacity of approximately 3.5 million gallons and at last check was approximately 60% of capacity. Therefore, it is speculative to conclude that the applicants will engage in expensive water hauling at such a frequency as to result in traffic-related impacts.

5. *The IS/MND does not assume that there will be any additional sheriff patrols to the site. However, cannabis is a new land use in California and given that this is still a Schedule I illegal substance according to Federal law, it may be optimistic to suggest that more sheriff patrols to the site would not be needed.*

   Staff response: The Department referred the subject application to the Sheriff's Office for review, and received no comments in response. The comment about increased Sheriff's patrols to the project site is speculative. Further, the likelihood that any occasional patrol by a Sheriff's deputy would result in an environmental impact is not reasonably foreseeable.

6. *The proposed project does not include the whole of the action as required by the California Environmental Quality Act. The IS/MND fails to include the road rehabilitation in the project description.*

   Staff response: See above discussion regarding the inclusion of the road improvements into the project description and Staff's analysis of this proposed work.

7. *Update the required permitting agency to include the City of Half Moon Bay, as the City will be required to issue a building permit for the proposed pavement rehabilitation that is included with the proposed project. Given the heightened awareness of fire safety it is important to ensure that the Coastside Fire Protection District review and approve the project plans and any necessary permits. Depending on the final limits and scope of the pavement work, the project may also require a Coastal Development Permit. Finally, PG&E approval may be needed regarding power lines and the road. All of these should be included in the list of agencies required to provide approvals.*

   Staff response: The City has been included as a responsible agency (See Section I.A, above). The Coastside Fire Protection District must also give their approval at the building permit stage. They have indicated to County staff that the proposed plans for road improvements meet their requirements for access. PG&E is not a public agency with permitting authority within the meaning of CEQA.

FINDINGS

For the Environmental Review, Find:

1. That the Revised Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.

2. That, on the basis of the Revised Initial Study, and comments received thereto, that there is no substantial evidence that the project, if subject to the mitigation measures contained in the Revised Negative Declaration, will have a significant effect on the environment.

3. That the comments received on the Revised Mitigated Negative Declaration require only insignificant revisions to the Revised Mitigated Negative Declaration, and therefore recirculation is not required.

4. That the Revised Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

5. That the mitigation measures identified in the Revised Negative Declaration, agreed to by the applicant, and placed as conditions on the project, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6 and attached hereto as Attachment A.

For Cannabis Cultivation Licenses SMC-1, SMC-2, and SMC-3, Find:

6. *That the Applicant's proposed Commercial Cannabis Activities comply with the provisions of this Chapter and all additional requirements of State law and County Code*;

   Staff has reviewed the submitted application and found that the information submitted complies with the County Ordinance Code Chapter 5.148 ("Regulations of Cannabis in the

Unincorporated Area of San Mateo County."). The applicants have applied for the required State licenses, which have been provisionally approved by the State pending a decision from the County.

7. *That the Application is either exempt from or has complied with the requirements of the California Environmental Quality Act ("CEQA")*;

   The Department has prepared, and with this decision letter is adopting the Revised Initial Study and Mitigated Negative Declaration for this project in compliance with CEQA.

8. *That feasible mitigation measures or feasible alternatives identified during CEQA review necessary to avoid or substantially lessen any significant impact on the environment have been imposed as an enforceable condition of the License*;

   Mitigation measures were identified during preparation of the Initial Study and have been included as conditions of approval (Nos. 4 - 6) for this license.

9. *That the Department has imposed written conditions on the proposed Commercial Cannabis Activity which, in the judgment or discretion of the Community Development Director or his designee, are necessary to preserve the health, welfare, or safety of the community or environment.*

   In addition to the previously discussed mitigation measures, Staff has included conditions of approval that reflect the requirements of the County's Cannabis Cultivation Ordinance and prevent significant impacts to the health or safety of the community or the environment.

IMPORTANT INFORMATION

All Licenses shall include statements conveying the following information:

1) **Any License issued under this Chapter does not provide protection or immunity for any person from State or federal laws, or from prosecution pursuant to any applicable State or federal laws.**

2) **By accepting the License and engaging in a Commercial Cannabis Activity, the Licensee has released the County and its officers, insurers, sureties, servants, agents, supervisors, attorneys, employees, and representatives from and against any and all liability, and will indemnify them for any monetary damages related to or arising from issuance of the License, authorizing Licensee to engage in an authorized Commercial Cannabis Activity, enforcement of requirements or conditions related to the License, and/or revocation of the License.**

CONDITIONS OF APPROVAL

1) This approval applies only to the proposal as described in those plans, supporting materials and reports submitted on or before October 23, 2019. Minor revisions or modifications to

the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.

2) These cannabis cultivation licenses (SMC-1, SMC-2, and SMC-3) shall be valid for one year following the date of approval. The applicant shall file for a renewal of this license 60 days prior to expiration with the County Planning and Building Department, if continuation of this use is desired.

3) **The California Department of Fish and Wildlife has determined that this project is not exempt from Department of Fish and Wildlife California Environmental Quality Act filing fees per Fish and Game Code Section 711.4. The applicant must submit filing fees in the amount of $2,404.75 (State determined filing fee of $2,354.75 plus the $50 County administrative fee), payable to the San Mateo County Clerk/Recorder's Office in order for the County to file the required Notice of Determination with the State Clearinghouse. Per California Code of Regulations Section 15075, the Notice of Determination must be filed within five business days of license approval.**

4) **Mitigation Measure 1:** The applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

5) **Mitigation Measure 2:**

   a) The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.

   b) The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not exceed 10.66-acre feet.

   c) No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).

6) **Mitigation Measure 3:** If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.

7) The applicant shall apply for building permits to implement the proposed surveillance and alarm plan. Said plan shall be installed, operated and maintained as proposed and as required by Section 5.148.130 of the San Mateo County Ordinance Code (Cannabis Cultivation regulations).

8) A License issued under this Chapter does not create any interest of value, is not transferable, and automatically terminates upon transfer of ownership of the License. Any change in ownership requires a renewal application pursuant to Section 5.148.090 of the SMC Ordinance Code. Except in cases of death or incapacity of a Licensee, if the License is not renewed prior to transfer of ownership, it shall be deemed revoked and the Licensee must cease all Commercial Cannabis Activity until such time that the Licensee is issued a new License from the Department. The Licensee and all Owners will be subject to enforcement actions for continuing operations after a License has expired without a renewal.

9) Premises shall be subject to inspections by County and State agencies, including, without limitation, the Department, County Code Compliance, County Division of Environmental Health, the applicable Fire Protection Agency, the County Sheriff's Office, the County Department of Agriculture/Weights and Measures, and the County Health System. Agents or employees of such agencies shall have unrestricted access to the Premises, including, without limitation, all rooms, buildings, structures, facilities, and limited access areas, for the purpose of conducting inspections during regular business hours. If a Licensee refuses an inspection or interferes with an authorized County department conducting an inspection, the Department may temporarily suspend the Licensee's License and order the immediate cessation of all Commercial Cannabis Activities on the Premises. For purposes of appeal, a suspension will be treated as a revocation and shall be governed by Section 5.148.170(b) of the SMC Ordinance Code.

10) The Licensees shall provide the Department with notice in writing, either by mail or electronic mail to the attention of the Community Development Director, within 24 hours of the following:

    a) A criminal conviction rendered against the Licensee(s);

    b) A civil penalty or judgment rendered against the Licensee(s);

    c) Notice of revocation of a State License or other local authorization to conduct Commercial Cannabis Activities;

    d) The Licensee(s) becomes aware of, or has reason to suspect, a diversion, theft, loss, or any other criminal activity involving its Commercial Cannabis Activities.

11) Prior to the beginning of cultivation activities associated with this license approval, the applicant must have an established account in a State-approved track and trace system. A Licensee may use any track and trace program approved by State agencies and shall comply with all State laws, rules, and regulations relating to track and trace, including, without limitation, system unique identifier (UID) requirements, user requirements, reporting requirements, and inventory requirements.

12) The Licensee shall implement and maintain the proposed fire prevention plan, which includes emergency vehicle access and turn-around at the Cultivation Site, vegetation

management, and fire break maintenance around all structures.

13) Per the requirements of Section 5.148.160(g) of the San Mateo County Ordinance, the Licensee shall relocate the 22,000 sq. ft. of non-cannabis commercial agricultural production existing at the site as of June 1, 2017 by reactivating and maintaining the 23,000 sq. ft. cherry orchard as depicted on the "Plan for Non-Cannabis Commercial Agricultural Production" submitted to the County on November 1, 2019. Prior to renewal of this license, the applicant shall submit a general management plan for this orchard, which shall include (as applicable) a pest management plan, pollination plan, irrigation plan, and pruning/tree vigor management plan.

The issuance of a commercial cannabis license is not appealable under the provisions of Ordinance Code Chapter 5.148.

Steve Monowitz, Director of Community Development

Cc: Anne Martin
David Schorr
City of Half Moon Bay
California Department of Fish & Wildlife
Regional Water Quality Control Board
Dan Siegel

Attachment A:
Half Moon Grow Cannabis Cultivation License Application Revised IS/MND
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Responsibility/ Action	Implementation Timing	Monitoring and Enforcement Responsibility/Action	Date Completed/ Signature
Mitigation Measure 1: The applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.	Applicant installs system and submits maintenance plan.	Applicant shall apply for required Building Permit to install filter systems prior to engaging in cultivation activity. Said Building permit shall be issued and finaled prior to placing cannabis plants in subject greenhouse.	Planning and Building Department to verify system installed and plan submitted.	
Mitigation Measure 2: **a) The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.** **b) The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not**	Applicant to observe and follow restrictions.	Ongoing.	California Department of Fish and Wildlife to provide ongoing monitoring.	

exceed 10.66-acre feet. **c) No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).**			
Mitigation Measure 3: If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.	Applicant to notify Planning and Building Department if described activities to be conducted during specified period; and to hire qualified biologist for survey.	Prior to issuance of a building permit to alter, modify or occupy a building that may provide habitat for bats, the applicant or their representative shall conduct a roosting bat survey, if said permit is to be issued between April 1 – September 15 each year. A letter report documenting said survey shall be submitted prior to issuance of said building permit.	Planning and Building Department to verify biologist obtained and survey conducted; California Department of Fish and Wildlife if bats are present.

From: Michael Schaller
Sent: Tue, 17 Dec 2019 00:23:00 +0000
To: Anne Martin; David Schorr; Dan K. Siegel
Cc: Melissa Andrikopoulos; Steve Monowitz; Ashlyn Rollins; Holstege, Stephanie@Wildlife; Harper, Samantha@Waterboards; Douglas Garrison
Subject: Approval letter - Commercial Cannabis Nursery License - Dark Heart Nursery dba Half Moon Grow Nursery - Frenchman's Creek
Attachments: Dark Heart Nursery License approval.pdf

Good afternoon,

Attached is the approval letter for the commercial cannabis nursery license for Dark Heart Nursery located at 37 Frenchman's Creek. Half Moon Grow Nursery originally applied for this permit, however, because of the County's limits on canopy coverage they transferred the ownership of the nursery license to a new party (Dark Heart Nursery).

If you would like a hard copy, please provide me with a mailing address that you would like it sent to.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1849

COUNTY OF SAN MATEO
PLANNING AND BUILDING

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December 12, 2019

Dark Heart Nursery
Attn: Dan Grace
717 Kevin Court
Oakland, CA 94621

Dear Mr. Grace,

SUBJECT: Commercial Cannabis Nursery License application
37 Frenchman's Creek Road, Half Moon Bay
APN 048-320-020
County File No. MNA2019-00054

The San Mateo County Planning and Building Department (Department) has reviewed your application for a Commercial Cannabis Nursery license to be located in Greenhouses 2 and 3 at 37 Frenchman's Creek Road. The Department, with this letter, **approves issuance of the following license to Dark Heart Nursery dba Half Moon Grow Nursery, for activities to be conducted in Greenhouses 2 and 3**:

GREENHOUSE NUMBER	LICENSE TYPE	COUNTY LICENSE NUMBER	STATE LICENSE NUMBER	SIZE OF CANOPY*
2	Nursery (Type 4)	SMC-4	PAL19-0001685	4,066 sq. ft.
3	Nursery (Type 4)	SMC-4	PAL19-0001685	33,715 sq. ft.

* As depicted on Sheet "TCA Nrsry" of the Architectural Plans dated January 31, 2019 and submitted to the County on February 4, 2019

The other tenant on this property, Half Moon Grow, Inc., has received three Small Mixed Light (Type 2B) licenses (SMC-1, SMC-2, and SMC-3) for cultivation operations in Greenhouse 8, and has submitted applications for two Medium Mixed-Light licenses (Type 3B) for activities to be conducted in Greenhouses 9N and 9S. **The County cannot approve the remaining license applications at this time.** The Department determined that Greenhouses 9N and 9S were constructed by the previous property owner without permits. Therefore, both buildings must be legalized before cultivation licenses can be issued. The required Coastal Development Permit (CDP) and Building Permit applications to legalize those two buildings have been submitted. Processing of that CDP application is ongoing.

For purposes of California Environmental Quality Act (CEQA) review, the Department defined the project to include the activity proposed by all the cannabis license applications, collectively, in order to adequately assess potential impacts of all proposed cannabis cultivation activities on the site. The County adopted the Revised Initial Study and Mitigated Negative Declaration (Revised IS/MND) for the project when it approved the issuance of County cultivation licenses SMC-1, SMC-2, and SMC-3 for Half Moon Grow, on November 15, 2019 and is included as Attachment B to this letter. The adopted Revised IS/MND, responses to comments received, and minor revisions to the Revised IS/MND are available for review at the Planning and Building Department. The adopted MND adequately analyzed the potential environmental impacts of issuance of the subject license, and no additional mitigation measures are required. Further, there have been no changes to the project or the circumstances in which it will be implemented that warrant further environmental review pursuant to CEQA Guidelines Section 15162, and thus no additional environmental review is required at this time.

FINDINGS

For the Environmental Review, Find:

1. That the Revised Mitigated Negative Declaration adopted by the County on November 15, 2019 adequately evaluates the project, including issuance of the subject licenses, and that none of the conditions requiring subsequent environmental review under CEQA Guidelines Section 15162 are present.

2. That the mitigation measures identified in the Revised Negative Declaration, agreed to by the applicant, and placed as conditions on the project, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6 and attached hereto as Attachment A.

For Cannabis Nursery License SMC-4, Find:

3. *That the Applicant's proposed Commercial Cannabis Activities comply with the provisions of San Mateo County Ordinance Code Chapter 5.148 and all additional requirements of State law and County Code*;

   Staff has reviewed the submitted application and found that the information submitted complies with the County Ordinance Code Chapter 5.148 ("Regulations of Cannabis in the Unincorporated Area of San Mateo County."). The applicant has provided a provisional State License for the subject premises and activity, in the legal business name of "half moon grow inc.," and has provided evidence of its request to revise the State License legal business name to "Half Moon Grow Nursery Inc."

4. *That the Application is either exempt from or has complied with the requirements of the California Environmental Quality Act ("CEQA")*;

   The Department has prepared and adopted a Revised Initial Study and Mitigated Negative Declaration for this project in compliance with CEQA.

5. *That feasible mitigation measures or feasible alternatives identified during CEQA review necessary to avoid or substantially lessen any significant impact on the environment have been imposed as an enforceable condition of the License*;

   Mitigation measures were identified during preparation of the Initial Study and have been included as conditions of approval (Nos. 4 - 6) for this license.

6. *The Department has imposed written conditions on the proposed Commercial Cannabis Activity which require the Applicant to obtain a valid State License prior to engaging in any Commercial Cannabis Activity;*

   Condition of approval No. 13 requires the applicant to obtain a valid State License prior to beginning any cultivation activities associated with this license.

7. *That the Department has imposed written conditions on the proposed Commercial Cannabis Activity which, in the judgment or discretion of the Community Development Director or his designee, are necessary to preserve the health, welfare, or safety of the community or environment.*

   In addition to the previously discussed mitigation measures, Staff has included conditions of approval that reflect the requirements of the County's Cannabis Cultivation Ordinance and prevent significant impacts to the health or safety of the community or the environment.

IMPORTANT INFORMATION

All Licenses shall include statements conveying the following information:

1) **Any License issued under this Chapter does not provide protection or immunity for any person from State or Federal laws, or from prosecution pursuant to any applicable State or Federal laws.**

2) **By accepting the License and engaging in a Commercial Cannabis Activity, the Licensee has released the County and its officers, insurers, sureties, servants, agents, supervisors, attorneys, employees, and representatives from and against any and all liability, and will indemnify them for any monetary damages related to or arising from issuance of the License, authorizing Licensee to engage in an authorized Commercial Cannabis Activity, enforcement of requirements or conditions related to the License, and/or revocation of the License.**

CONDITIONS OF APPROVAL

1) This approval applies only to the proposal as described in those plans, supporting materials and reports submitted on or before December 12, 2019. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.

2) This cannabis nursery license (SMC-4) shall be valid for one year following the date of approval. The applicant shall file for a renewal of this license 60 days prior to expiration with the County Planning and Building Department, if continuation of this use is desired.

3) **Mitigation Measure 1:** The applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain **flowering** cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.

4) **Mitigation Measure 2:**

   a) The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.

   b) The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not exceed 10.66-acre feet.

   c) No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).

5) **Mitigation Measure 3:** If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.

6) The applicant shall apply for building permits to implement the proposed surveillance and alarm plan. Said plan shall be installed, operated and maintained as proposed and as required by Section 5.148.130 of the San Mateo County Ordinance Code (Cannabis Cultivation regulations).

7) A License issued under this Chapter does not create any interest of value, is not transferable, and automatically terminates upon transfer of ownership of the License. Any change in ownership requires a renewal application pursuant to Section 5.148.090 of the SMC Ordinance Code. Except in cases of death or incapacity of a Licensee, if the License is not renewed prior to transfer of ownership, it shall be deemed revoked and the Licensee must cease all Commercial Cannabis Activity until such time that the Licensee is issued a new License from the Department. The Licensee and all Owners will be subject to enforcement actions for continuing operations after a License has expired without a renewal.

8) Premises shall be subject to inspections by County and State agencies, including, without limitation, the Department, County Code Compliance, County Division of Environmental Health, the applicable Fire Protection Agency, the County Sheriff's Office, the County Department of Agriculture/Weights and Measures, and the County Health System. Agents or employees of such agencies shall have unrestricted access to the Premises, including, without limitation, all rooms, buildings, structures, facilities, and limited access areas, for the purpose of conducting inspections during regular business hours. If a Licensee refuses an inspection or interferes with an authorized County department conducting an inspection, the Department may temporarily suspend the Licensee's License and order the immediate cessation of all Commercial Cannabis Activities on the Premises. For purposes of appeal, a suspension will be treated as a revocation and shall be governed by Section 5.148.170(b) of the SMC Ordinance Code.

9) The Licensees shall provide the Department with notice in writing, either by mail or electronic mail to the attention of the Community Development Director, within 24 hours of the following:

   a) A criminal conviction rendered against the Licensee(s);

   b) A civil penalty or judgment rendered against the Licensee(s);

   c) Notice of revocation of a State License or other local authorization to conduct Commercial Cannabis Activities;

   d) The Licensee(s) becomes aware of, or has reason to suspect, a diversion, theft, loss, or any other criminal activity involving its Commercial Cannabis Activities.

10) Prior to the beginning of cultivation activities associated with this license approval, the applicant must have an established account in a State-approved track and trace system. A Licensee may use any track and trace program approved by State agencies and shall comply with all State laws, rules, and regulations relating to track and trace, including, without limitation, system unique identifier (UID) requirements, user requirements, reporting requirements, and inventory requirements.

11) The Licensee shall implement and maintain the proposed fire prevention plan, which includes emergency vehicle access and turn-around at the Cultivation Site, vegetation management, and fire break maintenance around all structures.

12) Per the requirements of Section 5.148.160(g) of the San Mateo County Ordinance, the Licensee shall relocate the 22,000 sq. ft. of non-cannabis commercial agricultural production existing at the site as of June 1, 2017 by reactivating and maintaining the 23,000 sq. ft. cherry orchard as depicted on the "Plan for Non-Cannabis Commercial Agricultural Production" submitted to the County on November 1, 2019. Prior to renewal of this license, the applicant shall submit a general management plan for this orchard, which shall include (as applicable) a pest management plan, pollination plan, irrigation plan, and pruning/tree vigor management plan.

13) Prior to beginning any cultivation activities associated with this license approval, the applicant (Half Moon Grow Nursery Inc.) shall obtain a valid State License and submit the license to the Planning and Building Department for review and approval.

The issuance of a commercial cannabis license is not appealable under the provisions of Ordinance Code Chapter 5.148.

Steve Monowitz, Director of Community Development

Cc: Anne Martin
David Schorr
City of Half Moon Bay
California Department of Fish & Wildlife
Regional Water Quality Control Board
Dan Siegel

Attachment A: Half Moon Grow Cannabis Cultivation License Application Revised IS/MND Mitigation Monitoring and Reporting Program

Attachment B: November 15, 2019 Half Moon Grow Cannabis Cultivation License decision letter

Attachment A:
Half Moon Grow Cannabis Cultivation License Application Revised IS/MND
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Responsibility/ Action	Implementation Timing	Monitoring and Enforcement Responsibility/Action	Date Completed/ Signature
Mitigation Measure 1: The applicant shall install a carbon filter system (or a comparable system) on the exhaust outlets for all buildings that will contain flowering cannabis plants or their product. This includes the greenhouses and the drying and processing buildings. The applicant shall also submit a maintenance plan (which includes record keeping) for review and approval prior to issuance of the requested licenses.	Applicant installs system and submits maintenance plan.	Applicant shall apply for required Building Permit to install filter systems prior to engaging in cultivation activity. Said Building permit shall be issued and finaled prior to placing cannabis plants in subject greenhouse.	Planning and Building Department to verify system installed and plan submitted.	
Mitigation Measure 2: **a) The season of diversion (from Frenchman's Creek) shall be limited from January 1 to March 31 of each year ("forbearance period"). From April 1 to December 31, all water shall be allowed to pass the point of diversion.** **b) The maximum instantaneous rate of withdrawal (from Frenchman's Creek) shall not exceed 0.4 cubic feet per second (cfs) or 180 gallons per minute (gpm) at any time. The maximum amount of water to be diverted in any one year shall not**	Applicant to observe and follow restrictions.	Ongoing.	California Department of Fish and Wildlife to provide ongoing monitoring.	

exceed 10.66-acre feet. **c) No water shall be diverted until at least 2.8 cfs is allowed to bypass the existing point of diversion (in Frenchman's Creek).**			
Mitigation Measure 3: If any buildings that may provide habitat for any species of bat will be significantly altered, modified, or if activities could result in a disturbance to roosting bats, a bat roost survey shall be performed during the appropriate roosting period (April 1 to September 15) prior to any modification, and if bats are present, CDFW shall be consulted before any change in use or modification of the building occurs.	Applicant to notify Planning and Building Department if described activities to be conducted during specified period; and to hire qualified biologist for survey.	Prior to issuance of a building permit to alter, modify or occupy a building that may provide habitat for bats, the applicant or their representative shall conduct a roosting bat survey, if said permit is to be issued between April 1 – September 15 each year. A letter report documenting said survey shall be submitted prior to issuance of said building permit.	Planning and Building Department to verify biologist obtained and survey conducted; California Department of Fish and Wildlife if bats are present.

From: PLANNING_PlanningProjects
Sent: Mon, 2 Nov 2020 16:34:25 +0000
To: Olivia Boo
Subject: Fw: Questions about propane permit

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org
****Due to County protocol surrounding COVID-19, the Planning and Building Department's public assistance counters are closed and staff has been directed to work remotely until further notice. Please refer to our website for temporary closure information/updates, https://planning.smcgov.org.**
From: Carrie Blanton <clblanto@gmail.com>
Sent: Thursday, October 29, 2020 9:01 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Re: Questions about propane permit

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Melissa
The address is 655 Miramar Drive, Half Moon Bay CA for Parcel 1.

I am also unsure of when I need to connect with the building department or the planning department. Can you help clarify so that I know which permit requests to submit and to whom?

I am new to all of this.
Thank you,
~Carrie

On Wed, Oct 28, 2020 at 4:30 PM PLANNING_PlanningProjects <PlanningProjects@smcgov.org> wrote:

Hi Carrie,
Could you provide the address or parcel number of the property? We need to make sure you are in the unincorporated San Mateo County area.
Thanks,
Melissa
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org
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further notice. Please refer to our website for temporary closure information/updates, https://planning.smcgov.org.

From: Carrie Blanton <clblanto@gmail.com>
Sent: Tuesday, October 27, 2020 3:09 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Questions about propane permit

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,
We are in the process of purchasing a house in Half Moon Bay, and the house currently has baseboard electric heat. We are considering putting in a propane tank so we can eliminate the electric heat and an electric dryer.
Can you tell me how to proceed forward with a permit for this and what the timeline looks like for permit approval? We would like to start this process once we close escrow so that we can prevent high electric bills during the winter months.
Also, I need to add that the house has an ingress and egress easement that is not up to code - it has been grandfathered in. I need to know if installing a propane tank for gas heat would require us to bring the easement up to code. This is a sticking point for us, and if it is required, then we will have to continue on with using electric heat, but could maybe shift from baseboard to central heating.
I appreciate your help.
~Carrie Blanton

From: PLANNING_PlanningProjects
Sent: Fri, 6 Nov 2020 23:08:13 +0000
To: Olivia Boo
Subject: Fw: Questions about propane permit

FYI
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org
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From: Carrie Blanton <clblanto@gmail.com>
Sent: Friday, November 6, 2020 3:07 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Re: Questions about propane permit

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Olivia,
Thank you for the detailed information. We appreciate your help, and I will move forward with my inquiries and permit application as soon as possible.
We really appreciate your time and communication with us.
Take care and have a great weekend.
~Carrie Blanton

On Fri, Nov 6, 2020 at 2:49 PM PLANNING_PlanningProjects <PlanningProjects@smcgov.org> wrote:

Hello
A scenic corridor exist across a large portion of your property. You can propose a propane tank and apply for a Coastal Development Exemption (CDX) if you can located the tank outside the scenic corridor (the hatched lines), keeping it close to the existing structures. A CDX cost approximately $500 to cover Planning fees only. Other agency fees will be additional cost. A site plan will be required to show the distance of the propane tank to the closest structure(s) and the distance from the nearest property lines. The next step, after you email Building, BuildingCounter@smcgov.org and fire, Coastside cfpdfiremarshal@fire.ca.gov, you can draw a sketch site plan , email it to Planning at PlanningProjects@smcgov.org for review.
Olivia

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org
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From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, November 2, 2020 9:40 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Re: Questions about propane permit

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,

Thank you for getting back to me so quickly. I will wait to hear from you before I proceed with the permit application.
As far as the location, we are flexible on the location of the tank. I think we just need to know what is allowed and what isn't and to be able to consult with someone who can tell us where we are allowed to place the tank.
I appreciate your help and valuable insight.
~Carrie Blanton

On Fri, Oct 30, 2020 at 4:07 PM PLANNING_PlanningProjects <PlanningProjects@smcgov.org> wrote:
Hello,

I will check management on what type of Planning permit you will need., I should have information next week. Do you have an idea of where it will be located? A portion of your property is located within a scenic corridor. You will need a permit from the Building (Building department is added to this email) and you will also want to talk to the fire district, you can reach them at cfpdfiremarshal@fire.ca.gov, smcfdfiremarshal@fire.ca.gov.
Olivia
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org
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Subject: Re: Questions about propane permit

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I am new to all of this.
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Email: PlanningProjects@smcgov.org

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Subject: Questions about propane permit

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Also, I need to add that the house has an ingress and egress easement that is not up to code - it has been grandfathered in. I need to know if installing a propane tank for gas heat would require us to bring the easement up to code. This is a sticking point for us, and if it is required, then we will have to continue on with using electric heat, but could maybe shift from baseboard to central heating.
I appreciate your help.
~Carrie Blanton

From: Anne Martin
Sent: Wed, 18 Nov 2020 21:01:26 -0800
To: John Bologna
Subject: Under Growth Clearing Lot APN 048-076-120
Attachments: AfterPic.JPG, CuttingBushes.JPG, SecondBushcutting.jpg, SmallTreesCut (1).JPG, AnotherAfterPic.JPG

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi John,

Thanks for responding so promptly to my message today concerning clearing and cutting being done on the above lot.

I watched the work from my porch on Miramar Drive directly across the road from the lot and the work involved mostly clearing thick bushes and very small trees. The workers used chain saws to cut the brush and I didn't see any larger trees being cut.

I also received a call from Summer in Planning who indicated that the owners of the lot had been requested by Cal Fire to clear out the undergrowth due to the fire hazard it posed.

Pursuant to your request, I've attached a couple of pictures documenting the workers cutting back the brush and a few small trees as well as a picture of a portion of the cleared lot.

I am not sure if the job is finished but a significant portion of the lot is cleared of undergrowth from what I could see. It's great to have that fire hazard gone.

Please let me know if there is any additional info you need.

Thanks

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 12 Jan 2021 14:06:42 -0800
To: John Bologna; Ruemel Panglao
Subject: Illegal tree cutting and brush removal
Attachments: 20160721 655 Miramar Survey Report.pdf, Map 2.pdf, FLNP-0052001129_Plots (Title Report).pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I am writing to inform you that two individuals in our neighborhood – TJ Singh and Trip Choudhry have been cutting trees and clearing brush on publicly owned land despite my and several other neighbors' strong objections. This has had the effect of transforming a significant portion of our neighborhood into a barren treeless wasteland.

Singh and Choudhry are owners of APN 048 076 120 – an undeveloped parcel in the neighborhood.

Attached are maps that show the lots in the neighborhood and a survey showing the wedge shaped piece of property that is the median and the property around the water tower on which work is being done.

This started Saturday Jan 9 when I saw that a crew from Orchard started cutting trees on the publicly owned median which faces the front of my home at 620 Miramar Drive. This was without any notice to me or the majority of the other neighbors on our block except for the family living at 600 Miramar.

I had been told in Sept 2020 by Mr. Rasmussen, County Roads Manager the Median and Miramar Drive is a publicly owned right of way under county management. The property was dedicated by the developer as public property.

Singh claimed that he owns the median and said he was "maintaining the median" pursuant to requests from neighbors (who he wouldn't name) to remove the brush and small trees since they were a fire hazard. He also said CAL fire had directed him to do this work. He said he was afraid of being sued for damage caused by a tree from the median falling on someone's house or car.

Because he was planning to cut down trees directly in front of my home, I called the sheriff. After the Sheriff spent 4 hours in our neighborhood, he was not able to conclusively establish who owned the median. He did get Singh to agree refrain from cutting any trees on the median in front of 610, 620 and 630 Miramar Drive until ownership of the median is determined. The neighbors at those addresses agreed to get a survey and also stated they wanted to maintain the publicly owned median.

After doing a significant amount of tree cutting and clearing on the southern portion of the median on Saturday, Singh and Choudhry's crew returned early Monday morning and proceeded to cut more trees and clear more brush from public property on the median and also on public property going up the hill adjacent to the CCWD water tank. This was despite strong opposition from the majority of neighbors in the neighborhood.

Today the crew returned again to clear brush on the southern end of the median and cut more trees on public property. As I write the crew is continuing to cut trees and clear brush. The Sheriff has been called to this neighborhood by irate neighbors numerous times as they continue to cut tree and create a treeless barren landscape in our neighborhood.

I am writing to ask that the County provide me with written evidence that the public right of way and median in front of my home is property dedicated to the public. Attached are several maps which we showed Singh which show that he does not own this property. He dismissed it as inconclusive and demanded we give him definite proof that this area is public property and until then he will continue to work on that property.

I am requesting written documentation from the county Miramar Drive – both the paved and dirt portion going up the hill and the median on Miramar Drive are publicly owned property.

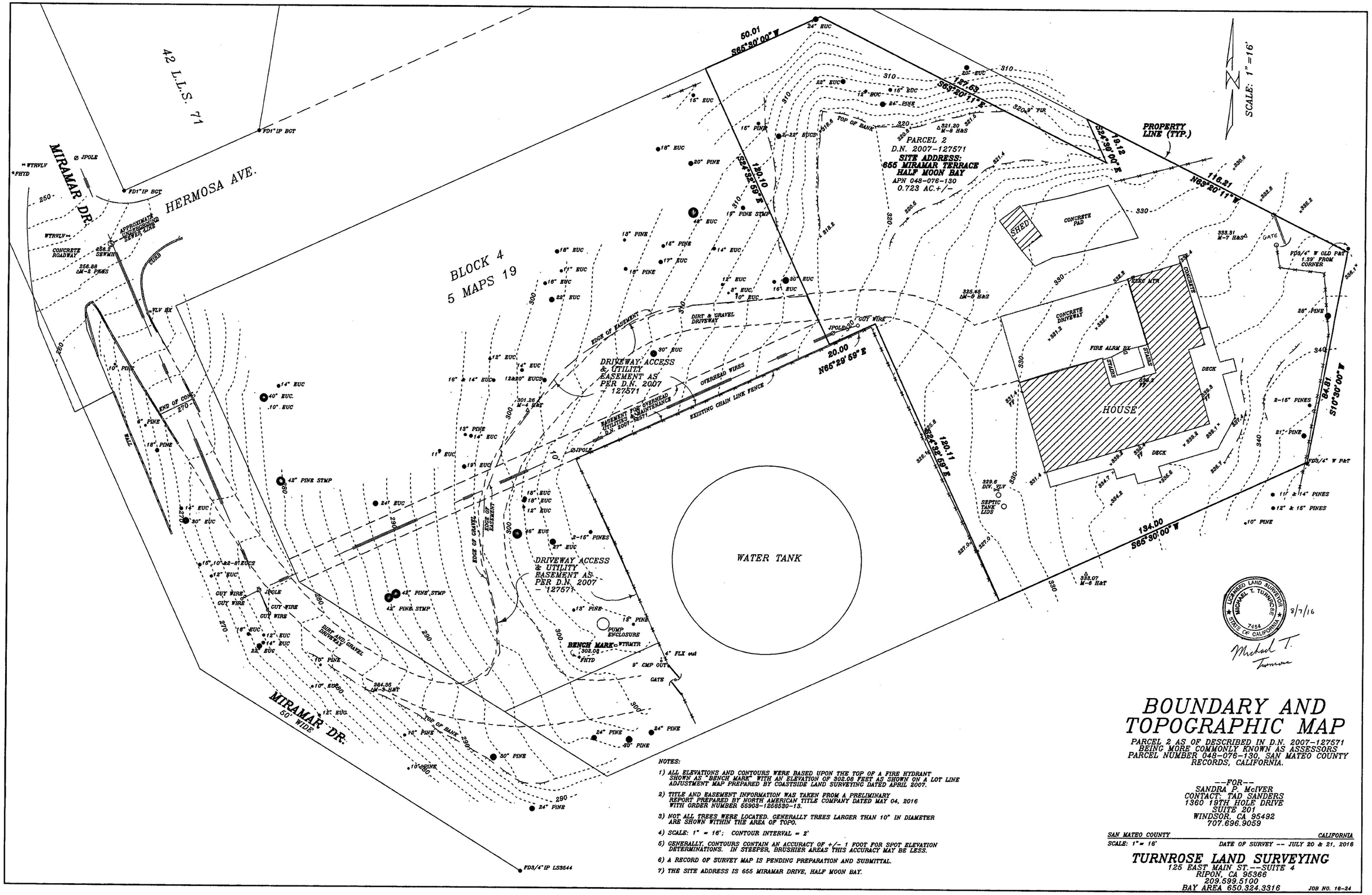
Since Singh has been doing work on this property which he does not own, which significantly alters the character of our neighborhood over the objection the majority of the neighbors, I request that you issue a cease and desist order prohibiting him from doing any work on public property in this neighborhood.

Please call me at 415 830 2373 if you have any questions.

We really need help. This is destroying our neighborhood.

--
Anne

Anne C. Martin



BOUNDARY AND TOPOGRAPHIC MAP

PARCEL 2 AS OF DESCRIBED IN D.N. 2007-127571
BEING MORE COMMONLY KNOWN AS ASSESSORS
PARCEL NUMBER 048-076-130, SAN MATEO COUNTY
RECORDS, CALIFORNIA.

--FOR--
SANDRA P. McIVER
CONTACT: TAD SANDERS
1360 19TH HOLE DRIVE
SUITE 201
WINDSOR, CA 95492
707.696.9059

SAN MATEO COUNTY — CALIFORNIA

SCALE: 1" = 16' — DATE OF SURVEY -- JULY 20 & 21, 2016

TURNROSE LAND SURVEYING
125 EAST MAIN ST.--SUITE 4
RIPON, CA 95366
209.599.5100
BAY AREA 650.324.3316

JOB NO. 16-24

NOTES:

1) ALL ELEVATIONS AND CONTOURS WERE BASED UPON THE TOP OF A FIRE HYDRANT SHOWN AS "BENCH MARK" WITH AN ELEVATION OF 302.08 FEET AS SHOWN ON A LOT LINE ADJUSTMENT MAP PREPARED BY COASTSIDE LAND SURVEYING DATED APRIL 2007.

2) TITLE AND EASEMENT INFORMATION WAS TAKEN FROM A PRELIMINARY REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY DATED MAY 04, 2016 WITH ORDER NUMBER 55903-1256530-13.

3) NOT ALL TREES WERE LOCATED. GENERALLY TREES LARGER THAN 10" IN DIAMETER ARE SHOWN WITHIN THE AREA OF TOPO.

4) SCALE: 1" = 16'; CONTOUR INTERVAL = 2'

5) GENERALLY, CONTOURS CONTAIN AN ACCURACY OF +/- 1 FOOT FOR SPOT ELEVATION DETERMINATIONS. IN STEEPER, BRUSHIER AREAS THIS ACCURACY MAY BE LESS.

6) A RECORD OF SURVEY MAP IS PENDING PREPARATION AND SUBMITTAL.

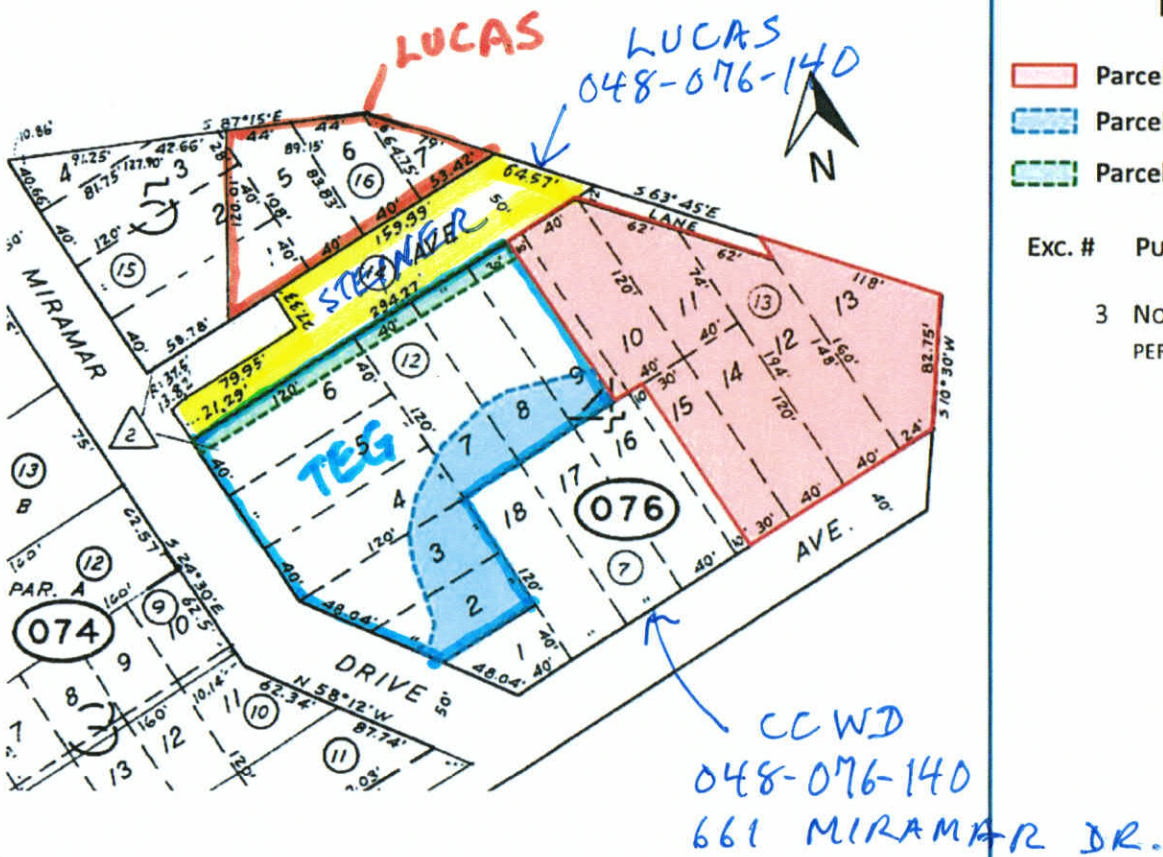
7) THE SITE ADDRESS IS 655 MIRAMAR DRIVE, HALF MOON BAY.

Name: E00100000384.ntv.json

Comments: Unsupported OR Excluded OR Password Protected File

FILE NUMBER: MP-2568 **REPORT DATED:** APRIL 11, 2016

PROPERTY: 655 MIRAMAR DRIVE, HALF MOON BAY, CA **APN:** 048-076-130

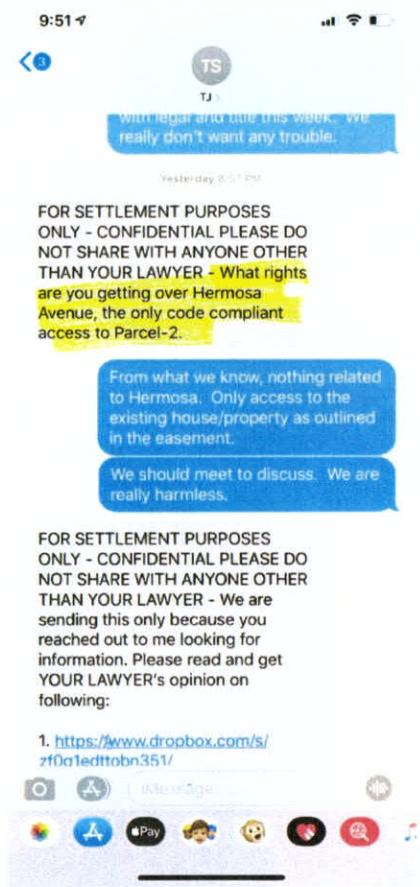


EASEMENTS DEPICTED HEREON ARE PROVIDED AS A COURTESY ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS THEREOF. NEITHER CORNERSTONE TITLE COMPANY, NOR ITS UNDERWRITER, ASSUME ANY LIABILITY FOR LOSS OCCURRING BY REASON OF RELIANCE THEREON. IT IS RECOMMENDED THAT A SURVEY BE OBTAINED FROM A LICENSED PROFESSIONAL TO DETERMINE ACTUAL LOCATIONS.

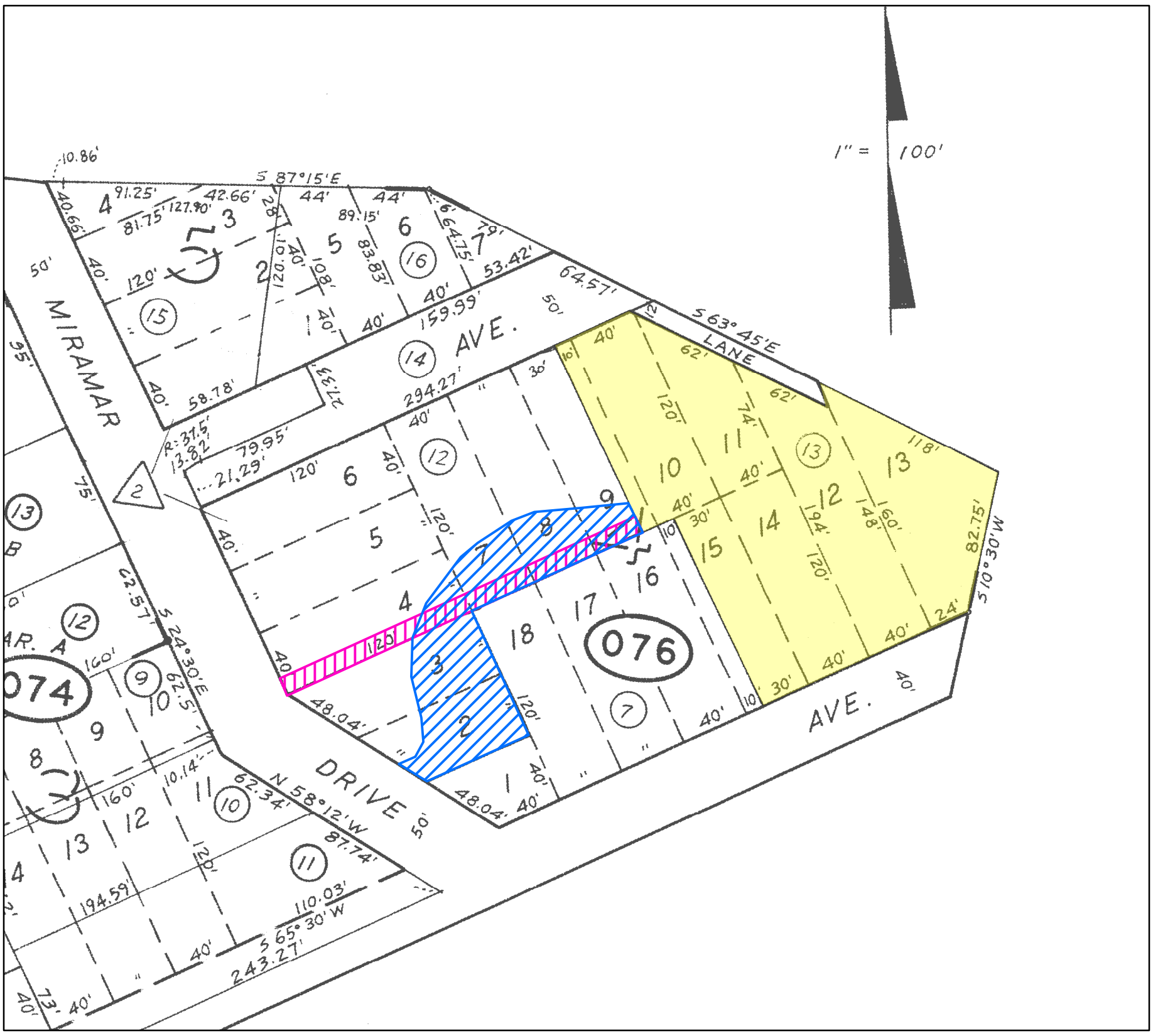
LEGEND

- Parcel One
- Parcel Two EASEMENT
- Parcel Three

EXC. #	PURPOSE
3	NO EASEMENTS SET OUT PER SAID MAP



Scale 1 inch = 71.90 feet



Legend

- PARCEL I - Property In Question, Fee
- PARCEL II - Easement
- PARCEL III - Easement

©2020

Lawyers Title Company
675 N. First Street, 4th Floor
San Jose, CA 95112

Title Order No. : FLNP-0052001129, Preliminary Report dated September 8, 2020	Drawing Date : 09/25/2020 - FNFI
Reference :	Assessor's Parcel No. : 048-076-130
Property : 655 Miramar Drive, Half Moon Bay, CA	Data :

Any discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and are not shown by the public records. This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any reason of reliance thereon.

Plat Showing : A Portion of land situated in the County of San Mateo, State of California

Sheet 1 of 1

Archieve #

From: Anne Martin
Sent: Wed, 13 Jan 2021 11:41:50 -0800
To: John Bologna; Ruemel Panglao
Cc: john.riddell@fire.ca.gov
Subject: Extensive Tree Removal & Clearing Miramar Drive
Attachments: DianaShuEmail.pdf, IMG_0355.jpg, IMG_0358.jpg, IMG_0360.jpg

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning

Yesterday I wrote to inform you that two individuals in our neighborhood – TJ Singh and Trip Choudhry (owners of APN 048 076 120) had been cutting trees and clearing brush for the last three days on the median on Miramar Drive which I believed was publicly owned land despite my and several other neighbors' strong objections.

I have since learned from Ms. Shu at Public Works that Miramar Drive is a private road that "all the neighbors have a right to use for access, so Singh and Choudhry could cut down trees unless a majority of neighbors protest." Attached is her email to me.

Because the majority of the neighbors whose homes adjoin Miramar Road had NO notice of this project, they strenuously objected to the work. The Sheriff was called and the Singhs told the Sheriff that they owned the road and that CAL Fire had ordered them to do this work. They produced an October letter from CAL Fire directing them to clean up their lot APN 048 076 120 which did not mention the median or Miramar Drive.

Ms. Shu mentioned that "County Code Enforcement had reviewed their project and determined they could cut down trees less than 12" in diameter without a permit."

I am asking to review the plans they submitted to the County for this project.

The Singhs did much more than cut down every tree. They removed all vegetation from the southern portion of the median on Miramar Drive turning it into a barren treeless wasteland. This area is steeply sloped and there now appears to be a huge risk of erosion on Miramar Drive.

Once again, I am requesting all paperwork submitted by the Singh, Choudhry, TEG LLC or any other person or entity relating to the their plans for removal of trees and any other work on Miramar Drive and a copy of all memos and correspondence between them and the County related to this.

I would also like to know the name of the Planner who reviewed this project so I can speak with him or her.

Attached are pictures showing the results of this "project" which was undertaken with no notice to the majority of neighbors and over their strenuous objections.

Please call me if you have any questions at 415 830 2373.

Thank you

--
Anne

Anne C. Martin

Gmail

Anne Martin <annemartinmk@gmail.com>

RE: Extensive tree cutting and clearing on public property

1 message

Diana Shu <dshu@smcgov.org> Wed, Jan 13, 2021 at 8:30 AM
To: Anne Martin <annemartinmk@gmail.com>
Cc: Christina Corpus <CCorpus@smcgov.org>, "John Riddell (John.Riddell@fire.ca.gov)" <John.Riddell@fire.ca.gov>, Lisa Aozasa <laozasa@smcgov.org>

Hi Anne

I believe what I sent you stated:

A. Roads were never dedicated to the county – private
B. Roads were never accepted by the county – private
C. Since no single user owns the road, you all may create a homeowners association as you all jointly have interest in the road in this subdivision. You may contact a land attorney to do this.
D. Once you have a HOA you can determine what responsibility the homeowners have and what fees you wish to charge each homeowner for their use of the road including vegetation management, drainage, paving, etc. .
E. You may also wish to contact CalFire to see what requirements they would impose on the homeowners for fire protection along these roads.
F. You may contact the sheriff's office if you have continued disturbance

Public Works does not issue permits on private roads.

Tree removal permits are issued by the Planning Department for trees over 12" diameter at breast height. Erosion – would be another area that the Code Enforcement Officer can review.

Best

Diana

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, January 12, 2021 10:52 PM
To: Diana Shu <dshu@smcgov.org>
Subject: Re: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Diana

Thank you so much for responding so promptly to my email.

Can you please provide me with the documentation that shows that all neighbors have a right to use this private road? We can't find any information in our deeds and when the Sheriff was called out by the majority of the neighbors about the extensive cutting and clearing, the Singhs claimed that they owned it multiple times.

You also mentioned that there was a permit issued for this work. The Singhs never mentioned they had a permit and the gentleman whom I spoke to in enforcement didn't mention it. Could you please tell me where I can get a copy of this permit and who reviewed the application for this project. I am shocked that the neighbors never received notice of a project that has completely altered the character of their neighborhood and appears to create a significant erosion problem since the hill above a portion of this private road was literally stripped of vegetation.

Attached are pictures that I took of the hill above are road that has been stripped of vegetation.

Thank you so much.

On Tue, Jan 12, 2021 at 4:18 PM Diana Shu <dshu@smcgov.org> wrote:

> Hi Ann
>
> Scott asked me to respond to you regarding this situation.
>
> My understanding is that county code enforcement reviewed their project and determined that they could cut down trees less than 12” diameter at breast height without permit.
>
> If greater than 12” in diameter, then they would need a tree removal permit.
>
> The right of way on Miramar Ave between Terrace and End of Road is a private road. As residents, all the neigbhors have a right to use this road for access. So Singh and Choudhry could cut down the trees unless a majority of neighbors protest. If Singh and Choudhry continue, then you will need to sue them for damages.
>
> As we have no jurisdiction over this portion of roadway, I suggest you contact your neighbors to send them a petition to cease and desist.
>
> Best
>
> Diana

From: Anne Martin < >
Sent: Tuesday, January 12, 2021 2:49 PM
To: Scott Burklin
Subject: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Scott

I am writing to inform you that two individuals in our neighborhood – TJ Singh and Trip Choudhry have been cutting trees and clearing brush on publicly owned land despite my and several other neighbors' strong objections. This has had the effect of transforming a significant portion of our neighborhood into a barren treeless wasteland. Singh and Choudhry are owners of APN 048 076 120 – an undeveloped parcel in the neighborhood.

Attached are maps that show the lots in the neighborhood and a survey showing the wedge shaped piece of property that is the median on which work is being done.Work is also being done on public property close to the Miramar Tank owned by CCWD.

This started Saturday Jan 9 when I saw that a crew from Orchard started cutting trees on the publicly owned median which faces the front of my home at 620 Miramar Drive. This was without any notice to me or the majority of the other neighbors on our block except for the family living at 600 Miramar.

I had been told in Sept 2020 by Mr. Rasmussen, County Roads Manager the Median and Miramar Drive is a publicly owned right of way under county management. The property was dedicated by the developer as public property.

Singh claimed that he owns the median and said he was "maintaining the median" pursuant to requests from neighbors (who he wouldn't name) to remove the brush and small trees since they were a fire hazard. He also said CAL fire had directed him to do this work. He said he was afraid of being sued for damage caused by a tree from the median falling on someone's house or car.

Because he was planning to cut down trees directly in front of my home, I called the sheriff. After the Sheriff spent 4 hours in our neighborhood, he was not able to conclusively establish who owned the median. He did get Singh to agree to refrain from cutting any trees on the median in front of 610, 620 and 630 Miramar Drive until ownership of the median is determined. The neighbors at those addresses agreed to get a survey and also stated they wanted to maintain the publicly owned median.

After doing a significant amount of tree cutting and clearing on the southern portion of the median on Saturday, Singh and Choudhry's crew returned early Monday morning and proceeded to cut more trees and clear more brush from public property on the median and also on public property going up the hill adjacent to the CCWD water tank. This was despite strong opposition from the majority of neighbors in the neighborhood.

Today the crew returned again to clear brush on the southern end of the median and cut more trees on public property. As I write the crew is continuing to cut trees and clear brush. The Sheriff has been called to this neighborhood by irate neighbors numerous times as they continue to cut tree and create a treeless barren landscape in our neighborhood. We are concerned about erosion problems since the hillside over the retaining wall has been stripped of a lot vegetation.

I am writing to ask that the County provide me with written evidence that the public right of way and median in front of my home is property dedicated to the public. Attached are several maps which we showed Singh which show that he does not own this property. He dismissed it as inconclusive and demanded we give him definite proof that this area is public property and until then he will continue to work on that property.

I am requesting written documentation from the county Miramar Drive – both the paved and dirt portion going up the hill and the median on Miramar Drive are publicly owned property.

John Bologna in Planning said that he thought this work would require an encroachment permit. I am not aware that any permit has been obtained.

Since Singh has been doing work on this property which he does not own, which significantly alters the character of our neighborhood over the objection the majority of the neighbors, I request that you issue a cease and desist order prohibiting him from doing any work on public property in this neighborhood.

Please call me at 415 830 2373 if you have any questions.

--

Anne

Anne C. Martin

--

Anne

Anne C. Martin

---

4 attachments

IMG_0360.jpg
149K

IMG_0358.jpg
169K

IMG_0355.jpg
177K

5-RSM-PG019-SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE (1) dys.pdf
355K

From: Anne Martin
Sent: Tue, 19 Jan 2021 00:59:31 -0800
To: John Bologna; Ruemel Panglao
Subject: Extensive Tree Removal & Clearing Miramar Drive
Attachments: Miramar median after clearing.jpg, Pine 19 inches 640).JPG, 15 inch dia pine 640.JPG, Pine 12 inches culdesac).jpg, Miramar Before Clearing).JPG, Miramar after.jpg, CalFireResponse property.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning,

This is a follow up to my Jan 14 email regarding last week's tree removal and clearing project on Miramar Drive in Half Moon Bay. I understand that an investigation is being conducted and have collected additional documentation regarding this project that started Jan 9 and continued Jan 11 and 12.

I am requesting that, as part of the investigation, someone from the County come out to inspect the scope of the work that has significantly altered our neighborhood and damaged the environment.

The project was carried out by Orchard's Landscaping directed by TJ Singh and Trip Choudhry (owners of APN 048 076 120 who I will refer to as "the Singhs") over the strenuous objections of the majority of neighbors who had received no notice of this massive project. When the Sheriff was called by the neighbors, the Singhs told us and Sheriff Johnson that they were the sole owners of the Median and had been directed by CAL Fire to cut trees and clear vegetation on the entire Median. They also asserted that they were doing this because they had received complaints from the neighbors.

The majority of neighbors – those living at 600, 610, 620, 630 as well as two households on Hermosa Avenue had not complained and had never received notice of this project. It appeared that residents at 640 and 650 Miramar had received notice and apparently approved of this project.

The residents of 600-630 Miramar strongly objected to any clearing and asserted our objections to the Sheriff and Singhs. We argued that this was public property and they had no right to cut down trees and strip vegetation from this property. We indicated that we wanted to maintain the Median in front of our homes and after hours of mediation by the Sheriff were able to get the Singhs to agree not to cut down three Redwood trees in front of 610- 620 Miramar or clear the portion of the Median in front of 610-630.

Since the Sheriff was unable to determine ownership of the Median, he allowed the Singhs to continue their clearing of the Median – despite protests from the majority of neighbors. He suggested that the Singhs refrain from clearing the Median in front of 610-630 until a survey could be done that would conclusively establish ownership of the Median.

We had to monitor the work for all three days to prevent the clearing crew from touching the areas in front of our homes. Despite our protests, Singhs' crew did some clearing in front of 630 Miramar.

I have since learned from a conversation with County Counsel Tim Fox that the County considers Miramar Drive, which includes the Median, a private road commonly owned by all the neighbors, which clearly contradicts the Singhs' assertion that they are the sole owners of the Median.

At Least 34 Live Trees Were Cut Down on the Median

The results which I have documented through a video and pictures, show that at least 34 LIVE trees on the Median were cut down – including a few with a base trunk diameter greater than 12 inches. In addition, another 7 trees were cut down on the southern boundary of the CCWD property by the Miramar Tank as Singhs' crew cleared some vegetation in that area. Total trees cut were at least 41.

The Slope and Area Cleared Are Strong Evidence that a Land Clearing Permit was required

My reading of Sec 9284 of the County Grading ordinance is that such a permit is required when the land area to be cleared is 5,000 square feet or greater. When the Sheriff questioned the Orchard foreman about the scope of the clearing project, he said Singh had directed him to clear the entire Median of vegetation and trees less than 12 inches in diameter. Attached is a map of the Median with the area that was cleared colored in.

Based on my rough measurements, the area of the original project as well as the area actually cleared is greater than 5,000 square feet.

Moreover the slope on a significant portion of the cleared land is greater than 20 percent, which presents erosion and other environmental problems.

Several of the Cut Trees Appear to have had a Truck Diameter of More than 12"

Although the Singhs insisted they wasn't cutting any trees that required a permit, as time went on, it appeared that his crew was starting to cut down such trees. They would not stop to measure them and when we tried to measure them, we were unable to get access to the trees because of all the trucks and people with chainsaws.

I have since measured a couple of the bases of the trunks where the trees were cut and have determined that the base trunk diameter of at least 4 of the cut trees ranged from 19 inches to 12 inches. Pictures are attached which show the base diameter and the approximate location of each trunk in relation to the addresses on Miramar Drive. There are other cut trunks on the steep slope of the Median that I was unable to access that also appear to exceed 12 inches in diameter at their base.

One cut trunk that had a base diameter of 19 inches had been covered with leaves and twigs by the crew and I was only able to discover it by a trail of sawdust close to it. I don't know if other large base trunks have been covered as well

CAL Fire Did Not Order the Clearing of the Median

The Singhs repeatedly claimed that CAL Fire had ordered the clearing of trees and vegetation from the Median. However the CAL Fire Order of October 28 only referred to the lot owned by TEG. Moreover, a January 14 email from the Deputy Fire Marshal, which is attached, stated that the Order did NOT require the removal of live trees and only applied to the referenced TEG parcel and not adjoining parcels.

I have also taken a short video walking along the length of the Median along Miramar Drive that shows the stripping of almost all vegetation from a significant portion. I can make that available if you wish.

I suggest that someone drive out here and inspect the extensive damage done to our neighborhood. I will be happy to speak with anyone from the County and show them some of the evidence I've collected. The attached pictures show the base trunks of some trees that were 12 inches in diameter or more. There are pictures of a portion of the cleared Median, as well as a "Before" picture of Miramar Drive before this massive project.

Once again, I am asking to review any and all emails, texts, memos between the Singhs, TEG or their representative and the County relating to this clearing and tree removal on Miramar Drive as well as any and all permit applications submitted by Singhs or TEG relating to the clearing and tree removal.

I can be reached at 415 830 2373.

--
Anne

Anne C. Martin

WARNING
NEIGHBORHOOD WATCH
NOTICE

WARNING
NOTICE

Gmail

Anne Martin <annemartinmk@gmail.com>

Re: Extensive tree cutting and clearing on public property

1 message

Seely, Austin@CALFIRE <Austin.Seely@fire.ca.gov> Wed, Jan 13, 2021 at 2:06 PM
To: Anne Martin <annemartinmk@gmail.com>
Cc: Diana Shu <dshu@smcgov.org>, CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>

Anne,

The parcel was inspected on the date that the correction notice was given. We try to maintain our schedule of inspections, however, in this case we have not re-inspected this property after the initial notice.

Austin Seely
Deputy Fire Marshal
CAL FIRE
San Mateo County Fire
Office: (650) 573-3846
Cell: (650) 477-0327

From: Anne Martin <annemartinmk@gmail.com>
Sent: Wednesday, January 13, 2021 2:27 PM
To: Seely, Austin@CALFIRE <Austin.Seely@fire.ca.gov>
Cc: Diana Shu <dshu@smcgov.org>; CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>
Subject: Re: Extensive tree cutting and clearing on public property

Warning: this message is from an external user and should be treated with caution.

Dear Austin

Thank you for clarifying the scope of the correction notice. Would you be able to tell me if the TEG parcel has been inspected and whether it passed CAL Fire inspection? The Singhs told me that CAL Fire required that further work had to be done which included the private median owned by the community across the road from the TEG parcel.

I appreciate your clarifying this.

On Wed, Jan 13, 2021 at 1:41 PM Seely, Austin@CALFIRE <Austin.Seely@fire.ca.gov> wrote:

> Anne,
>
> We issued a correction notice for APN 048-076-120 on October 28th, 2020. I have attached the notice to the email, for further clarification. It details all the specifications that we require. Nowhere in our ordinance does it require the removal of live trees. We require limbing up low branches to 6ft above the ground, and removal of dead trees. This written letter is the only communication we have had with the owner. No verbal exchanges or agreements were made. This correction notice is only valid for the parcel in question, not surrounding parcels.
>
> **Austin Seely**
> Deputy Fire Marshal

CAL FIRE
San Mateo County Fire
Office: (650) 573-3846
Cell: (650) 477-0327

From: Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>
Sent: Wednesday, January 13, 2021 9:34 AM
To: CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>
Subject: Fw: Extensive tree cutting and clearing on public property

Austin not sure if you were on this email chain.

John Riddell
Deputy Fire Marshal
CAL FIRE
San Mateo County
Coastside Office (650) 726-5213
San Mateo Office (650) 573-3846
Coastside Fax (650) 726-0132
San Mateo Fax (650) 573-3850
john.riddell@fire.ca.gov

From: Diana Shu <dshu@smcgov.org>
Sent: Wednesday, January 13, 2021 8:30 AM
To: Anne Martin <annemartinmk@gmail.com>
Cc: Christina Corpus <CCorpus@smcgov.org>; Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>; Lisa Aozasa <laozasa@smcgov.org>
Subject: RE: Extensive tree cutting and clearing on public property

Warning: this message is from an external user and should be treated with caution.
Hi Anne
I believe what I sent you stated:

A. Roads were never dedicated to the county – private
B. Roads were never accepted by the county – private
C. Since no single user owns the road, you all may create a homeowners association as you all jointly have interest in the road in this subdivision. You may contact a land attorney to do this.
D. Once you have a HOA you can determine what responsibility the homeowners have and what fees you wish to charge each homeowner for their use of the road including vegetation management, drainage, paving, etc. .
E. You may also wish to contact CalFire to see what requirements they would impose on the homeowners for fire protection along these roads.
F. You may contact the sheriff's office if you have continued disturbance

Public Works does not issue permits on private roads.

Tree removal permits are issued by the Planning Department for trees over 12" diameter at breast height. Erosion – would be another area that the Code Enforcement Officer can review.

Best
Diana

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, January 12, 2021 10:52 PM
To: Diana Shu <dshu@smcgov.org>
Subject: Re: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Diana

Thank you so much for responding so promptly to my email.

Can you please provide me with the documentation that shows that all neighbors have a right to use this private road? We can't find any information in our deeds and when the Sheriff was called out by the majority of the neighbors about the extensive cutting and clearing, the Singhs claimed that they owned it multiple times.

You also mentioned that there was a permit issued for this work. The Singhs never mentioned they had a permit and the gentleman whom I spoke to in enforcement didn't mention it. Could you please tell me where I can get a copy of this permit and who reviewed the application for this project. I am shocked that the neighbors never received notice of a project that has completely altered the character of their neighborhood and appears to create a significant erosion problem since the hill above a portion of this private road was literally stripped of vegetation.

Attached are pictures that I took of the hill above are road that has been stripped of vegetation.

Thank you so much.

On Tue, Jan 12, 2021 at 4:18 PM Diana Shu <dshu@smcgov.org> wrote:

> Hi Ann
> Scott asked me to respond to you regarding this situation.
>
> My understanding is that county code enforcement reviewed their project and determined that they could cut down trees less than 12” diameter at breast height without permit.
>
> If greater than 12” in diameter, then they would need a tree removal permit.
>
> The right of way on Miramar Ave between Terrace and End of Road is a private road. As residents, all the neigbhors have a right to use this road for access. So Singh and Choudhry could cut down the trees unless a majority of neighbors protest. If Singh and Choudhry continue, then you will need to sue them for damages.
>
> As we have no jurisdiction over this portion of roadway, I suggest you contact your neighbors to send them a petition to cease and desist.
>
> Best
> Diana

From: Anne Martin < >
Sent: Tuesday, January 12, 2021 2:49 PM
To: Scott Burklin
Subject: Extensive tree cutting and clearing on public property

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Dear Scott
I am writing to inform you that two individuals in our neighborhood – TJ Singh and Trip Choudhry have been cutting trees and clearing brush on publicly owned land despite my and several other neighbors' strong objections. This has had the effect of transforming a significant portion of our neighborhood into a barren treeless wasteland. Singh and Choudhry are owners of APN 048 076 120 – an undeveloped parcel in the neighborhood.

Attached are maps that show the lots in the neighborhood and a survey showing the wedge shaped piece of property that is the median on which work is being done.Work is also being done on public property close to the Miramar Tank owned by CCWD.

This started Saturday Jan 9 when I saw that a crew from Orchard started cutting trees on the publicly owned median which faces the front of my home at 620 Miramar Drive. This was without any notice to me or the majority of the other neighbors on our block except for the family living at 600 Miramar.

I had been told in Sept 2020 by Mr. Rasmussen, County Roads Manager the Median and Miramar Drive is a publicly owned right of way under county management. The property was dedicated by the developer as public property.

Singh claimed that he owns the median and said he was "maintaining the median" pursuant to requests from neighbors (who he wouldn't name) to remove the brush and small trees since they were a fire hazard. He also said CAL fire had directed him to do this work. He said he was afraid of being sued for damage caused by a tree from the median falling on someone's house or car.

Because he was planning to cut down trees directly in front of my home, I called the sheriff. After the Sheriff spent 4 hours in our neighborhood, he was not able to conclusively establish who owned the median. He did get Singh to agree to refrain from cutting any trees on the median in front of 610, 620 and 630 Miramar Drive until ownership of the median is determined. The neighbors at those addresses agreed to get a survey and also stated they wanted to maintain the publicly owned median.

After doing a significant amount of tree cutting and clearing on the southern portion of the median on Saturday, Singh and Choudhry's crew returned early Monday morning and proceeded to cut more trees and clear more brush from public property on the median and also on public property going up the hill adjacent to the CCWD water tank. This was despite strong opposition from the majority of neighbors in the neighborhood.

Today the crew returned again to clear brush on the southern end of the median and cut more trees on public property. As I write the crew is continuing to cut trees and clear brush. The Sheriff has been called to this neighborhood by irate neighbors numerous times as they continue to cut tree and create a treeless barren landscape in our neighborhood. We are concerned about erosion problems since the hillside over the retaining wall has been stripped of a lot vegetation.

I am writing to ask that the County provide me with written evidence that the public right of way and median in front of my home is property dedicated to the public. Attached are several maps which we showed Singh which show that he does not own this property. He dismissed it as inconclusive and demanded we give him definite proof that this area is public property and until then he will continue to work on that property.

I am requesting written documentation from the county Miramar Drive – both the paved and dirt portion going up the hill and the median on Miramar Drive are publicly owned property.

John Bologna in Planning said that he thought this work would require an encroachment permit. I am not aware that any permit has been obtained.

Since Singh has been doing work on this property which he does not own, which significantly alters the character of our neighborhood over the objection the majority of the neighbors, I request that you issue a cease and desist order prohibiting him from doing any work on public property in this neighborhood.

Please call me at 415 830 2373 if you have any questions.

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 19 Jan 2021 03:16:46 -0800
To: John Bologna; Ruemel Panglao
Subject: Additional documentation Miramar Clearing
Attachments: Before Larrge Pine Tree 630).jpg, Before Large Pine 640-50c.jpg, 12 inch diameter 640-50.jpg, Possible Ppine 12inches 650.JPG, Small trees CCWD lot.JPG

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi

I am attaching additional pictures from Miramar Drive documenting the extensive tree cutting and vegetation clearing project that was conducted last week over the objections of the majority of the neighbors.
Two of the Before pictures show 2 large pine trees on the Median that were cut down. These appear to have had trunk diameters of 12 inches or more. I have already sent pictures of the diameters of the base trunks of these trees.

The other pictures show two more base tree trunks - one which was 12 inches in diameter and one which I was unable to access to measure which appears to be at least 12 inches in diameter.

The last picture shows some of the trees cut and vegetation clearing on the edge of the CCWD property near the Miramar Tank.

--
Anne

Anne C. Martin

From: Carrie Blanton
Sent: Tue, 19 Jan 2021 21:44:50 -0800
To: PLANNING_BuildingCounter; PLANNING_PlanningProjects
Subject: building a shed or greenhouse - no permit required

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,

I am not sure which department is best suited to answer these questions, so I have included building and planning contacts.

I am emailing to learn about building a shed or greenhouse that doesn't require a permit. I'm unsure if the requirements differ for a shed or greenhouse built on vacant lots versus residential lots. Is it possible to get answers to my questions for both scenarios?

I understand that some sheds can be built that don't require a permit. Can you provide me with the square footage and size of the shed that doesn't require a permit - does this type of shed need a planning permit or code compliance pre-approval?

Also, with a shed that doesn't require a permit, are there requirements for the distance the shed must be from a property line/fence line? Additionally, are there requirements for the distance length this type of structure must be from a road/easement?

Can a shed that doesn't require a permit become a livable space without a permit?

Can you build more than one of the structures that do not require a permit on a vacant lot? If so, is there a limit to the total quantity?

Does a greenhouse follow the same type of permitting regulations?

Finally, do you have a link to a guide for code requirements for structures that do not require permits?

I appreciate your help, and I look forward to your response.

Cordially,

~Carrie Blanton

From: PLANNING_BuildingCounter
Sent: Wed, 20 Jan 2021 18:14:49 +0000
To: Carrie Blanton; PLANNING_PlanningProjects
Subject: RE: building a shed or greenhouse - no permit required

Hello,
No permit required for accessory structure 120 sq.ft. or less and without any utilities. However; structure must meet planning setback requirements.
Regards,

COUNTY OF SAN MATEO
PLANNING AND BUILDING
San Mateo County Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

From: Carrie Blanton <clblanto@gmail.com>
Sent: Tuesday, January 19, 2021 9:45 PM
To: PLANNING_BuildingCounter <BuildingCounter@smcgov.org>; PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: building a shed or greenhouse - no permit required

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Hello,

I am not sure which department is best suited to answer these questions, so I have included building and planning contacts.

I am emailing to learn about building a shed or greenhouse that doesn't require a permit. I'm unsure if the requirements differ for a shed or greenhouse built on vacant lots versus residential lots. Is it possible to get answers to my questions for both scenarios?

I understand that some sheds can be built that don't require a permit. Can you provide me with the square footage and size of the shed that doesn't require a permit - does this type of shed need a planning permit or code compliance pre-approval?

Also, with a shed that doesn't require a permit, are there requirements for the distance the shed must be from a property line/fence line? Additionally, are there requirements for the distance length this type of structure must be from a road/easement?

Can a shed that doesn't require a permit become a livable space without a permit?

Can you build more than one of the structures that do not require a permit on a vacant lot? If so, is there a limit to the total quantity?

Does a greenhouse follow the same type of permitting regulations?

Finally, do you have a link to a guide for code requirements for structures that do not require permits?

I appreciate your help, and I look forward to your response.

Cordially,

~Carrie Blanton

From: PLANNING_PlanningProjects
Sent: Wed, 20 Jan 2021 18:26:59 +0000
To: PLANNING_BuildingCounter; Carrie Blanton
Subject: Re: building a shed or greenhouse - no permit required

Hi Carrie,
May you provide your address to confirm your property is located within the jurisdiction of San Mateo County, which only includes the unincorporated areas of the county, and to provide you the zoning for your property to check what the setback requirements are.
Thanks,
Lawrence
From: PLANNING_BuildingCounter <BuildingCounter@smcgov.org>
Sent: Wednesday, January 20, 2021 10:14 AM
To: Carrie Blanton <clblanto@gmail.com>; PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: RE: building a shed or greenhouse - no permit required

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San Mateo County Building Department
455 County Center, 2nd Floor
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Sent: Tuesday, January 19, 2021 9:45 PM
To: PLANNING_BuildingCounter <BuildingCounter@smcgov.org>; PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: building a shed or greenhouse - no permit required

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Does a greenhouse follow the same type of permitting regulations?

Finally, do you have a link to a guide for code requirements for structures that do not require permits?

I appreciate your help, and I look forward to your response.

Cordially,

~Carrie Blanton

From: John Bologna
Sent: Tue, 26 Jan 2021 22:27:06 +0000
To: Anne Martin
Subject: RE: Additional documentation Miramar Clearing

Hi Anne,

I have a quick question. Which property belongs to the Singh's. Is there an address for them in that location?

John Bologna

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, January 19, 2021 3:17 AM
To: John Bologna <jbologna@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>
Subject: Additional documentation Miramar Clearing

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Hi

I am attaching additional pictures from Miramar Drive documenting the extensive tree cutting and vegetation clearing project that was conducted last week over the objections of the majority of the neighbors.
Two of the Before pictures show 2 large pine trees on the Median that were cut down. These appear to have had trunk diameters of 12 inches or more. I have already sent pictures of the diameters of the base trunks of these trees.

The other pictures show two more base tree trunks - one which was 12 inches in diameter and one which I was unable to access to measure which appears to be at least 12 inches in diameter.

The last picture shows some of the trees cut and vegetation clearing on the edge of the CCWD property near the Miramar Tank.

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 26 Jan 2021 15:07:02 -0800
To: John Bologna
Subject: Re: Additional documentation Miramar Clearing
Attachments: Satellite view - properties labeled.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI John

The property that belongs to the Singhs is a large undeveloped parcel - APN 048 -076-120. Attached is a satellite map showing the Singhs' parcel labelled TEG since their parcel is held in the name of TEG Partners LLC which is an LLC they created. This is the parcel that CALFire directed TEG and the Singhs in October to reduce the fire risk by removing dead trees and shrubs and thinning the shrub cover. Deputy Seely, who issued the notice informed me in a follow up email that the directive was only directed to the TEG lot and did not include any adjacent parcels. I had forwarded you that email.

The address for the TEG lot would be 655 Miramar Drive Parcel 1 and that is how it has appeared in some County records. However because there is no residence on the parcel, the mailing address for the Singhs and TEG Partners is 18 Terrace Avenue Half Moon Bay CA 94019.

From my review of County maps, it seems that the Median, which they claimed to own, that they partially cleared (over the majority of the neighbors' objections) is in the SMC scenic corridor. Wouldn't that limit the square feet that can be cleared without a permit to 1000 sq feet? I am almost sure it is sensitive habitat since we have seen many SF garter snakes as well as a large variety of birds and other wildlife that nest and make their home here.

Last Wednesday, Mr Singh brought an arborist to the Median to view the stumps of the trees that his crew cut, tapping them with a hammer and measuring them. We all watch the median very carefully since we don't know when Singh will appear again with a crew to do more damage.

Please let me know if there is anything else you need. I can be reached at 415 830 2373

On Tue, Jan 26, 2021 at 2:27 PM John Bologna <jbologna@smcgov.org> wrote:

> Hi Anne,
>
> I have a quick question. Which property belongs to the Singh's. Is there an address for them in that location?

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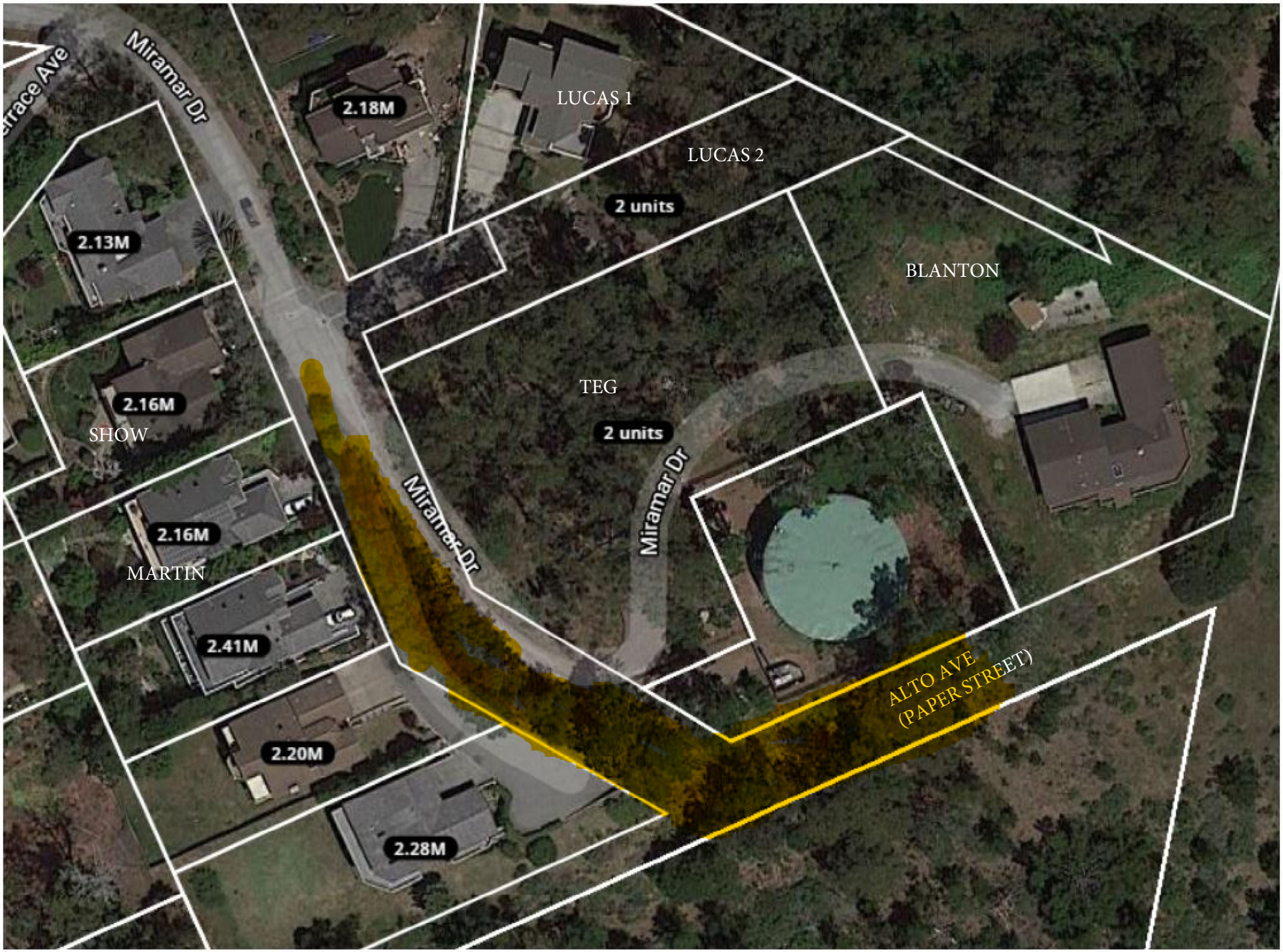
--

Anne

Anne C. Martin

--
Anne

Anne C. Martin


Miramar Dr
2.18M
LUCAS 1
LUCAS 2
2 units
2.13M
BLANTON
2.16M
SHOW
TEG
2 units
Miramar Dr
Miramar Dr
2.16M
MARTIN
2.41M
ALTO AVE
(PAPER STREET)
2.20M
2.28M

From: Carmie Newcomb
Sent: Tue, 9 Feb 2021 19:18:00 +0000
To: PLANNING_PlanningProjects
Subject: FW: 655 MIRAMAR BLD2021-00115
Attachments: 655 Miramar.docx

Would you guys any guidance for her regarding underground?

Carmie Newcomb
Permit Technician

COUNTY OF SAN MATEO
PLANNING AND BUILDING
San Mateo County Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

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From: Carrie Blanton <clblanto@gmail.com>
Sent: Tuesday, February 9, 2021 11:15 AM
To: Carmie Newcomb <CNewcomb@smcgov.org>
Subject: Re: 655 MIRAMAR BLD2021-00115

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Hello,
In buying our property in November of 2021, we reached out to the county planning department to ask if it could be possible to install an underground propane tank. In the email response, we received the drawing that I have attached. Could this drawing be used as our detailed site plan and ask the propane company to edit the site plan to identify where they would place the propane tank, if approved? The hatched lines are the part of the property that is identified as a scenic corridor by the county.

I am just trying to streamline the process and use the resources we have.

I appreciate your help and guidance.

Take care and stay safe.

~Carrie Blanton

On Fri, Jan 29, 2021 at 8:32 AM Carmie Newcomb <CNewcomb@smcgov.org> wrote:

Hi, so I gave you the information as to who had to review your project so you know that it is not an easy over the counter permit. We have a different process for a permits like this. You only have to submit plans to us, we take care of sending the plans for fire review and let the planning dept to review. Having said that you need to submit to me as an uploaded attachment like you did before. The site plans needs to be fairly detailed as to distances, fences, bldgs. in your lot. We do need everything else also that you submitted, and the actual gas line to connect will be part of that permit. Anything else?
Regards,

Carmie Newcomb
Permit Technician

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PLANNING AND BUILDING
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455 County Center, 2nd Floor
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From: Carrie Blanton <clblanto@gmail.com>
Sent: Thursday, January 28, 2021 2:29 PM
To: Carmie Newcomb <CNewcomb@smcgov.org>
Subject: Re: 655 MIRAMAR BLD2021-00115

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Hello,
Thank you for the information.

Can you tell me how I go about getting detailed site plans? I'm guessing the drawing I submitted from the propane company is not enough. I do have a drawing from the county showing where the

propane tank would need to be installed on the property since part of the property is considered scenic. Will that drawing suffice?

Since I need approval from planning, building, and the fire department, do I need to submit permits for both planning and building, and do I need to contact the fire department?

I am very new at the process, and I am not sure of then logistical steps to take and pieces needed.

If it is better to connect over the phone so I can learn more about the specifics, I can be reached at (614) 512-2353.

I appreciate your help.

Carrie Blanton.

Sent from my iPhone

> On Jan 28, 2021, at 12:44 PM, Carmie Newcomb <CNewcomb@smcgov.org> wrote:
>
> Hello, installing a propane tank is not an over the counter permit. You need detailed site plans showing entire property and the location of proposed tank with dimensions. The fire dept will need to approve your drawings and planning and building also. Please apply online thru the buildingcounter@smcgov.org.
> Regards,
>
> Carmie Newcomb
> Permit Technician
>
> <image001.png>
> San Mateo County Building Department
> 455 County Center, 2nd Floor
> Redwood City, CA 94063
>
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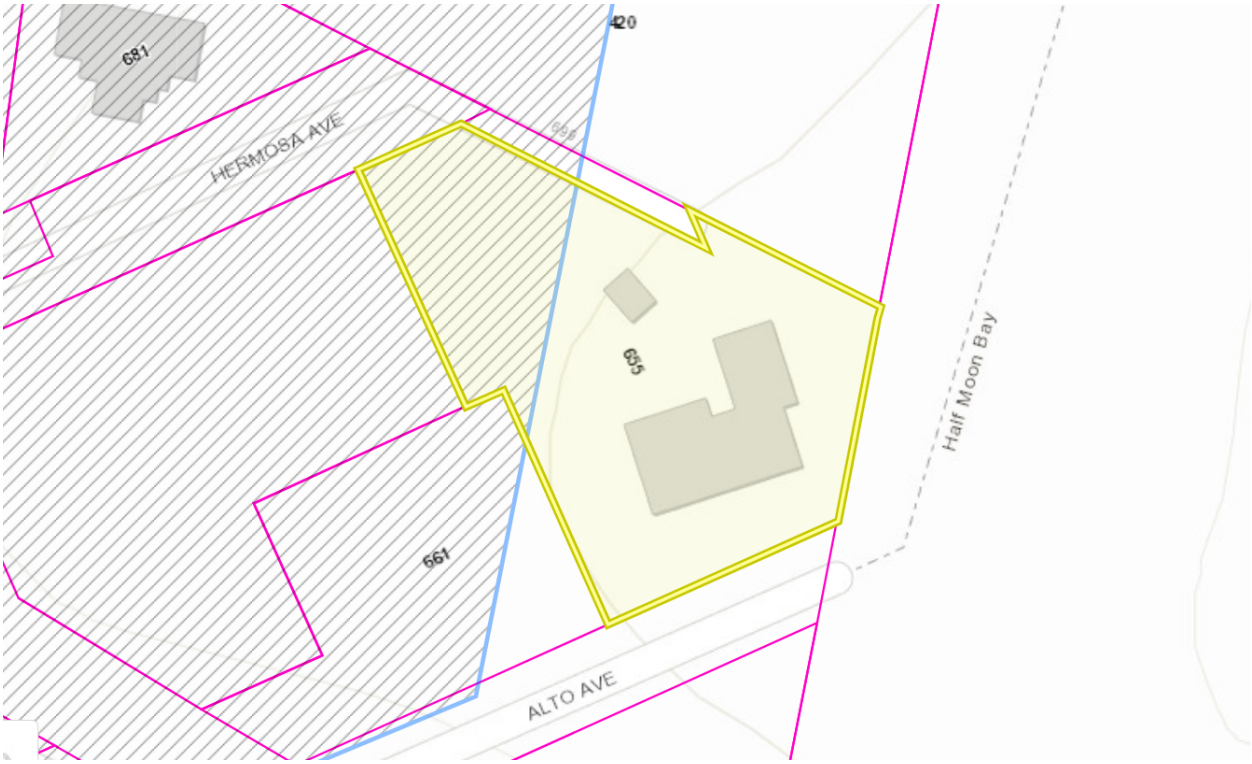
681
420
HERMOSA AVE
655
Half Moon Bay
661
ALTO AVE

From: PLANNING_PlanningProjects
Sent: Tue, 9 Feb 2021 23:13:41 +0000
To: Carmie Newcomb
Subject: RE: 655 MIRAMAR BLD2021-00115

I cannot locate the drawings that were supposed to accompany the building department handout that describes what needs to be shown on building plans, but Building's web page:

https://planning.smcgov.org/building-permit-requirements

outlines the following requirements on a plot plan:

(a) Plot Plan (minimum scale 1/16" = 1'0")

- Must be topographic survey, stamped and signed by licensed surveyor. This is a requirement on all new construction or major additions.
- Owner's name and address (other than job site).
- Address of job site, including subdivision name, where applicable.
- Assessor's parcel number.
- Dimensions of the property.
- Size of structures (existing and proposed) and distance to property lines.
- All paved areas (existing and proposed).
- Utility connections; if applicable, show proposed location of septic tank, diversion valve and drain fields.
- Drainage of surface water.
- North arrow and scale used (with bar scale).
- Driveway -- show street elevation and garage floor slab elevation.
- Show contours if slope is more than 10%.
- Easements.
- Trees.

From: Carmie Newcomb
Sent: Tuesday, February 09, 2021 11:18 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: FW: 655 MIRAMAR BLD2021-00115

Would you guys any guidance for her regarding underground?

Carmie Newcomb
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<image001.png>
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From: PLANNING_PlanningProjects
Sent: Tue, 23 Mar 2021 23:07:44 +0000
To: Anne Martin
Subject: RE: Questions about Land Clearing & Scenic Corridor

Good afternoon,

There are no identified sensitive habitat or buffer zones on those two parcels or on any portion of Miramar Drive.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Dept.
455 County Center, 2nd Floor
Redwood City, CA 94063

From: Anne Martin [mailto:annemartinmk@gmail.com]
Sent: Wednesday, March 24, 2021 6:37 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Re: Questions about Land Clearing & Scenic Corridor

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thank you Camille for your prompt response.

I have one more question - Is the TEG Parcel (APN 048-076-120), my parcel (048-074-120) or any portion of Miramar Drive in a sensitive habitat or buffer zone?

Thanks so much for clarifying these regulations

On Tue, Mar 23, 2021 at 10:22 AM PLANNING_PlanningProjects <PlanningProjects@smcgov.org> wrote:

Hi Anne,

Yes the properties are within the Hwy 1 Scenic Corridor. Clearing within the bounds of the attached memo for Vegetation Clearance and outside the bounds of Section 9283 (pasted below) or qualify for an exemption (Section 9284), is allowed with a CDX application. Otherwise, a land clearing permit and potentially a CDP will be required.

2.Clearing: A land clearing permit for the removal of vegetation shall be required when:

a. The land area to be cleared is 5,000 sq. ft. or greater, within any two-year period except in County Scenic Corridors where vegetation removal is greater than 1,000 sq. ft.

b. Existing slopes are greater than 20 percent.

c. The land area to be cleared is in any sensitive habitat or buffer zone as identified in the County General Plan.

Link to Grading and Land Clearing Regulations and Permit Application and Process:
https://planning.smcgov.org/grading-and-land-clearing-permits

CDX Application and Process
https://planning.smcgov.org/coastal-development-exemption

Thanks

Camille Leung, Senior Planner

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

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From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, March 23, 2021 7:39 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Fwd: Questions about Land Clearing & Scenic Corridor

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HI

I live at 620 Miramar Drive in the unincorporated area of Half Moon Bay

I'm following up on my email from last week seeking clarity on whether my lot (048-074-120) and my neighbor's lot (048-076-120) as well as Miramar Drive are located in the SMC Scenic Corridor.
I'm also seeking clarification on the conditions when a permit for land clearing must be obtained under the county ordinance.

Since I'm not sure my email was received I am forwarding it again.

I look forward to your response and thank you in advance for your assistance.

Sincerely

Anne Martin 415 830 2373

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Fri, Mar 19, 2021 at 5:18 PM
Subject: Questions about Land Clearing & Scenic Corridor
To: <planningprojects@smcgov.org>

Good Morning!

I'm hoping you can answer some questions I have about the County land clearing ordinance.

I reside at 620 Miramar Drive, Half Moon Bay in the unincorporated area of the San Mateo County (APN 048-074-120).

I am writing to obtain clarification on two issues: (1) which parcels shown on the attached assessor's map and the surveyor's map are located in the County Scenic Corridor and (2) when is a land clearing permit required to be issued pursuant Chapter 5 Sec. 9283 of the SMC regulations.

1. **Which Parcels are located in the County's Scenic Corridor?**

Is my parcel (APN 048-074-120) is located in the Scenic Corridor?

Is the parcel owned by TEG Partners (APN 048-076-120) as shown in the attached Surveyor's map located in the Scenic Corridor?

Is the portion of Miramar Drive, (a private road which includes a planted median) between Terrace Avenue and the end of road located in the County Scenic Corridor?

2. **When is a County Land Clearing Permit required under Chap 5 Sec 9283?**

(a) If an individual plans to cut down approximately 30 small and medium live trees that don't require a permit and to clear most of the brush from a 5,000 square foot area, which has a slope of greater than 20 percent would a land clearing permit be required or would it also be necessary that the area to be cleared be in a sensitive habitat or buffer zone?

(b) Is the TEG Parcel (APN 048-076-120), my parcel (048-074-120) or any portion of Miramar Drive in a sensitive habitat or buffer zone?

I would appreciate your taking the time to answer my questions since there has been considerable tree removal activity in my neighborhood which has significantly altered its character. Having clarity about what is and isn't permissible would be very helpful.

If you have any questions, I can be reached at 415 830 2373.

Thank you so much.

Sincerely,

Anne
Anne C. Martin

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 24 Mar 2021 06:37:11 -0700
To: PLANNING_PlanningProjects
Subject: Re: Questions about Land Clearing & Scenic Corridor

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https://planning.smcgov.org/grading-and-land-clearing-permits
CDX Application and Process
https://planning.smcgov.org/coastal-development-exemption
Thanks
Camille Leung, Senior Planner

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Due to County protocol surrounding COVID-19, the Planning and Building Department's public assistance counters are closed and staff has been directed to work remotely until further notice. Please refer to our website for temporary closure information/updates, https://planning.smcgov.org.**

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, March 23, 2021 7:39 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Fwd: Questions about Land Clearing & Scenic Corridor

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI
I live at 620 Miramar Drive in the unincorporated area of Half Moon Bay
I'm following up on my email from last week seeking clarity on whether my lot (048-074-120) and my neighbor's lot (048-076-120) as well as Miramar Drive are located in the SMC Scenic Corridor.
I'm also seeking clarification on the conditions when a permit for land clearing must be obtained under the county ordinance.
Since I'm not sure my email was received I am forwarding it again.
I look forward to your response and thank you in advance for your assistance.
Sincerely
Anne Martin 415 830 2373

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Fri, Mar 19, 2021 at 5:18 PM
Subject: Questions about Land Clearing & Scenic Corridor
To: <planningprojects@smcgov.org>

Good Morning!

I'm hoping you can answer some questions I have about the County land clearing ordinance.

I reside at 620 Miramar Drive, Half Moon Bay in the unincorporated area of the San Mateo County (APN 048-074-120).

I am writing to obtain clarification on two issues: (1) which parcels shown on the attached assessor's map and the surveyor's map are located in the County Scenic Corridor and (2) when is a land clearing permit required to be issued pursuant Chapter 5 Sec. 9283 of the SMC regulations.

1. **Which Parcels are located in the County's Scenic Corridor?**

Is my parcel (APN 048-074-120) is located in the Scenic Corridor?

Is the parcel owned by TEG Partners (APN 048-076-120) as shown in the attached Surveyor's map located in the Scenic Corridor?

Is the portion of Miramar Drive, (a private road which includes a planted median) between Terrace Avenue and the end of road located in the County Scenic Corridor?

2. When is a County Land Clearing Permit required under Chap 5 Sec 9283?

(a) If an individual plans to cut down approximately 30 small and medium live trees that don't require a permit and to clear most of the brush from a 5,000 square foot area, which has a slope of greater than 20 percent would a land clearing permit be required or would it also be necessary that the area to be cleared be in a sensitive habitat or buffer zone?

(b) Is the TEG Parcel (APN 048-076-120), my parcel (048-074-120) or any portion of Miramar Drive in a sensitive habitat or buffer zone?

I would appreciate your taking the time to answer my questions since there has been considerable tree removal activity in my neighborhood which has significantly altered its character. Having clarity about what is and isn't permissible would be very helpful.

If you have any questions, I can be reached at 415 830 2373.

Thank you so much.

Sincerely,

Anne
Anne C. Martin

--
Anne
Anne C. Martin

--
Anne

Anne C. Martin

From: Brad Lucas
Sent: Thu, 25 Mar 2021 15:12:28 -0700
To: Ruemel Panglao; Camille Leung
Cc: Melanie Lucas
Subject: Tree Removal Permit PLN2021-00090

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Afternoon Ruemel and Camille,

We live at 681 Hermosa Ave. which is the property directly adjacent to the vacant lot APN 048076120. This is regarding Tree Removal Permit PLN2021-00090 for the 9 trees that are marked for tree removal bordering our property with one of the trees being 95% on our property. I have included Camille so she is aware that it would appear that the applicants are attempting to peicemeail the development of this lot without formal county approval.

Concerns:

1. We have been told by Tripp Chowdery (TEG Partner) that the tree removal is either required per CalFire and or the tree's are creating an imminent threat as determined by the arborist. The only notice to TEG that I am aware of from CAL fire dated Oct 28 required removing DEAD trees on TEG property. In a January email to a neighbor, Deputy Seeely confirmed that NO live trees were required to be removed from the TEG property - only dead ones - which have NOT been completely removed. As an FYI the tree's in question happen to be exactly where TEG partners is looking to build a road with the hopes of using my property as part of their road. While the tree's in question may require maintenance and potentially removal the motive appears to be to continue to develop the property without first submitting plans to the county and for neighborhood review.

2. The trees are providing erosion control as they are lining a very, very steep hill on my property bordering Hermosa Ave. in addition to Upper Miramar Drive.

3. One of the tree's is 95% on our property.

4. TEG is attempting to build a road through our property to maximize what they can build on their property. As a result:

- TEG has both harassed our family and illegally cut tree's on my property resulting in a restraining order against Tripp Chowdery which also covers any accomplice.
- TEG has removed tree's and ground vegetation bordering our property creating erosion issues that have required significant planting on our property at our expense.
- TEG appears to be moving forward in attempt to build a road across my property. Under oath Tripp Chowdery admitted that he desires an easement with "vehicular access" across our property.
- TEG has not submitted plans to the county or the community of their intent to develop the property.

It would appear that TEG is attempting to move forward with developing their land outside of the standard County processes and community review.

Questions

1. What is driving the removal of these specific tree's and not the extremely dead tree's across entire the property?
2. Is TEG required to plant new tree's along the property border to prevent erosion? How will they be irrigated on the vacant parcel? Was a plan submitted as part of the permit process?
3. Is it normal for the Cal Fire to ignore the many obviously "dead" standing tree's that are creating a hazard vs. live tree's?
4. Given that this has been designated as a Scenic area I would think that some sort of Coast Review would be required?

Our Request

1. Please conduct a formal investigation using an independent arborist.
2. Please review clearing and work performed on the property to date to determine that it is code compliant.
3. Please Provide a re-planting plan for dealing with the erosion in the event that the tree's are required to be removed and the plan for irrigation.

Thank you Reumel for your consideration. Please confirm that you have received this.

Best Regards,
Brad & Melanie Lucas

681 Hermosa Ave.
Half Moon Bay
94019

From: Carrie Blanton
Sent: Fri, 26 Mar 2021 09:54:58 -0700
To: Ruemel Panglao; Camille Leung
Subject: Comments on PLN2021-00090
Attachments: 20210323 Tree Removal Letter to the County (Blanton).docx

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ruemel,

On Wednesday, March 24, 2021, I submitted a detailed letter outlining my comments on a tree removal permit (PLN2021-00090). I am just checking in to confirm you received the letter with an attachment. I have cc'd Camille Leung on this email as this may be associated with a larger development project on APN 048076120.

Thank you for your time,

Carrie Blanton

655 Miramar Drive, Half Moon Bay, CA 94019

Paul and Carrie Blanton
655 Miramar Drive
Half Moon Bay, CA 94019

March 24, 2021

Ruemel Panglao, Project Planner
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Dear Mr. Panglao,

We are writing to express concerns about the notice we received for a Coastal Significant Tree Removal Permit application (PLN2021-00090) for a vacant parcel in unincorporated Miramar (APN: 048-076-120) in a Coastal Zone and a Scenic Corridor. We live at 655 Miramar Drive (APN: 048-076-130). The permit is to remove nine trees, one DBH Monterey Pine, and eight DBH Tasmanian Blue Gum eucalyptus. We are concerned about this permit for the following reasons:

1. **The permit does not address any of the ten dead trees on the vacant parcel.** We are concerned that the owners of APN: 048-076-120 did not apply for a permit to remove any of the ten dead trees on their vacant parcel. On January 19, 2021, during a rainstorm, a dead tree fell close to our fence (see Figure 3). Fortunately, there was no damage, but we are concerned that the remaining dead trees are hazardous. All of the trees identified for removal are alive. We have attached a map showing the approximate location of the trees identified for removal (green indicators), dead trees on the vacant parcel (red indicators), and before and after photos of the tree that fell close to our fence (see Figures 2 and 3). Given that they claim to have an arborist report, they must know about the dead trees on their vacant parcel. We ask that the county complete an arborist evaluation and determine the risk level from the existing dead trees.

2. **The permit does not address the fire hazards on the vacant parcel.** The owners of the vacant parcel (APN: 048-076-120) have referenced a Coastside Fire Correction Notice to justify removing trees in the past. Based on the correction notice, they need to remove any growth that is capable of being ignited. They have not cleared the dead underbrush or dead trees, a fire concern (see Figures 3-10). I have attached the Coastside Fire Correction Notice, which indicates that the risk is related to debris level (see Figures 14 and 15). We ask that the county complete an arborist report and fire risk evaluation to determine the level of risk of the existing dead trees and underbrush.

3. **Erosion concerns.** We are concerned that removing the nine trees will lead to an erosion issue that will degrade our ability to access our property and other landowners' homes. We access our property using the upper portion of Miramar Drive (see Figure 1). Based on the attached geotechnical report completed in 1991 for subdivision purposes, we know that any cutting or filling could create an unstable condition in the area; the report recommends an investigation to reduce any risk (see Figure 13). We ask that the county complete an evaluation to determine if the nine trees' removal on the vacant parcel will lead to erosion issues for upper Miramar Drive and the surrounding homes and families (see Figure 12).

4. **A pattern of misconduct by the owners of the vacant parcel (APN: 048-076-120).** Finally, we are concerned that the past actions of the individuals applying for the tree removal permit indicate that they will not comply with any requirements from the County Planning and Building Departments. They used contractors to remove trees on the center median of the community's private road (VIO2021-00012). They did not seek consent for the tree removal from the neighbors, and when asked about their behavior, they cited the Coastside Fire Correction Notice. Again, the Coastside Fire Correction notice is attached and references their vacant parcel, not the median. Additionally, they have yet to comply with a violation related to an unpermitted fence (VIO2017-00054) on their vacant parcel (APN: 048-076-120). We are concerned that given their disregard for the County Planning and Building Department's violation notices and the neighboring families' concerns, they will not adhere to the requirements for replanting trees in our Coastal Zone and Scenic Corridor.

In summary, we are concerned that this permit has little to do with removing trees in poor condition and serves their desire to develop the vacant parcel while adversely affecting the adjacent home residents. If the permit application is an honest attempt by the vacant parcel owners to remove trees in poor condition, they would begin by removing the numerous dead trees and debris.

We ask that the Community Development Director, the Planning Commission, and the Board of Supervisors complete an evaluation on the effect that the proposed tree removal will have on surrounding areas and complete a timely follow-up evaluation to ensure code compliance.

Sincerely,

Paul Blanton

Carrie Blanton

Homeowners of 655 Miramar Drive

Figure 1: Area of Focus

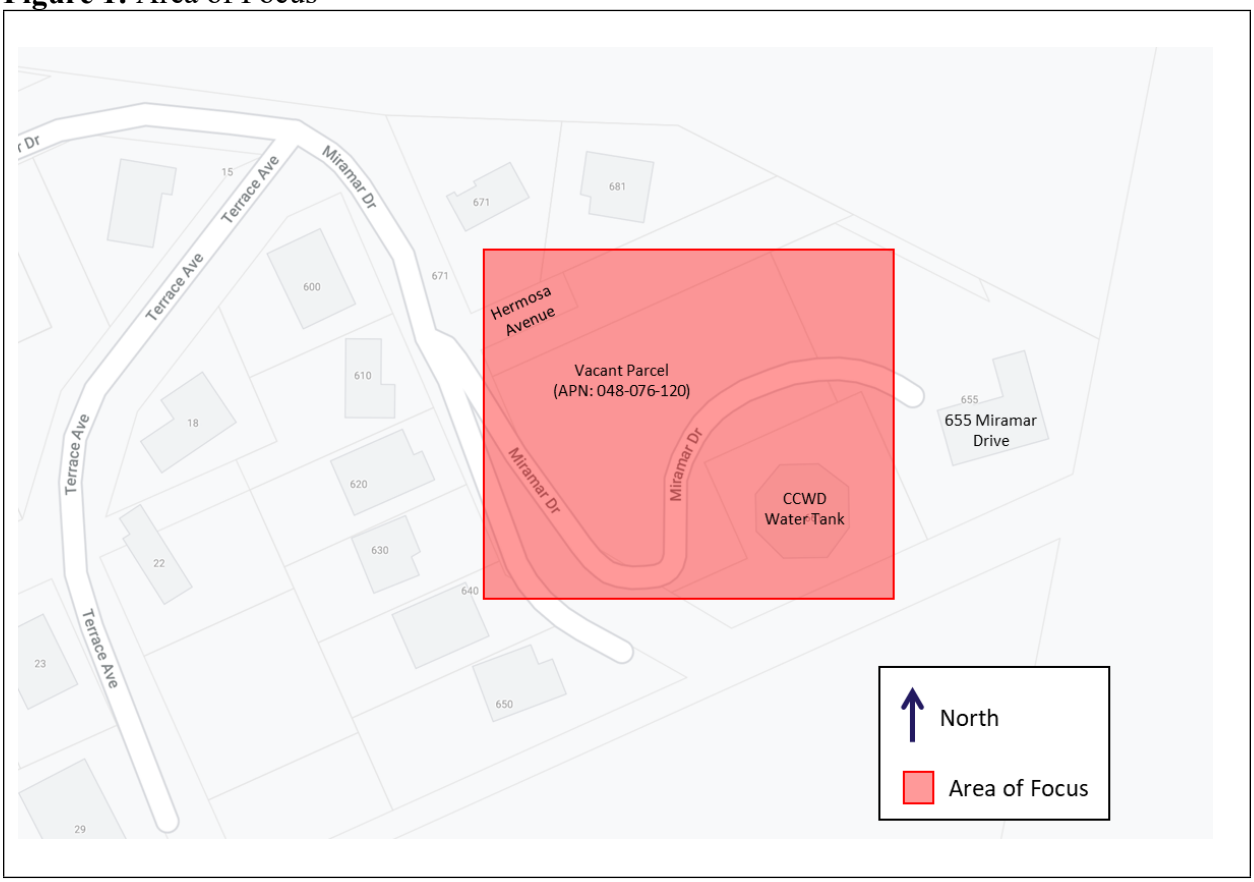

Figure 2: Trees marked for removal and dead trees on the vacant parcel (APN:048-076-120)

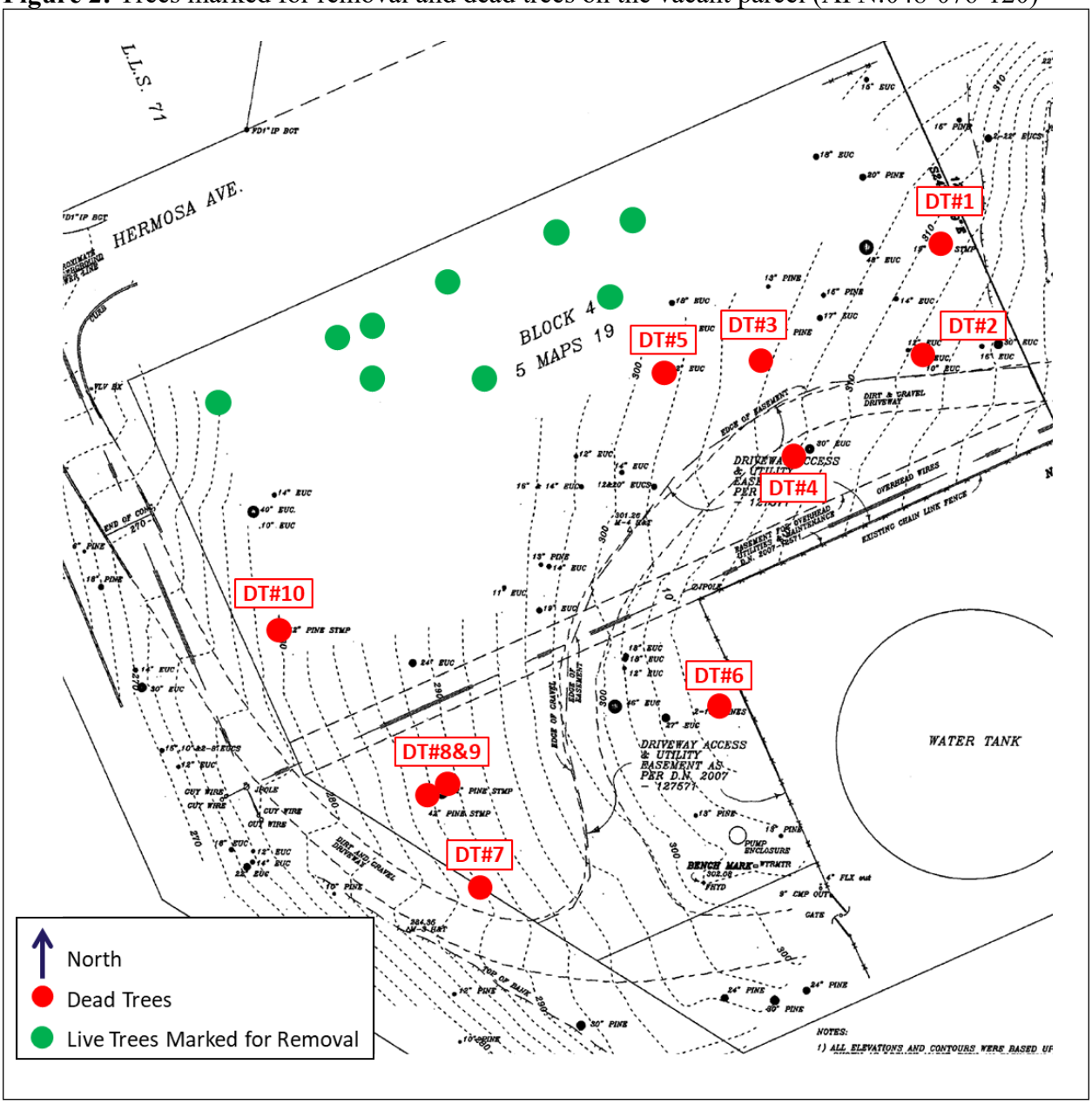

Figure 3: Dead Tree #1

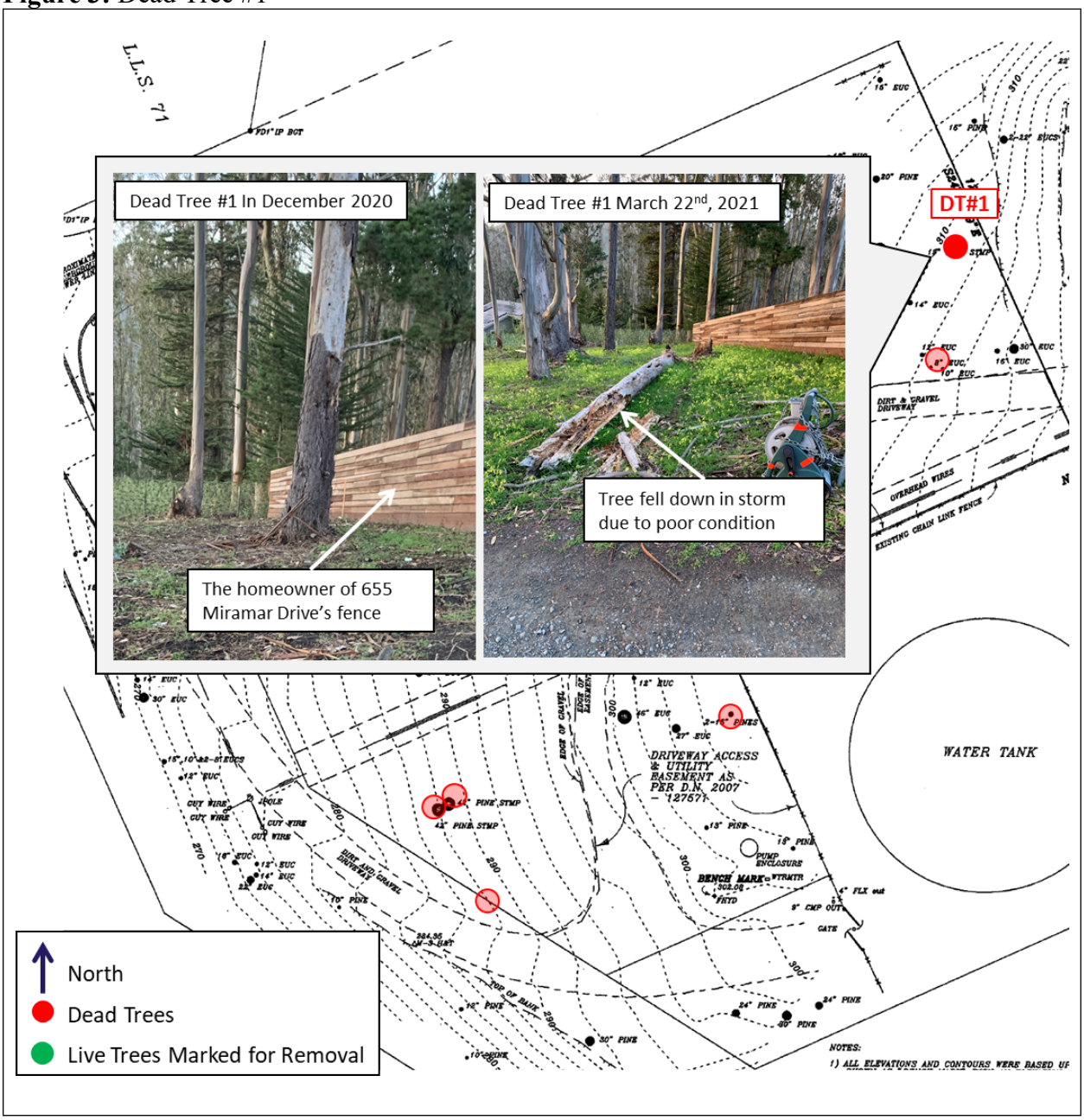

Figure 4: Dead Tree #2

Figure 5: Dead Tree #3

Figure 6: Dead Tree #4

Figure 7: Dead Tree #5

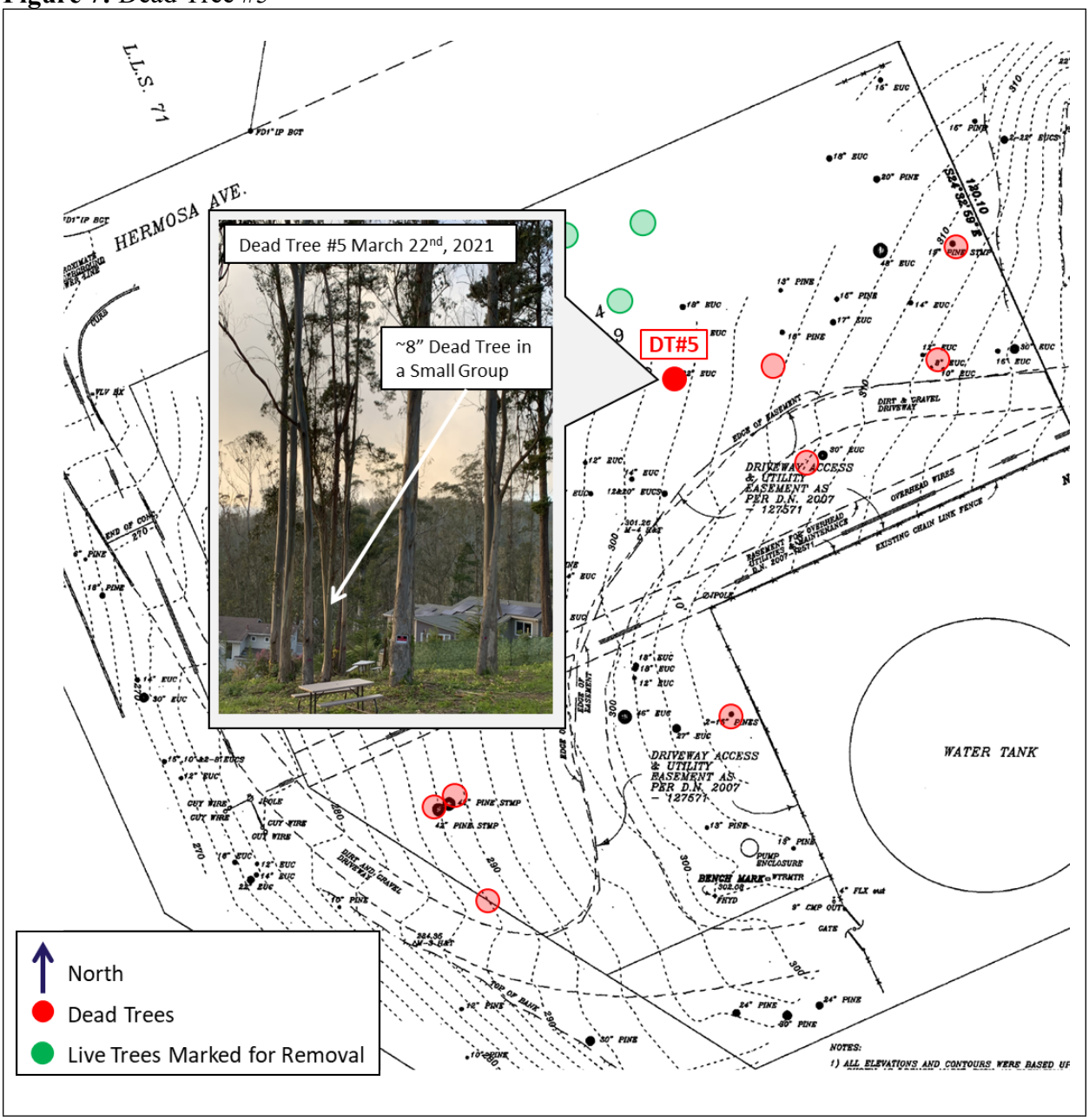

Figure 8: Dead Tree #6

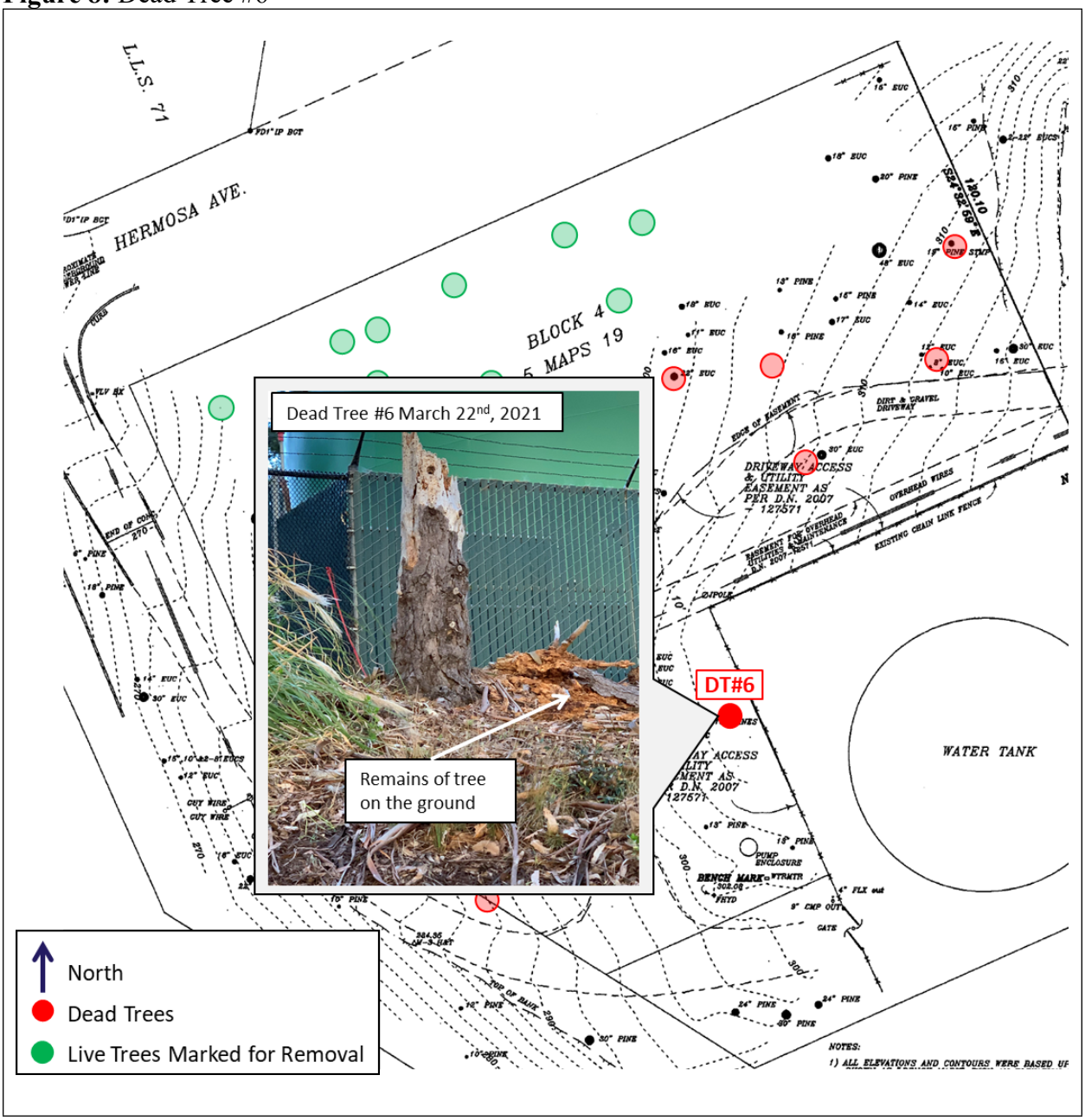

Figure 9: Dead Tree #7

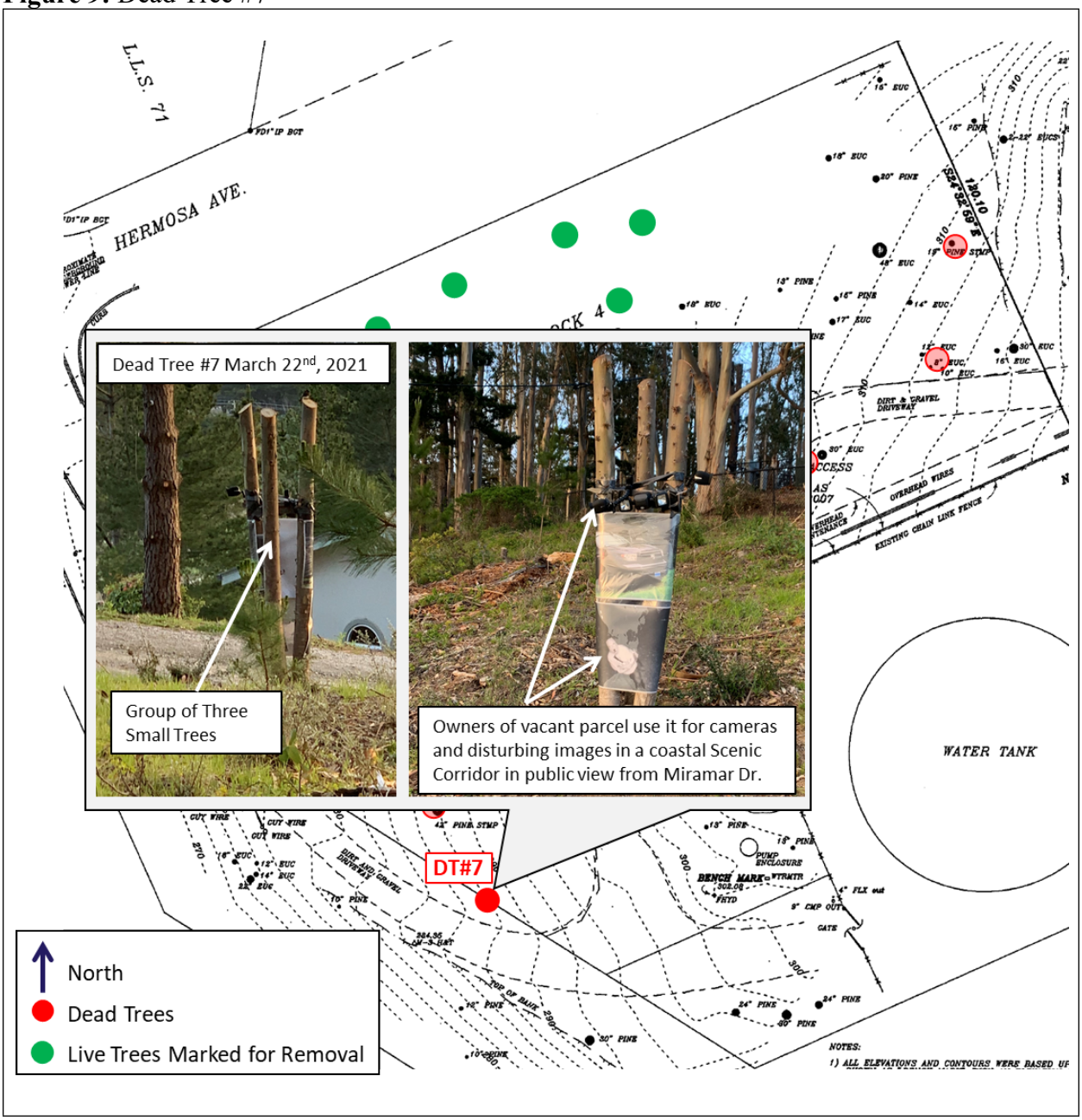

Figure 10: Dead Tree #8 & #9

Figure 11: Dead Tree #10

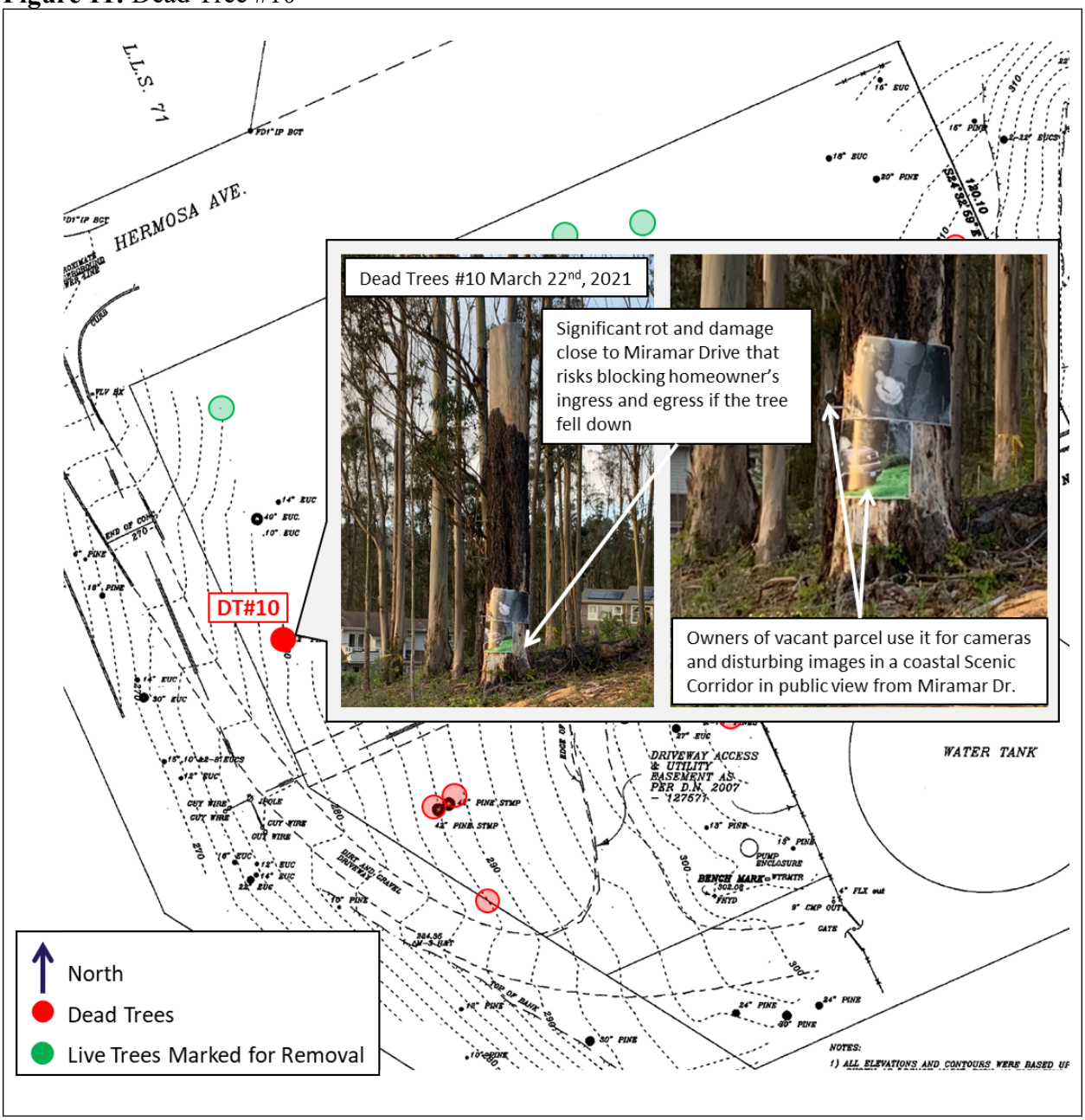

Figure 12: Trees Marked for Removal

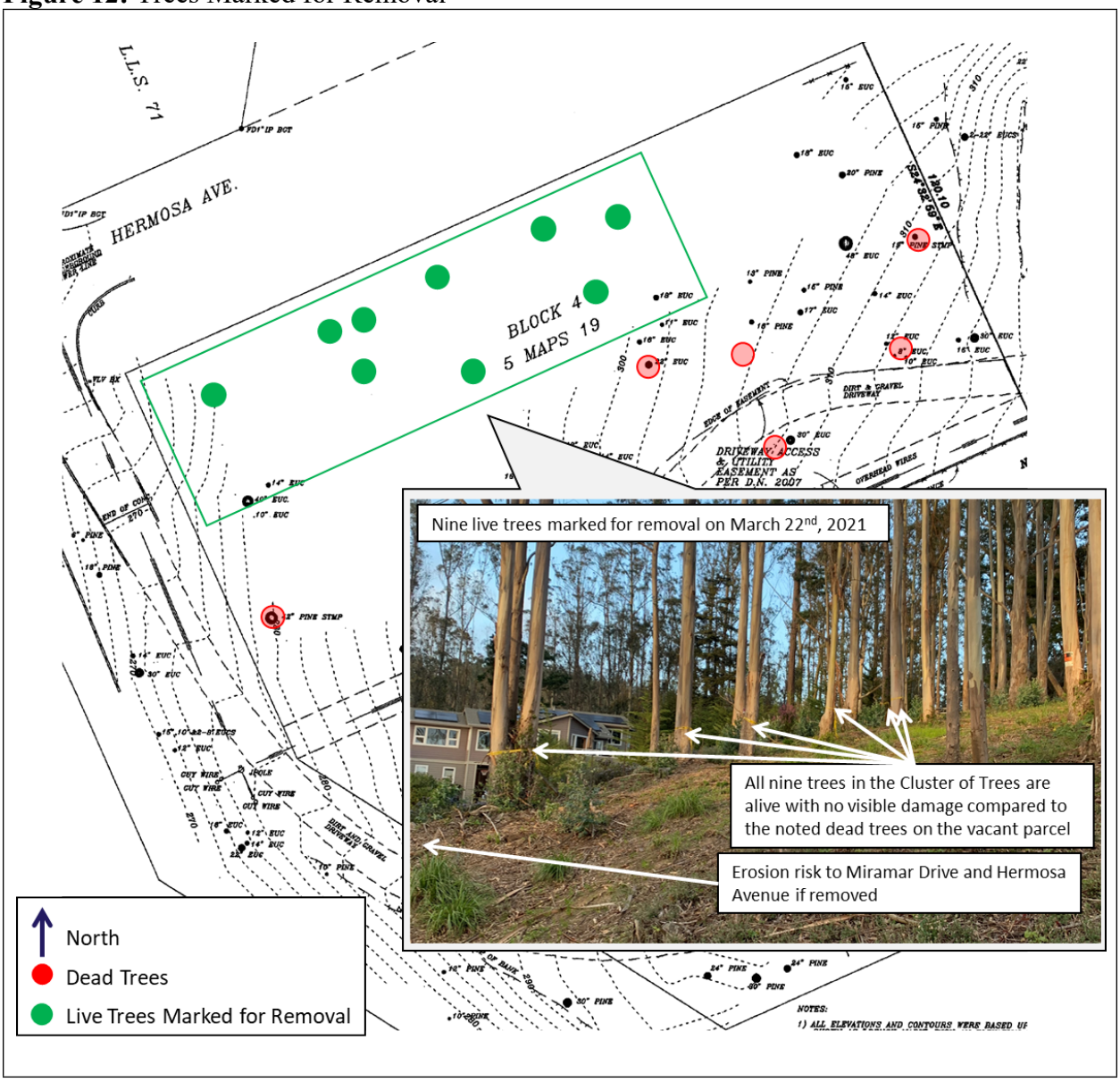

Figure 13: Geotechnical Engineering Report referencing cutting or filling

6. Wherever, in the opinion of the Geotechnical Consultant, an unstable condition is being created either by cutting or filling, the work shall not proceed in that area until an investigation has been made and the grading plan revised if that is found to be necessary.

IV.3 Foundation Support

It is recommendated that the proposed structures be supported on a drilled Pier and Grade Beam foundation system. This will enhance stubility on this bedrock slope. Spread footings are thought to be more difficult to construct on this site. Recommendations for retaining walls, concrete slabs and drainage are presented also.

IV.3.1 Pier and Grade Beam

The proposed residence may derive foundation support from a pier-and-grade-beam system bearing in skin friction in the in-situ weathered bedrock. The minimum diameter of any straight-shaft pier should be 12 inches. The minimum spacing between piers should be at least four pier diameters. The minimum steel reinforcement should be four #4 bars full length in each pier or as determined by the Structural Engineer. Minimum embedment of any pier should be at least 8 feet into the bedrock as approved by the Geotechnical Consultant in the field.

The actual length of the piers may be calculated by using an allowable skin friction value of 500 pounds per square foot. Settlement of piers designed and constructed in accordance with the recommendations presented herein is estimated to be negligible.

Care should be exercised to keep pier holes clean and free of debris, loose cuttings and fall-in prior to placing steel and concrete. Concrete should be cast carefully to prevent overpouring of the piers and "mushrooming" of concrete at the pier tops should not be allowed. All pier construction should be done under the direct observation of the Geotechnical Consultant.

IV.3.2 Concrete Slabs-on-Grade

The subgrade to support slabs on grade should be excavated to at least 18 inches below the finish rough grade, the excavated soils stockpiled for later use in fill. The exposed

Receipt Acknowledged:
Date
Date
By

Williamson/Guntren
November 24, 1991

Page 6

Steve Deal Associates

Geotechnical Engineering Study, Proposed Subdivision of Nine Single Family Residences Blocks 2, 3, and 6 on "Map of Subdivision Block 10 Miramar Terrace" Miramar Drive and Hermosa Avenue, Miramar, California, Steve Deal Associates, Watsonville, CA 95076, Job No. 91-K15, November 24, 1991.

Figure 14: Coastside Fire Notice (Page 1 of 2)

COASTSIDE FIRE PROTECTION DISTRICT

1191 Main Street, Half Moon Bay, CA 94019 | Website: www.coastsidefire.org
Tel: (650) 726-5213 | Fax: (650) 726-0132 | Email: cpfdadmin@fire.ca.gov

Correction Notice

October 28, 2020

Compliance Required By – November 28, 2020

Subject: Identified Fire Hazard – APN 048-076-120

Dear TEG Partners LLC,

The Coastside Fire District received a citizen complaint regarding the condition of your property at the above referenced location, we inspected the lot and are contacting you to advise you of the unacceptable nature of the lot and its status as a fire hazard to the neighborhood.

The lot is in violation of the Coastside Fire Districts' Ordinance 2019-03 adopting local amendments and amending the 2019 edition of the California Fire Code –

- ***304.1 Waste accumulation prohibited.*** *Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.*
- ***304.1.1 Waste material.*** *Accumulations of wastepaper, wood, hay, straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.*
- ***304.1.2 Vegetation.*** *Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the International Wildland-urban Interface code.*
- ***304.1.2.2 Clearance of Brush, Vegetative Growth from Structure Area.*** *Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastside Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.*
- ***304.1.2.3 Unlawful Disposal.*** *Every person who places, deposits or dumps combustible material on a lot, or on land lying within one hundred feet (100') thereof, whether or not such person owns such lot or land, or whether or not such person so places, deposits or dumps on such lot or land with the consent of the owner thereof, is subject to the criminal sanctions set forth in Health and Safety Code Section 13871.*

Figure 15: Coastside Fire Notice (Page 2 of 2)

- Remove the debris and trash located on the lot.
- Post the property to ensure that it is properly notified to prohibit dumping.

Please have all of the above work done prior to **November 28, 2020**.

An inspection of the property will be performed on that date. Each ten days that the prohibited condition continues to exist after the above date shall constitute a separate offense.

Sincerely,

Austin Seely – Deputy Fire Marshal
CAL FIRE
Coastside Fire Protection District

Cc: File
Asst. Chief

From: PLANNING_PlanningProjects
Sent: Fri, 26 Mar 2021 20:27:41 +0000
Subject: FW: Additional Comments re PLN2021-00090
Attachments: Additional Comments Martin PLN 2021 00090.pdf, Att A WaterTank.jpg, Att B Clarification CAL Fire Notice.pdf

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March 26, 2021

Ruemel Panglao, Project Planner
Planning & Building Department
455 County Center, 2d Floor
Redwood City, CA 94063

Re: Additional Comments PLN2021-00090 Tree Removal Miramar Drive APN 048-076-120 ("TEG Parcel")

Dear Ruemel,

We are residents of 620 Miramar Drive. On March 23, we submitted an initial set of comments opposing this project. We wish to add some additional comments.

Our first set of comments opposed the tree removal on the grounds that this was an attempt to piecemeal a larger project, risks of erosion and landslides and a questionable arborist report about "poor condition" of a group of trees in an area where Applicant wishes to build a road.

We requested that an independent arborist be brought out to inspect the trees and render his or her opinion on their condition and the risk they pose to neighboring properties.

On reviewing county regulations, the Arborist Report and application submitted by Applicant, we have the following additional comments

- **We request that Applicant's permit application be referred to the Planning Commission for a hearing since Applicant's parcel is within the Scenic Corridor.**

  Under Sec 12,002.1 of the County tree ordinance, any tree removal permit "which involves substantial alteration of vegetation within a scenic corridor shall be acted upon by the Planning Commission."

  The removal of nine large trees from the northern portion of Applicant's lot is a substantial alteration of vegetation within a scenic corridor – especially when one considers Applicant's tendency to strip virtually all vegetation when cutting trees.

  In January 2021, Applicant's crew removed virtually all vegetation and over <u>34 live trees</u> from the commonly owned median on Miramar Drive. A few of the removed trees may have required a permit (VIOL2021-00012). Based on their past behavior and their desire to build a road in that vicinity, it's reasonable to assume that Applicant will clear entire northern border of their lot of all vegetation. This falls within the ordinance definition of "substantial alteration of vegetation."

Attachment A is a photo of our hill as seen from across Highway 1 after the January clearing of the median. The gap in the tree canopy created by Applicant exposes the unsightly water tank and a cell tower. If Applicant is granted this permit, he will create another unsightly gap permanently altering the scenic beauty of our hills.

- **Applicant's Arborist Report incorrectly implies that CAL Fire considered the trees to be removed a hazard.**

  Deputy Seely of the CAL Fire who issued the Oct 28 notice has confirmed to me in Attachment B that the notice only required removal of dead trees and did NOT require removal of live trees. As of today, there are 10 dead trees on Applicant's lot which have not been removed and are not included in this application.

- **Applicant's Project May Require a Coastal Development Permit**

  Since Applicant's parcel lies within the Coastal Zone and his project involves the "removal of major vegetation" under Sec 6238.3(h) of the Coastal Development regulations, he should be required to apply for a CDP. Clearing a portion of a steep hill of a group of nine significant trees along with smaller trees and other vegetation would appear to fall within the definition of development under the Coastal regulations.

In summary, we request that the county (1) arrange for an independent arborist to inspect Applicant's trees and (2) submit Applicant's application to the Planning Commission for a public hearing and (3) evaluate whether this application requires a CDP.

Thank you

Sincerely,

Anne C. Martin

Richard L. Martin

Gmail

Anne Martin <annemartinmk@gmail.com>

Re: Extensive tree cutting and clearing on public property

1 message

Seely, Austin@CALFIRE <Austin.Seely@fire.ca.gov> Wed, Jan 13, 2021 at 1:41 PM
To: "annemartinmk@gmail.com" <annemartinmk@gmail.com>
Cc: Diana Shu <dshu@smcgov.org>, CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>

Anne,

We issued a correction notice for APN 048-076-120 on October 28th, 2020. I have attached the notice to the email, for further clarification. It details all the specifications that we require. Nowhere in our ordinance does it require the removal of live trees. We require limbing up low branches to 6ft above the ground, and removal of dead trees. This written letter is the only communication we have had with the owner. No verbal exchanges or agreements were made. This correction notice is only valid for the parcel in question, not surrounding parcels.

Austin Seely
Deputy Fire Marshal
CAL FIRE
San Mateo County Fire
Office: (650) 573-3846
Cell: (650) 477-0327

From: Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>
Sent: Wednesday, January 13, 2021 9:34 AM
To: CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>
Subject: Fw: Extensive tree cutting and clearing on public property

Austin not sure if you were on this email chain.

John Riddell
Deputy Fire Marshal
CAL FIRE
San Mateo County
Coastside Office (650) 726-5213
San Mateo Office (650) 573-3846
Coastside Fax (650) 726-0132
San Mateo Fax (650) 573-3850
john.riddell@fire.ca.gov

From: Diana Shu <dshu@smcgov.org>
Sent: Wednesday, January 13, 2021 8:30 AM
To: Anne Martin <annemartinmk@gmail.com>

Cc: Christina Corpus <CCorpus@smcgov.org>; Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>; Lisa Aozasa <laozasa@smcgov.org>
Subject: RE: Extensive tree cutting and clearing on public property

Warning: this message is from an external user and should be treated with caution.
Hi Anne
I believe what I sent you stated:

A. Roads were never dedicated to the county – private
B. Roads were never accepted by the county – private
C. Since no single user owns the road, you all may create a homeowners association as you all jointly have interest in the road in this subdivision. You may contact a land attorney to do this.
D. Once you have a HOA you can determine what responsibility the homeowners have and what fees you wish to charge each homeowner for their use of the road including vegetation management, drainage, paving, etc. .
E. You may also wish to contact CalFire to see what requirements they would impose on the homeowners for fire protection along these roads.
F. You may contact the sheriff's office if you have continued disturbance

Public Works does not issue permits on private roads.

Tree removal permits are issued by the Planning Department for trees over 12" diameter at breast height. Erosion – would be another area that the Code Enforcement Officer can review.

Best
Diana

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, January 12, 2021 10:52 PM
To: Diana Shu <dshu@smcgov.org>
Subject: Re: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Diana

Thank you so much for responding so promptly to my email.

Can you please provide me with the documentation that shows that all neighbors have a right to use this private road? We can't find any information in our deeds and when the Sheriff was called out by the majority of the neighbors about the extensive cutting and clearing, the Singhs claimed that they owned it multiple times.

You also mentioned that there was a permit issued for this work. The Singhs never mentioned they had a permit and the gentleman whom I spoke to in enforcement didn't mention it. Could you please tell me where I can get a copy of this permit and who reviewed the application for this project. I am shocked that the neighbors never received notice of a project that has completely altered the character of their neighborhood and appears to create a significant erosion problem since the hill above a portion of this private road was literally stripped of vegetation.

Attached are pictures that I took of the hill above are road that has been stripped of vegetation.

Thank you so much.

On Tue, Jan 12, 2021 at 4:18 PM Diana Shu <dshu@smcgov.org> wrote:

Hi Ann
Scott asked me to respond to you regarding this situation.

My understanding is that county code enforcement reviewed their project and determined that they could cut down trees less than 12" diameter at breast height without permit.

If greater than 12" in diameter, then they would need a tree removal permit.

The right of way on Miramar Ave between Terrace and End of Road is a private road. As residents, all the neigbhors have a right to use this road for access. So Singh and Choudhry could cut down the trees unless a majority of neighbors protest. If Singh and Choudhry continue, then you will need to sue them for damages.

As we have no jurisdiction over this portion of roadway, I suggest you contact your neighbors to send them a petition to cease and desist.

Best
Diana

From: Anne Martin < >
Sent: Tuesday, January 12, 2021 2:49 PM
To: Scott Burklin
Subject: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Scott
I am writing to inform you that two individuals in our neighborhood – TJ Singh and Trip Choudhry have been cutting trees and clearing brush on publicly owned land despite my and several other neighbors' strong objections. This has had the effect of transforming a significant portion of our neighborhood into a barren treeless wasteland. Singh and Choudhry are owners of APN 048 076 120 – an undeveloped parcel in the neighborhood.

Attached are maps that show the lots in the neighborhood and a survey showing the wedge shaped piece of property that is the median on which work is being done.Work is also being done on public property close to the Miramar Tank owned by CCWD.

This started Saturday Jan 9 when I saw that a crew from Orchard started cutting trees on the publicly owned median which faces the front of my home at 620 Miramar Drive. This was without any notice to me or the majority of the other neighbors on our block except for the family living at 600 Miramar.

I had been told in Sept 2020 by Mr. Rasmussen, County Roads Manager the Median and Miramar Drive is a publicly owned right of way under county management. The property was dedicated by the developer as public property.

Singh claimed that he owns the median and said he was “maintaining the median” pursuant to requests from neighbors (who he wouldn’t name) to remove the brush and small trees since they were a fire hazard. He also said CAL fire had directed him to do this work. He said he was afraid of being sued for damage caused by a tree from the median falling on someone’s house or car.

Because he was planning to cut down trees directly in front of my home, I called the sheriff. After the Sheriff spent 4 hours in our neighborhood, he was not able to conclusively establish who owned the median. He did get Singh to agree to refrain from cutting any trees on the median in front of 610, 620 and 630 Miramar Drive until ownership of the median is determined. The neighbors at those addresses agreed to get a survey and also stated they wanted to maintain the publicly owned median.

After doing a significant amount of tree cutting and clearing on the southern portion of the median on Saturday, Singh and Choudhry’s crew returned early Monday morning and proceeded to cut more trees and clear more brush from public property on the median and also on public property going up the hill adjacent to the CCWD water tank. This was despite strong opposition from the majority of neighbors in the neighborhood.

Today the crew returned again to clear brush on the southern end of the median and cut more trees on public property. As I write the crew is continuing to cut trees and clear brush. The Sheriff has been called to this neighborhood by irate neighbors numerous times as they continue to cut tree and create a treeless barren landscape in our neighborhood. We are concerned about erosion problems since the hillside over the retaining wall has been stripped of a lot vegetation.

I am writing to ask that the County provide me with written evidence that the public right of way and median in front of my home is property dedicated to the public. Attached are several maps which we showed Singh which show that he does not own this property. He dismissed it as inconclusive and demanded we give him definite proof that this area is public property and until then he will continue to work on that property.

I am requesting written documentation from the county Miramar Drive – both the paved and dirt portion going up the hill and the median on Miramar Drive are publicly owned property.

John Bologna in Planning said that he thought this work would require an encroachment permit. I am not aware that any permit has been obtained.

Since Singh has been doing work on this property which he does not own, which significantly alters the character of our neighborhood over the objection the majority of the neighbors, I request that you issue a cease and desist order prohibiting him from doing any work on public property in this neighborhood.

Please call me at 415 830 2373 if you have any questions.

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: PLANNING_PlanningProjects
Sent: Fri, 26 Mar 2021 20:29:02 +0000
To: Anne Martin
Bcc: Ruemel Panglao
Subject: RE: Additional Comments re PLN2021-00090

Hello Anne,

Confirming receipt and that we'll make sure Ruemel has/see's these additional comments.

Regards,
Summer

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Due to County protocol surrounding COVID-19, the Planning and Building Department's public assistance counters are closed and staff has been directed to work remotely until further notice. Please refer to our website for temporary closure information/updates, https://planning.smcgov.org.**

From: Anne Martin <annemartinmk@gmail.com>
Sent: Friday, March 26, 2021 4:39 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Additional Comments re PLN2021-00090

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning

My husband and I are owners of a home at 620 Miramar Drive and submitted commits on a tree removal permit application by TEG Partners. (PLN2021-00090) to Ruemel Panglao the Planner.

Attached are additional comments we have on the project based on my review of the arborist report and some additional research. I emailed these to Ruemel earlier today. His reply email indicated he's be out of the office tomorrow. In order to ensure that these additional comments are evaluated by planning staff, I am forwarding them to this general email in the hope that these will be placed in the appropriate file and reviewed.

Please confirm that this was received.

Thank you so much

Anne

Anne C. Martin

From: Anne Martin
Sent: Fri, 26 Mar 2021 16:38:41 -0700
To: PLANNING_PlanningProjects
Subject: Additional Comments re PLN2021-00090
Attachments: Additional Comments Martin PLN 2021 00090.pdf, Att A WaterTank.jpg, Att B Clarification CAL Fire Notice.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning

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Please confirm that this was received.

Thank you so much

Anne

Anne C. Martin

March 26, 2021

Ruemel Panglao, Project Planner
Planning & Building Department
455 County Center, 2d Floor
Redwood City, CA 94063

Re: Additional Comments PLN2021-00090 Tree Removal Miramar Drive APN 048-076-120 ("TEG Parcel")

Dear Ruemel,

We are residents of 620 Miramar Drive. On March 23, we submitted an initial set of comments opposing this project. We wish to add some additional comments.

Our first set of comments opposed the tree removal on the grounds that this was an attempt to piecemeal a larger project, risks of erosion and landslides and a questionable arborist report about "poor condition" of a group of trees in an area where Applicant wishes to build a road.

We requested that an independent arborist be brought out to inspect the trees and render his or her opinion on their condition and the risk they pose to neighboring properties.

On reviewing county regulations, the Arborist Report and application submitted by Applicant, we have the following additional comments

- **We request that Applicant's permit application be referred to the Planning Commission for a hearing since Applicant's parcel is within the Scenic Corridor.**

  Under Sec 12,002.1 of the County tree ordinance, any tree removal permit "which involves substantial alteration of vegetation within a scenic corridor shall be acted upon by the Planning Commission."

  The removal of nine large trees from the northern portion of Applicant's lot is a substantial alteration of vegetation within a scenic corridor – especially when one considers Applicant's tendency to strip virtually all vegetation when cutting trees.

  In January 2021, Applicant's crew removed virtually all vegetation and over <u>34 live trees</u> from the commonly owned median on Miramar Drive. A few of the removed trees may have required a permit (VIOL2021-00012). Based on their past behavior and their desire to build a road in that vicinity, it's reasonable to assume that Applicant will clear entire northern border of their lot of all vegetation. This falls within the ordinance definition of "substantial alteration of vegetation."

Attachment A is a photo of our hill as seen from across Highway 1 after the January clearing of the median. The gap in the tree canopy created by Applicant exposes the unsightly water tank and a cell tower. If Applicant is granted this permit, he will create another unsightly gap permanently altering the scenic beauty of our hills.

- **Applicant's Arborist Report incorrectly implies that CAL Fire considered the trees to be removed a hazard.**

  Deputy Seely of the CAL Fire who issued the Oct 28 notice has confirmed to me in Attachment B that the notice only required removal of dead trees and did NOT require removal of live trees. As of today, there are 10 dead trees on Applicant's lot which have not been removed and are not included in this application.

- **Applicant's Project May Require a Coastal Development Permit**

  Since Applicant's parcel lies within the Coastal Zone and his project involves the "removal of major vegetation" under Sec 6238.3(h) of the Coastal Development regulations, he should be required to apply for a CDP. Clearing a portion of a steep hill of a group of nine significant trees along with smaller trees and other vegetation would appear to fall within the definition of development under the Coastal regulations.

In summary, we request that the county (1) arrange for an independent arborist to inspect Applicant's trees and (2) submit Applicant's application to the Planning Commission for a public hearing and (3) evaluate whether this application requires a CDP.

Thank you

Sincerely,

Anne C. Martin

Richard L. Martin

Gmail

Anne Martin <annemartinmk@gmail.com>

Re: Extensive tree cutting and clearing on public property

1 message

Seely, Austin@CALFIRE <Austin.Seely@fire.ca.gov> Wed, Jan 13, 2021 at 1:41 PM
To: "annemartinmk@gmail.com" <annemartinmk@gmail.com>
Cc: Diana Shu <dshu@smcgov.org>, CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>

Anne,

We issued a correction notice for APN 048-076-120 on October 28th, 2020. I have attached the notice to the email, for further clarification. It details all the specifications that we require. Nowhere in our ordinance does it require the removal of live trees. We require limbing up low branches to 6ft above the ground, and removal of dead trees. This written letter is the only communication we have had with the owner. No verbal exchanges or agreements were made. This correction notice is only valid for the parcel in question, not surrounding parcels.

Austin Seely
Deputy Fire Marshal
CAL FIRE
San Mateo County Fire
Office: (650) 573-3846
Cell: (650) 477-0327

From: Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>
Sent: Wednesday, January 13, 2021 9:34 AM
To: CALFIRE CZU Coastside Fire Marshal Office <cfpdfiremarshal@fire.ca.gov>
Subject: Fw: Extensive tree cutting and clearing on public property

Austin not sure if you were on this email chain.

John Riddell
Deputy Fire Marshal
CAL FIRE
San Mateo County
Coastside Office (650) 726-5213
San Mateo Office (650) 573-3846
Coastside Fax (650) 726-0132
San Mateo Fax (650) 573-3850
john.riddell@fire.ca.gov

From: Diana Shu <dshu@smcgov.org>
Sent: Wednesday, January 13, 2021 8:30 AM
To: Anne Martin <annemartinmk@gmail.com>

Cc: Christina Corpus <CCorpus@smcgov.org>; Riddell, John@CALFIRE <John.Riddell@fire.ca.gov>; Lisa Aozasa <laozasa@smcgov.org>
Subject: RE: Extensive tree cutting and clearing on public property

Warning: this message is from an external user and should be treated with caution.
Hi Anne
I believe what I sent you stated:

A. Roads were never dedicated to the county – private
B. Roads were never accepted by the county – private
C. Since no single user owns the road, you all may create a homeowners association as you all jointly have interest in the road in this subdivision. You may contact a land attorney to do this.
D. Once you have a HOA you can determine what responsibility the homeowners have and what fees you wish to charge each homeowner for their use of the road including vegetation management, drainage, paving, etc. .
E. You may also wish to contact CalFire to see what requirements they would impose on the homeowners for fire protection along these roads.
F. You may contact the sheriff's office if you have continued disturbance

Public Works does not issue permits on private roads.

Tree removal permits are issued by the Planning Department for trees over 12" diameter at breast height. Erosion – would be another area that the Code Enforcement Officer can review.

Best
Diana

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, January 12, 2021 10:52 PM
To: Diana Shu <dshu@smcgov.org>
Subject: Re: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Diana

Thank you so much for responding so promptly to my email.

Can you please provide me with the documentation that shows that all neighbors have a right to use this private road? We can't find any information in our deeds and when the Sheriff was called out by the majority of the neighbors about the extensive cutting and clearing, the Singhs claimed that they owned it multiple times.

You also mentioned that there was a permit issued for this work. The Singhs never mentioned they had a permit and the gentleman whom I spoke to in enforcement didn't mention it. Could you please tell me where I can get a copy of this permit and who reviewed the application for this project. I am shocked that the neighbors never received notice of a project that has completely altered the character of their neighborhood and appears to create a significant erosion problem since the hill above a portion of this private road was literally stripped of vegetation.

Attached are pictures that I took of the hill above are road that has been stripped of vegetation.

Thank you so much.

On Tue, Jan 12, 2021 at 4:18 PM Diana Shu <dshu@smcgov.org> wrote:

Hi Ann
Scott asked me to respond to you regarding this situation.

My understanding is that county code enforcement reviewed their project and determined that they could cut down trees less than 12" diameter at breast height without permit.

If greater than 12" in diameter, then they would need a tree removal permit.

The right of way on Miramar Ave between Terrace and End of Road is a private road. As residents, all the neigbhors have a right to use this road for access. So Singh and Choudhry could cut down the trees unless a majority of neighbors protest. If Singh and Choudhry continue, then you will need to sue them for damages.

As we have no jurisdiction over this portion of roadway, I suggest you contact your neighbors to send them a petition to cease and desist.

Best
Diana

From: Anne Martin < >
Sent: Tuesday, January 12, 2021 2:49 PM
To: Scott Burklin
Subject: Extensive tree cutting and clearing on public property

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Scott
I am writing to inform you that two individuals in our neighborhood – TJ Singh and Trip Choudhry have been cutting trees and clearing brush on publicly owned land despite my and several other neighbors' strong objections. This has had the effect of transforming a significant portion of our neighborhood into a barren treeless wasteland. Singh and Choudhry are owners of APN 048 076 120 – an undeveloped parcel in the neighborhood.

Attached are maps that show the lots in the neighborhood and a survey showing the wedge shaped piece of property that is the median on which work is being done.Work is also being done on public property close to the Miramar Tank owned by CCWD.

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Today the crew returned again to clear brush on the southern end of the median and cut more trees on public property. As I write the crew is continuing to cut trees and clear brush. The Sheriff has been called to this neighborhood by irate neighbors numerous times as they continue to cut tree and create a treeless barren landscape in our neighborhood. We are concerned about erosion problems since the hillside over the retaining wall has been stripped of a lot vegetation.

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Since Singh has been doing work on this property which he does not own, which significantly alters the character of our neighborhood over the objection the majority of the neighbors, I request that you issue a cease and desist order prohibiting him from doing any work on public property in this neighborhood.

Please call me at 415 830 2373 if you have any questions.

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Carrie Blanton
Sent: Mon, 29 Mar 2021 16:16:52 -0700
To: Ruemel Panglao; Camille Leung
Subject: Comments on PLN 2021-00090
Attachments: 20210323 Tree Removal Letter to the County (Blanton) (3).docx

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ruemel,

On Wednesday, March 24, 2021, I submitted a detailed letter outlining my comments on a tree removal permit (PLN2021-00090). I am just checking in to confirm you received the letter with an attachment. I have cc'd Camille Leung on this email as this may be associated with a larger development project on APN 048076120.

Thank you for your time,

Carrie Blanton

655 Miramar Drive, Half Moon Bay, CA 94019

Paul and Carrie Blanton
655 Miramar Drive
Half Moon Bay, CA 94019

March 24, 2021

Ruemel Panglao, Project Planner
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Dear Mr. Panglao,

We are writing to express concerns about the notice we received for a Coastal Significant Tree Removal Permit application (PLN2021-00090) for a vacant parcel in unincorporated Miramar (APN: 048-076-120) in a Coastal Zone and a Scenic Corridor. We live at 655 Miramar Drive (APN: 048-076-130). The permit is to remove nine trees, one DBH Monterey Pine, and eight DBH Tasmanian Blue Gum eucalyptus. We are concerned about this permit for the following reasons:

1. **The permit does not address any of the ten dead trees on the vacant parcel.** We are concerned that the owners of APN: 048-076-120 did not apply for a permit to remove any of the ten dead trees on their vacant parcel. On January 19, 2021, during a rainstorm, a dead tree fell close to our fence (see Figure 3). Fortunately, there was no damage, but we are concerned that the remaining dead trees are hazardous. All of the trees identified for removal are alive. We have attached a map showing the approximate location of the trees identified for removal (green indicators), dead trees on the vacant parcel (red indicators), and before and after photos of the tree that fell close to our fence (see Figures 2 and 3). Given that they claim to have an arborist report, they must know about the dead trees on their vacant parcel. We ask that the county complete an arborist evaluation and determine the risk level from the existing dead trees.

2. **The permit does not address the fire hazards on the vacant parcel.** The owners of the vacant parcel (APN: 048-076-120) have referenced a Coastside Fire Correction Notice to justify removing trees in the past. Based on the correction notice, they need to remove any growth that is capable of being ignited. They have not cleared the dead underbrush or dead trees, a fire concern (see Figures 3-10). I have attached the Coastside Fire Correction Notice, which indicates that the risk is related to debris level (see Figures 14 and 15). We ask that the county complete an arborist report and fire risk evaluation to determine the level of risk of the existing dead trees and underbrush.

3. **Erosion concerns.** We are concerned that removing the nine trees will lead to an erosion issue that will degrade our ability to access our property and other landowners' homes. We access our property using the upper portion of Miramar Drive (see Figure 1). Based on the attached geotechnical report completed in 1991 for subdivision purposes, we know that any cutting or filling could create an unstable condition in the area; the report recommends an investigation to reduce any risk (see Figure 13). We ask that the county complete an evaluation to determine if the nine trees' removal on the vacant parcel will lead to erosion issues for upper Miramar Drive and the surrounding homes and families (see Figure 12).

4. **A pattern of misconduct by the owners of the vacant parcel (APN: 048-076-120).** Finally, we are concerned that the past actions of the individuals applying for the tree removal permit indicate that they will not comply with any requirements from the County Planning and Building Departments. They used contractors to remove trees on the center median of the community's private road (VIO2021-00012). They did not seek consent for the tree removal from the neighbors, and when asked about their behavior, they cited the Coastside Fire Correction Notice. Again, the Coastside Fire Correction notice is attached and references their vacant parcel, not the median. Additionally, they have yet to comply with a violation related to an unpermitted fence (VIO2017-00054) on their vacant parcel (APN: 048-076-120). We are concerned that given their disregard for the County Planning and Building Department's violation notices and the neighboring families' concerns, they will not adhere to the requirements for replanting trees in our Coastal Zone and Scenic Corridor.

In summary, we are concerned that this permit has little to do with removing trees in poor condition and serves their desire to develop the vacant parcel while adversely affecting the adjacent home residents. If the permit application is an honest attempt by the vacant parcel owners to remove trees in poor condition, they would begin by removing the numerous dead trees and debris.

We ask that the Community Development Director, the Planning Commission, and the Board of Supervisors complete an evaluation on the effect that the proposed tree removal will have on surrounding areas and complete a timely follow-up evaluation to ensure code compliance.

Sincerely,

Paul Blanton

Carrie Blanton

Homeowners of 655 Miramar Drive

Figure 1: Area of Focus

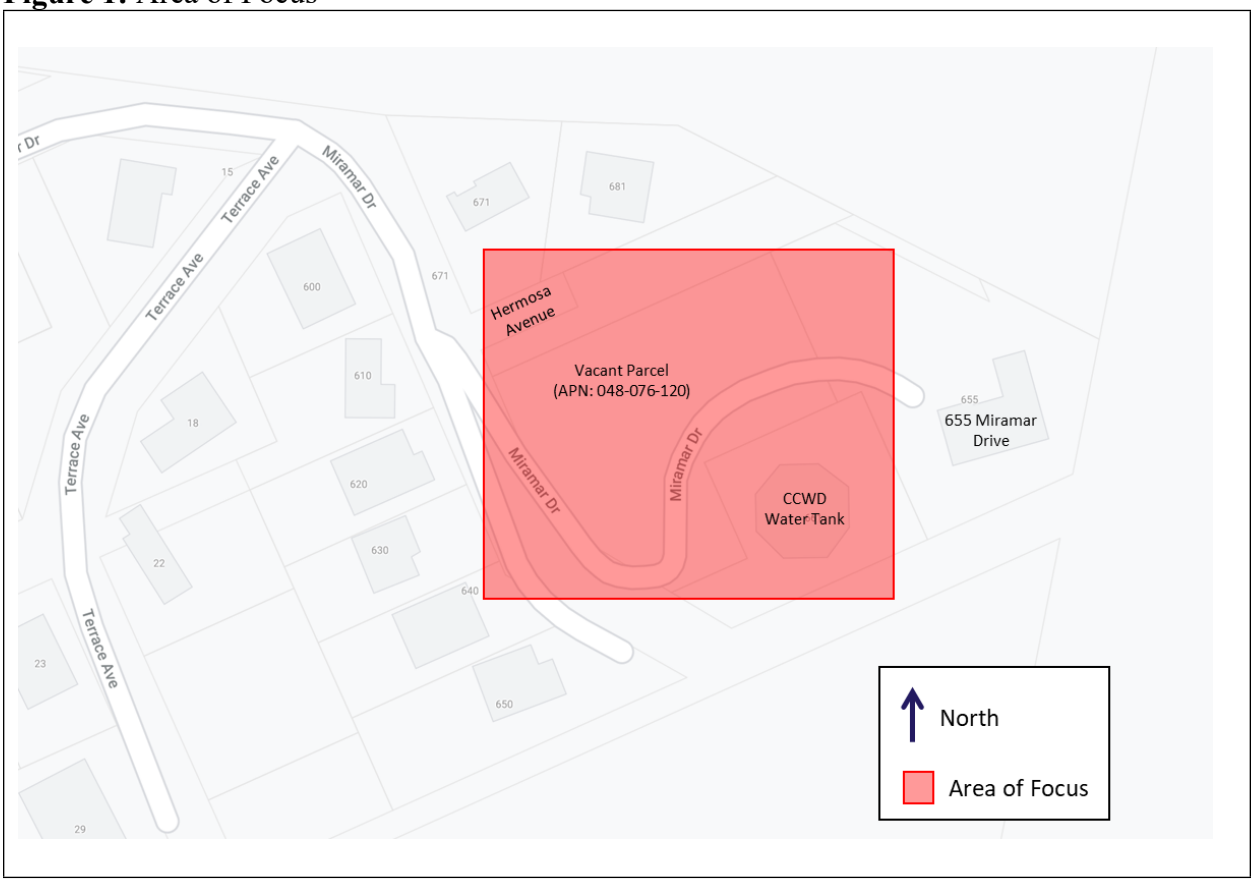

Figure 2: Trees marked for removal and dead trees on the vacant parcel (APN:048-076-120)

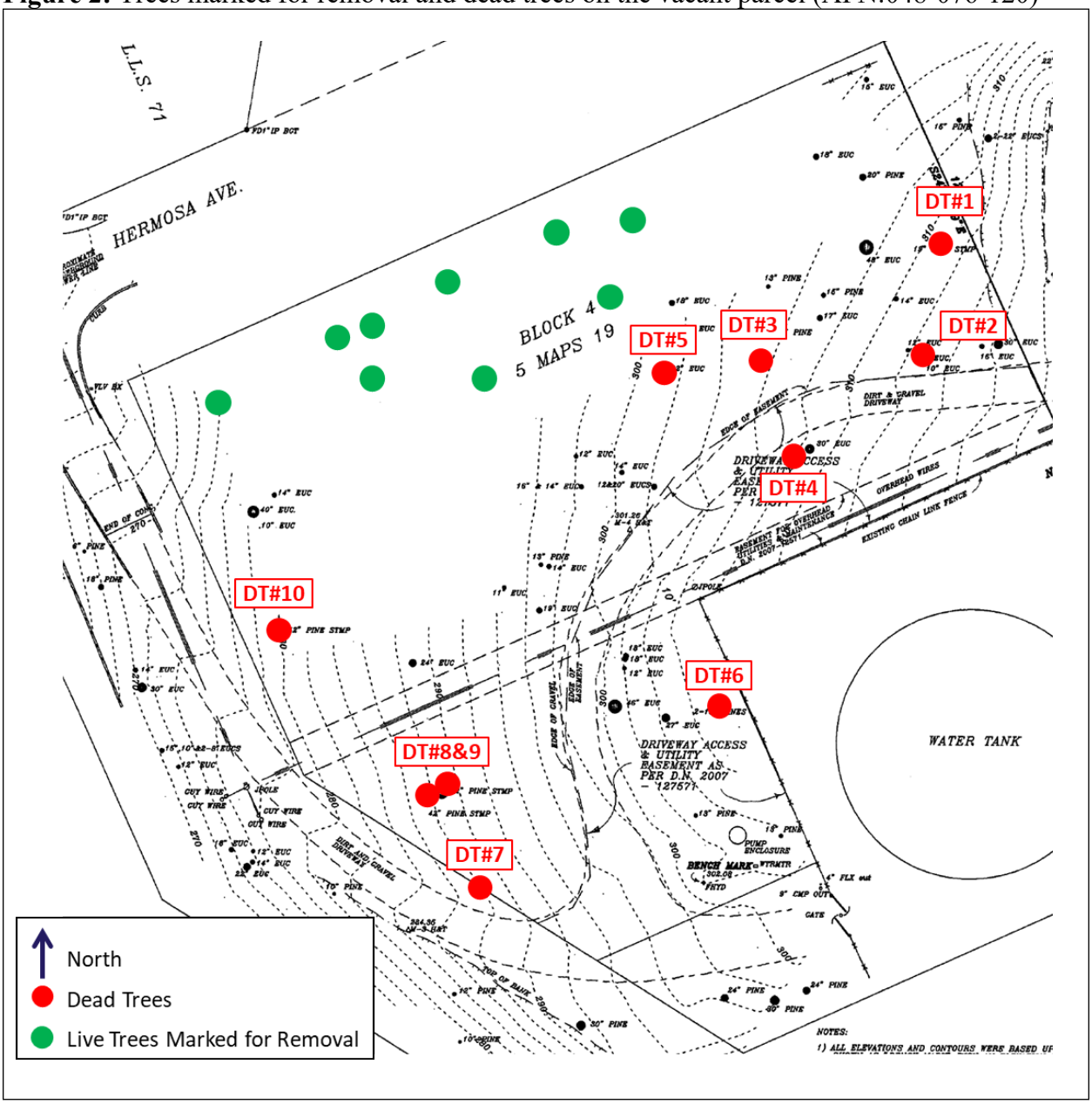

Figure 3: Dead Tree #1

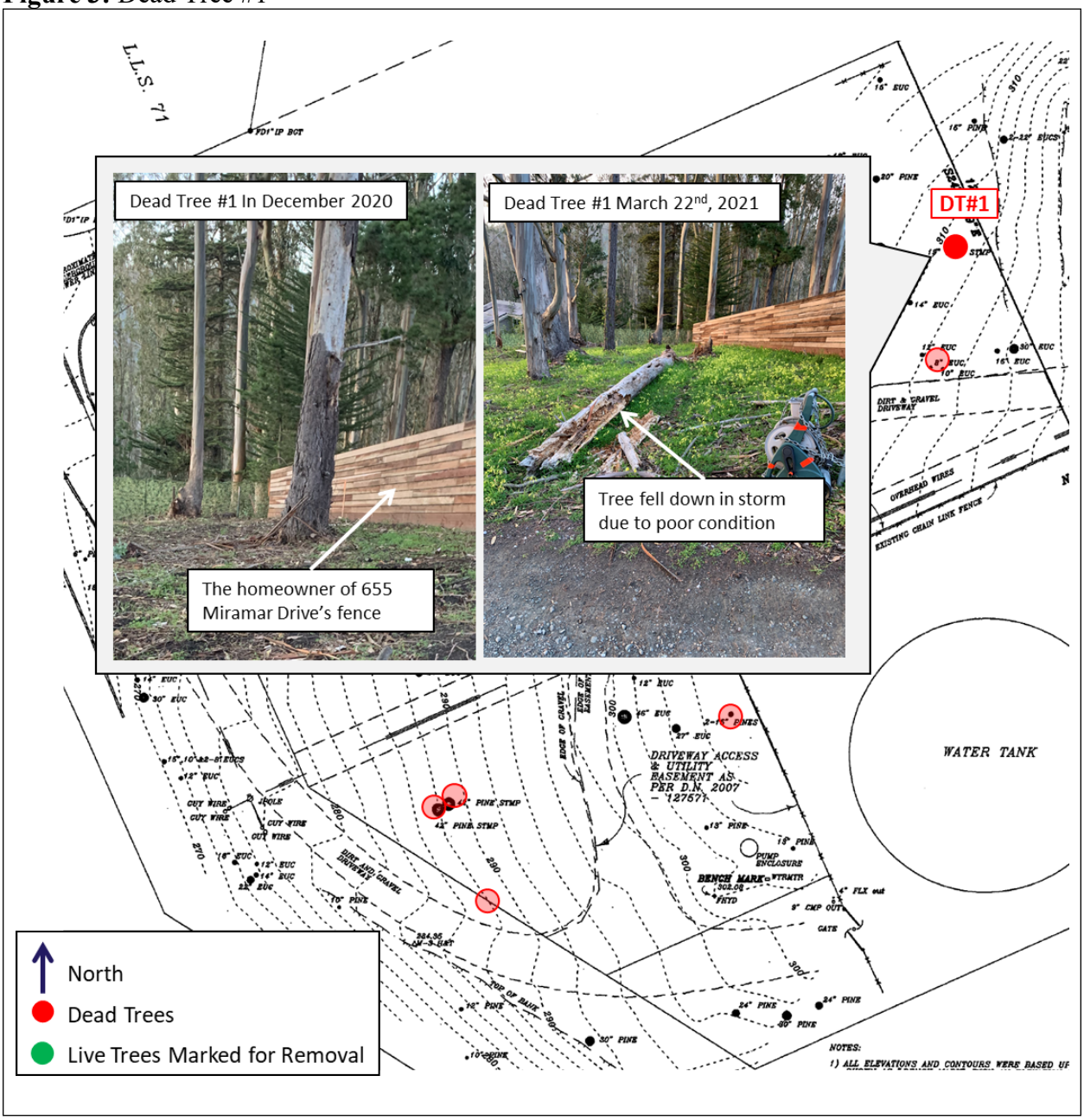

Figure 4: Dead Tree #2

Figure 5: Dead Tree #3

Figure 6: Dead Tree #4

Figure 7: Dead Tree #5

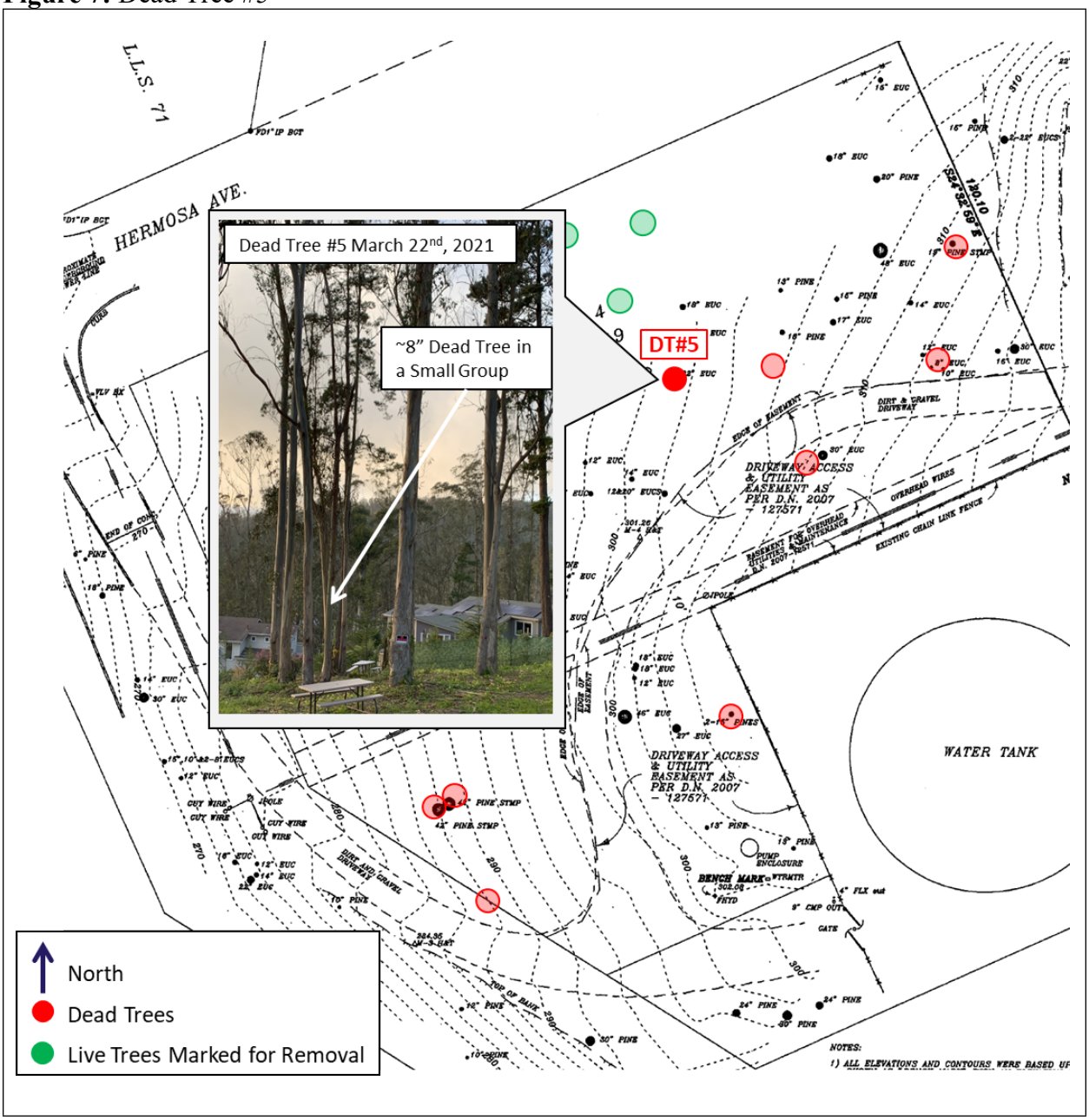

Figure 8: Dead Tree #6

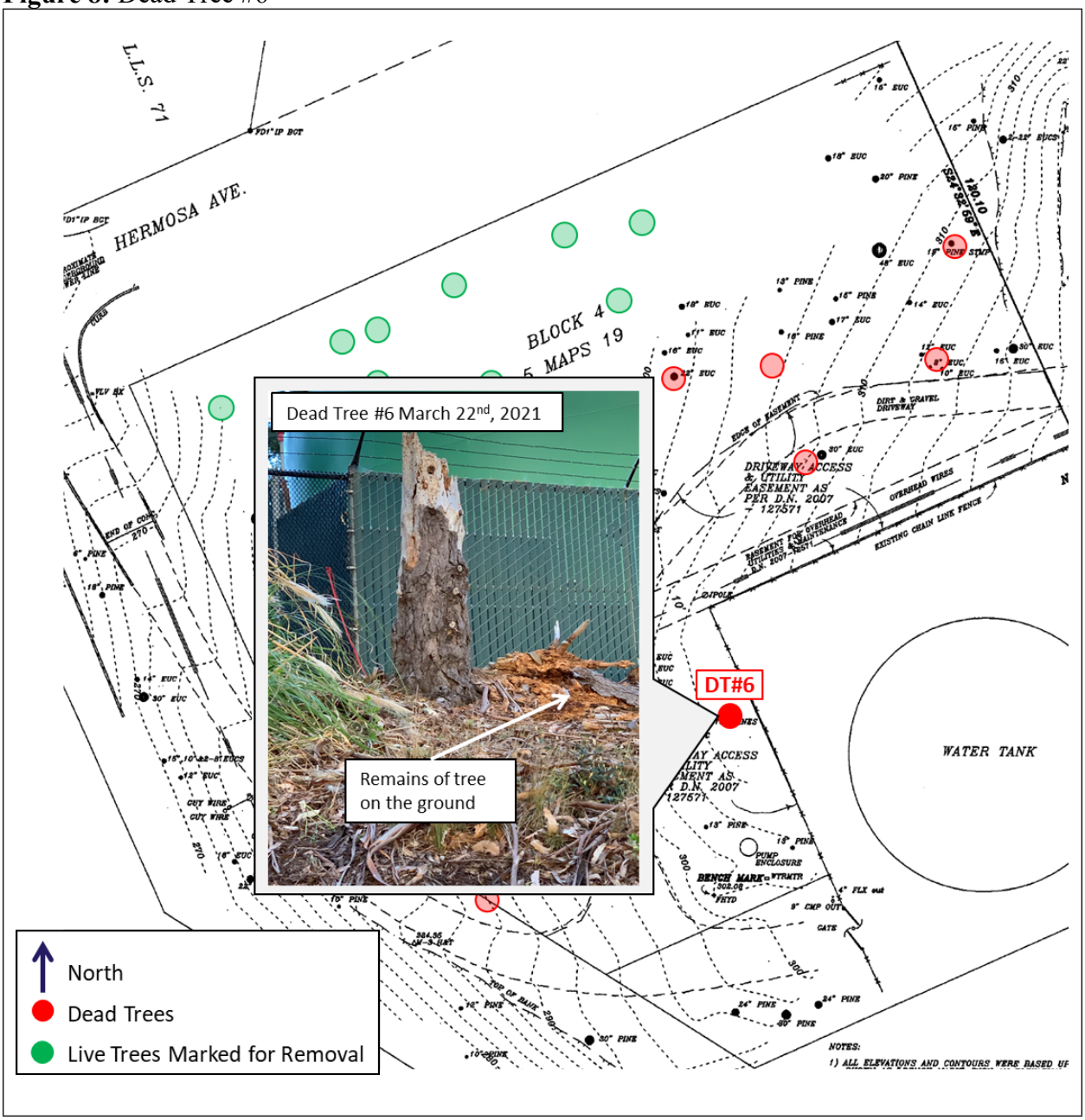

Figure 9: Dead Tree #7

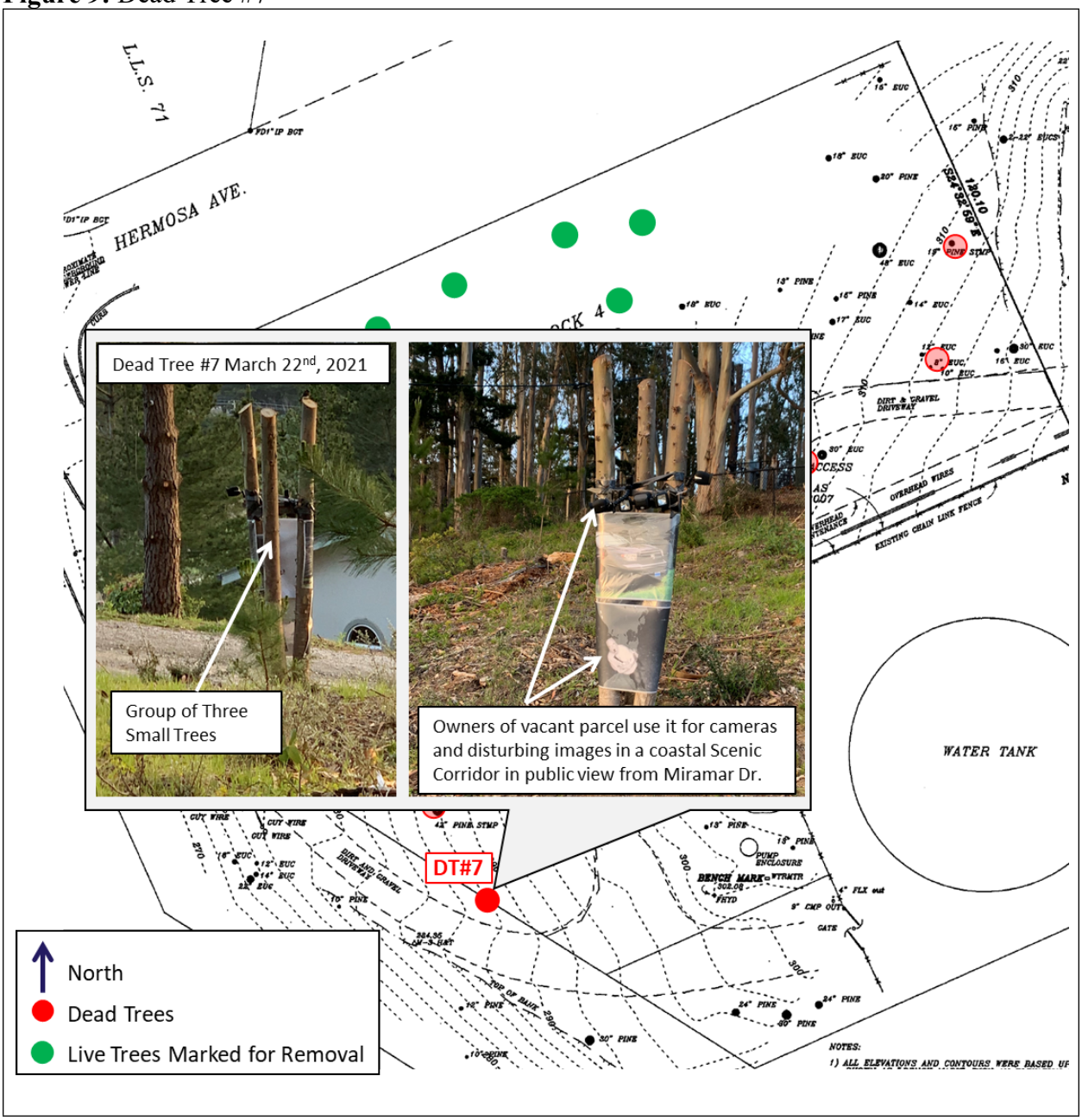

Figure 10: Dead Tree #8 & #9

Figure 11: Dead Tree #10

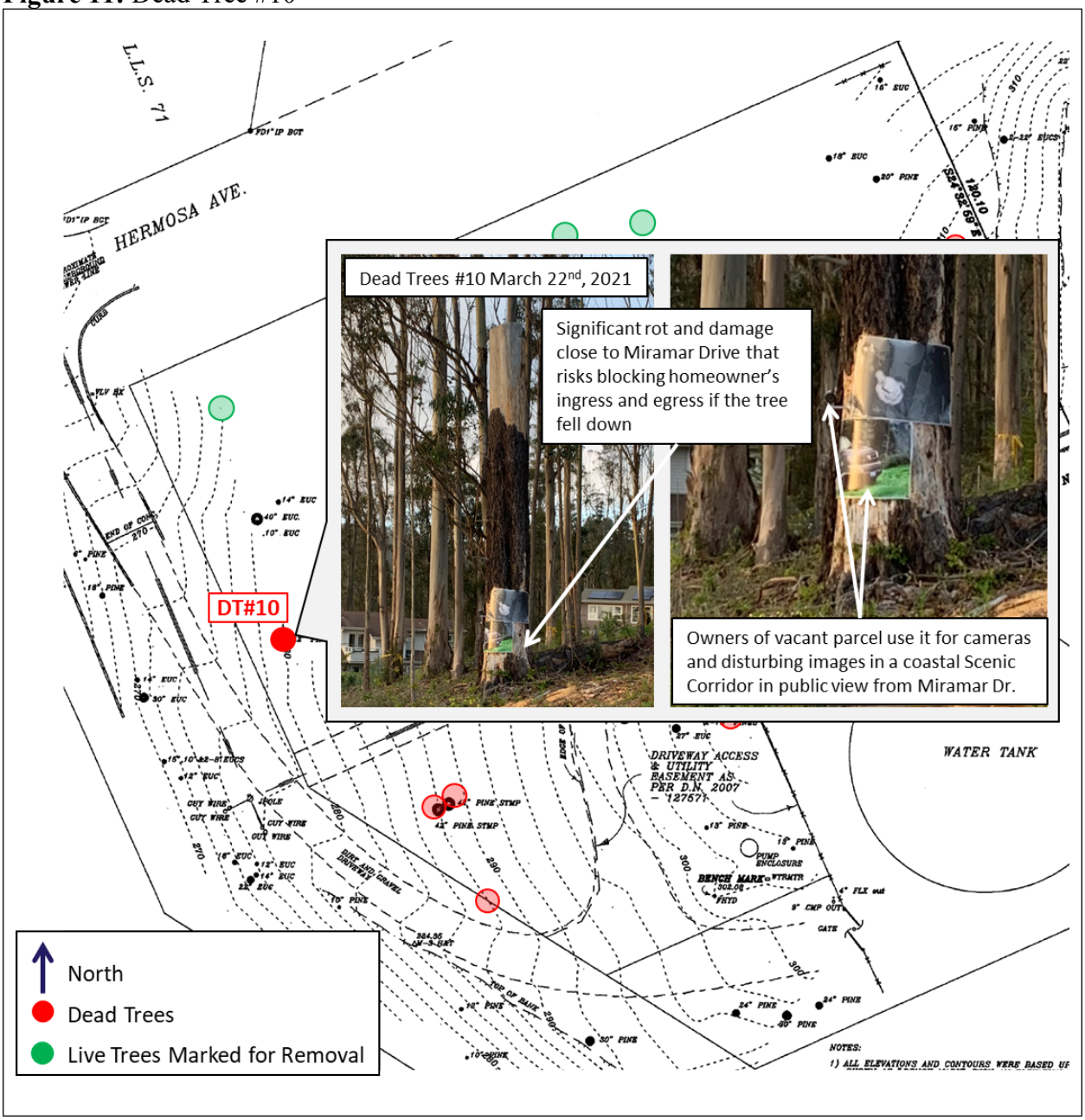

Figure 12: Trees Marked for Removal

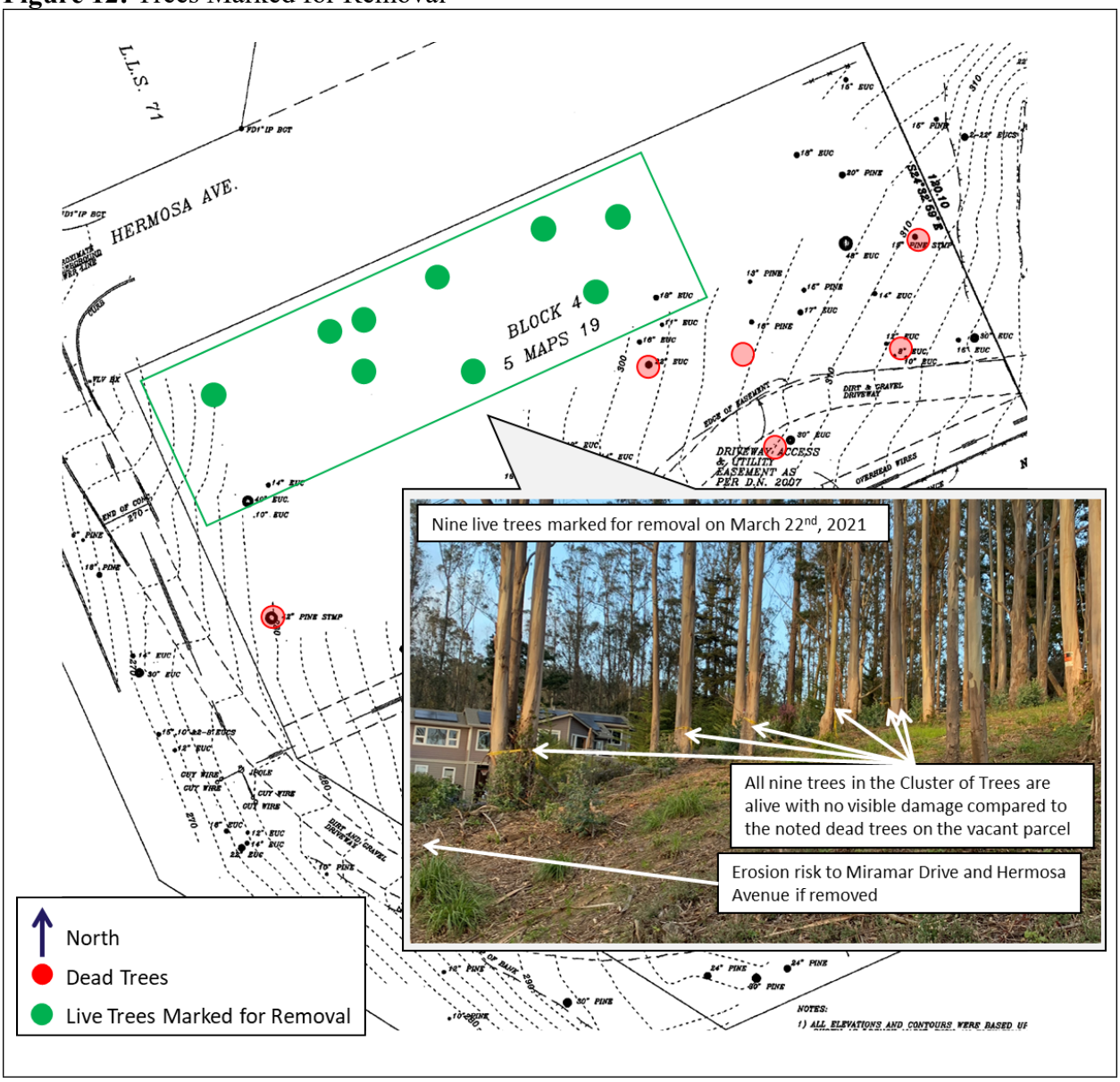

Figure 13: Geotechnical Engineering Report referencing cutting or filling

6. Wherever, in the opinion of the Geotechnical Consultant, an unstable condition is being created either by cutting or filling, the work shall not proceed in that area until an investigation has been made and the grading plan revised if that is found to be necessary.

IV.3 Foundation Support

It is recommendated that the proposed structures be supported on a drilled Pier and Grade Beam foundation system. This will enhance stubility on this bedrock slope. Spread footings are thought to be more difficult to construct on this site. Recommendations for retaining walls, concrete slabs and drainage are presented also.

IV.3.1 Pier and Grade Beam

The proposed residence may derive foundation support from a pier-and-grade-beam system bearing in skin friction in the in-situ weathered bedrock. The minimum diameter of any straight-shaft pier should be 12 inches. The minimum spacing between piers should be at least four pier diameters. The minimum steel reinforcement should be four #4 bars full length in each pier or as determined by the Structural Engineer. Minimum embedment of any pier should be at least 8 feet into the bedrock as approved by the Geotechnical Consultant in the field.

The actual length of the piers may be calculated by using an allowable skin friction value of 500 pounds per square foot. Settlement of piers designed and constructed in accordance with the recommendations presented herein is estimated to be negligible.

Care should be exercised to keep pier holes clean and free of debris, loose cuttings and fall-in prior to placing steel and concrete. Concrete should be cast carefully to prevent overpouring of the piers and "mushrooming" of concrete at the pier tops should not be allowed. All pier construction should be done under the direct observation of the Geotechnical Consultant.

IV.3.2 Concrete Slabs-on-Grade

The subgrade to support slabs on grade should be excavated to at least 18 inches below the finish rough grade, the excavated soils stockpiled for later use in fill. The exposed

Receipt Acknowledged:
Date
Date
By

Williamson/Guntren
November 24, 1991

Page 6

Steve Deal Associates

Geotechnical Engineering Study, Proposed Subdivision of Nine Single Family Residences Blocks 2, 3, and 6 on "Map of Subdivision Block 10 Miramar Terrace" Miramar Drive and Hermosa Avenue, Miramar, California, Steve Deal Associates, Watsonville, CA 95076, Job No. 91-K15, November 24, 1991.

Figure 14: Coastside Fire Notice (Page 1 of 2)

COASTSIDE FIRE PROTECTION DISTRICT

1191 Main Street, Half Moon Bay, CA 94019 | Website: www.coastsidefire.org
Tel: (650) 726-5213 | Fax: (650) 726-0132 | Email: cpfdadmin@fire.ca.gov

Correction Notice

October 28, 2020

Compliance Required By – November 28, 2020

Subject: Identified Fire Hazard – APN 048-076-120

Dear TEG Partners LLC,

The Coastside Fire District received a citizen complaint regarding the condition of your property at the above referenced location, we inspected the lot and are contacting you to advise you of the unacceptable nature of the lot and its status as a fire hazard to the neighborhood.

The lot is in violation of the Coastside Fire Districts' Ordinance 2019-03 adopting local amendments and amending the 2019 edition of the California Fire Code –

- ***304.1 Waste accumulation prohibited.*** *Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.*
- ***304.1.1 Waste material.*** *Accumulations of wastepaper, wood, hay, straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.*
- ***304.1.2 Vegetation.*** *Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the International Wildland-urban Interface code.*
- ***304.1.2.2 Clearance of Brush, Vegetative Growth from Structure Area.*** *Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastside Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.*
- ***304.1.2.3 Unlawful Disposal.*** *Every person who places, deposits or dumps combustible material on a lot, or on land lying within one hundred feet (100') thereof, whether or not such person owns such lot or land, or whether or not such person so places, deposits or dumps on such lot or land with the consent of the owner thereof, is subject to the criminal sanctions set forth in Health and Safety Code Section 13871.*

Figure 15: Coastside Fire Notice (Page 2 of 2)

- Remove the debris and trash located on the lot.
- Post the property to ensure that it is properly notified to prohibit dumping.

Please have all of the above work done prior to **November 28, 2020**.

An inspection of the property will be performed on that date. Each ten days that the prohibited condition continues to exist after the above date shall constitute a separate offense.

Sincerely,

Austin Seely – Deputy Fire Marshal
CAL FIRE
Coastside Fire Protection District

Cc: File
Asst. Chief

From: Camille Leung
Sent: Tue, 30 Mar 2021 15:57:47 +0000
To: Carrie Blanton; Ruemel Panglao
Subject: RE: Comments on PLN 2021-00090

Thank you, we have received your letter

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, March 29, 2021 4:17 PM
To: Ruemel Panglao <rpanglao@smcgov.org>; Camille Leung <cleung@smcgov.org>
Subject: Comments on PLN 2021-00090

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ruemel,

On Wednesday, March 24, 2021, I submitted a detailed letter outlining my comments on a tree removal permit (PLN2021-00090). I am just checking in to confirm you received the letter with an attachment. I have cc'd Camille Leung on this email as this may be associated with a larger development project on APN 048076120.

Thank you for your time,

Carrie Blanton
655 Miramar Drive, Half Moon Bay, CA 94019

From: Anne Martin
Sent: Sun, 2 May 2021 22:11:17 -0700
To: Ruemel Panglao
Cc: Camille Leung
Subject: Outstanding Violation affecting PLN2021-00090
Attachments: Miramar Neighborhood Coastside Water Letter.pdf, CCWD Response to Neighbor ltr.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ruemel,

We're residents of 620 Miramar Drive and have submitted comments opposing the removal of nine trees from an undeveloped parcel (APN 048-076-120) across the street from our home.

Since submitting our comments on the project (PLN2021-00090) we've learned that TEG Partners LLC, the applicant for the tree removal permit ("Applicant") has had an outstanding violation (VIO2017-00054) since 2017 for an illegal fence they installed on their parcel.

According to the Summary of Case Activity, TEG was informed in 2018 that the County would not issue any permits until the fence violation was resolved. As of today, the violation remains open and unresolved.

Because of the significant public safety issue to our neighborhood posed by Applicant's illegal fence, we request that no permit for tree removal or any other project be issued to Applicant until Applicant corrects this violation by removing the fence.

The Case Activity Summary notes for the fence violation dated 2/7/20 state that "since there is no threat to public health and safety, no additional enforcement action was pursued."

In fact this illegal fence poses a **significant threat to public safety in our neighborhood** in two respects:

- It makes it virtually impossible for work trucks and other large vehicles to turn around in the CCWD lot by the Miramar water tank, which results in trucks being forced to back downhill on a steep slippery gravel road right into the intersection of Miramar Drive and Hermosa Avenue where cars and pedestrians – including small children - are coming from four different directions.

- It creates an extremely narrow choke point at the intersection of where a driveway easement for the residence at 655 Miramar Drive (the home at the top of the hill) makes a sharp turn into the narrow gravel roadway of Miramar Drive. If two cars meet

at that intersection, one of them has to either back down Miramar Drive to allow the other car to turn or back up the narrow driveway easement, which creates a high risk of accidents. We personally have experienced the hazards of this intersection.

In October, 2020, several residents of our neighborhood expressed their concern to Mary Rogren, the director of CCWD, about the hazard posed by CCWD trucks driving backwards down the hill. Her response acknowledges the "very tight footprint" of the Miramar tank location and she has taken action to address our concerns. Our letter and her response are attached.

However, other non CCWD vehicles – including workers for Applicant and trucks making deliveries to Applicant's lot - have been forced to back down the steep gravel road because of the inability to turn around on the CCWD lot due to the illegal fence.

This situation was made even more hazardous in January of this year, when Applicant, over the strong objections of the majority of neighborhood residents, cut down about 30 trees on the planted median abutting Miramar Drive, **exposing a steep cliff which is unmarked by trees.** This eliminated any delineation of the side of Miramar Drive making driving backwards down this road even more hazardous. Moreover, if a vehicle were to skid and drive over the edge of the cliff, there would be no trees to break its fall.

We will be expressing these concerns to the Enforcement division in greater detail.

In light of the significant traffic safety issues Applicant's illegal fence poses to our neighborhood, we request that Applicant not be issued a tree removal permit until they have removed their unpermitted and hazardous fence.

If you have any questions regarding this matter, please don't hesitate to contact Anne at 415 830 2373.

We thank you for your attention to this urgent matter of public safety.

Sincerely,

Anne C. Martin

Richard L. Martin

October 26, 2020

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

CC: James Derbin, Superintendent

RE: Public Safety Hazard near Miramar Water Tank

Dear Ms. Rogren,

As residents of the neighborhood located directly below the Miramar Water Tank, we are writing to notify you of a public safety hazard caused by unsafe driving by the CCWD employees who visit the water tank. The purpose of this letter is to request that you take action as soon as possible to correct this dangerous situation.

Since the pandemic lockdown, most of us in the neighborhood have been working from home and home schooling our children. Some of us have chosen to not leave our neighborhood and have been walking the roads in the neighborhood, including the dirt and gravel public access road ("Upper Miramar Drive") up to the Miramar Water Tank.

On numerous occasions, we have been shocked to see CCWD trucks drive BACKWARDS down Upper Miramar Drive - a steep and narrow gravel road - into an intersection where cars and pedestrians are coming from four different directions – Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

This is an area where - now more than ever - pedestrians are walking, children are playing and people are bicycling. Moreover, muddy conditions or loose gravel or debris on Upper Miramar Drive increases the possibility that vehicles backing down the road could skid into the intersection with tragic consequences.

Upon speaking to CCWD personnel, we've learned that the reason for this dangerous manoeuver is that they find it extremely difficult or impossible to turn their work trucks around in the parking area by the water tank because of a chain link fence that was installed two or three years ago between CCWD

property and the adjacent lot (APN-048-076-120) owned by TEG Partners LLC. This fence prevents the drivers from safely turning around in the parking area, thus forcing them to drive in a dangerous manner by backing down a steep hill into a residential neighborhood, creating a major public safety hazard.

Since a portion of CCWD property by the Miramar Tank is leased to cellular providers for cell phone towers, we are also extremely concerned about the hazards posed by cell tower maintenance or installation trucks having to back down Upper Miramar Drive into our neighborhood. On Saturday, October 25, 2020, the T-Mobile maintenance crew has to back down Upper Miramar Drive when they realized they couldn't turn their truck around by the water tank in order to test and power up the backup generator for the tower. After backing down the hill, the crew then drove backwards up the hill so they could service the generator in preparation for the PG & E power shut-off.

We are also concerned that in the event public safety vehicles need to respond to an incident at the CCWD property, their ability to safely depart from the property could be impaired by the fence. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

We would appreciate your taking the appropriate action to rectify this grave public safety hazard in our neighborhood.

Sincerely,

Anne Martin
620 Miramar Drive

Richard Martin

Richard Martin
620 Miramar Drive

Merry Belden
600 Miramar Drive

Matthew Show
610 Miramar Drive

Genevieve Wortzman-Show
610 Miramar Drive

Bradley Lucas
681 Hermosa Avenue

Melanie Lucas
681 Hermosa Avenue

Matthew Dalton
671 Hermosa Avenue

Marlena Dalton
671 Hermosa Avenue

Gmail

Anne Martin <annemartinmk@gmail.com>

RE: Public Safety Hazard at Miramar Tank

1 message

Mary Rogren <mrogren@coastsidewater.org> Fri, Nov 6, 2020 at 2:01 PM
To: Anne Martin <annemartinmk@gmail.com>, James Derbin <jderbin@coastsidewater.org>
Cc: "john.riddell@fire.ca.gov" <john.riddell@fire.ca.gov>

Dear Ms. Martin,

Thank you for your October 28 email and the letter dated October 26th from you and some of your neighbors. The District appreciates being informed about your concerns.

The Miramar tank is in a very tight footprint, so driving to and from the tank can be very challenging. To address your concerns, District staff will primarily use their standard pickup trucks when visiting the Miramar tank. District staff will turn their trucks around on our tank property (3-point turn) and will not back down the driveway except in unusual circumstances when that is necessary. On rare occasions, if a larger work truck is needed at the property, a second staff member will also be sent to the site to control traffic and watch for pedestrians while the truck is backing down the hill to leave the property.

As you may be aware, the District leases space to cell carriers who occasionally access the site. The District has informed the cell carriers about your concerns and advised the cell carriers to avoid backing down the driveway.

Again, thank you for alerting us with your concerns. The District is committed to being a good neighbor and maintaining a safe environment.

Best,

Mary

Mary Rogren

General Manager

Coastside County Water District

650-726-4405

mrogren@coastsidewater.org

From: Anne Martin <annemartinmk@gmail.com>
Sent: Wednesday, October 28, 2020 5:34 AM
To: Mary Rogren <mrogren@coastsidewater.org>; James Derbin <jderbin@coastsidewater.org>
Cc: john.riddell@fire.ca.gov
Subject: Public Safety Hazard at Miramar Tank

Dear Ms. Rogren,

Attached is a letter from residents living in the neighborhood below the Miramar water tank expressing our concern at the unsafe driving practices of CCWD employees when they drive into our neighborhood to maintain the tank. We are requesting that you take immediate action to rectify this public safety hazard.

We have observed CCWD trucks leaving the Miramar Tank backing down the hill – a steep, narrow gravel drive - into the intersection of Miramar and Hermosa Drive where vehicles and pedestrians are coming from four different directions.

This hazardous driving behavior puts all of us who walk and drive in the neighborhood - especially our children - in considerable danger of being hit by a truck skidding out of control or a driver unable to see a small child or pedestrian in the road.

Upon speaking to CCWD personnel, I've learned that they are forced to drive backwards down the hill because they can't turn their trucks around in the area by the tank due to a fence that has been recently constructed by the owners of the adjacent lot (APN-048-076-120).

The continued existence of this grave public safety hazard potentially exposes CCWD to significant liability in the event of an accident caused by CCWD drivers' unsafe driving practices.

Please feel free to contact me if you have any questions.

Thank you.

Anne

Anne C. Martin 415 830 2373

11.6.2020 Letter to Anne Martin.pdf
614K

From: Ruemel Panglao
Sent: Tue, 4 May 2021 21:39:45 +0000
To: Anne Martin
Cc: Camille Leung
Subject: RE: Outstanding Violation affecting PLN2021-00090

Hello Anne,

I am confirming receipt of your comments. Staff will take a look.

Best,
Ruemel

Ruemel Panglao
Planner III/Coastside Design Review Officer

COUNTY OF SAN MATEO
PLANNING AND BUILDING
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
www.planning.smcgov.org

From: Anne Martin <annemartinmk@gmail.com>
Sent: Sunday, May 2, 2021 10:11 PM
To: Ruemel Panglao <rpanglao@smcgov.org>
Cc: Camille Leung <cleung@smcgov.org>
Subject: Outstanding Violation affecting PLN2021-00090

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ruemel,

We're residents of 620 Miramar Drive and have submitted comments opposing the removal of nine trees from an undeveloped parcel (APN 048-076-120) across the street from our home.

Since submitting our comments on the project (PLN2021-00090) we've learned that TEG Partners LLC, the applicant for the tree removal permit ("Applicant") has had an outstanding violation (VIO2017-00054) since 2017 for an illegal fence they installed on their parcel.

According to the Summary of Case Activity, TEG was informed in 2018 that the County would not issue any permits until the fence violation was resolved. As of today, the violation remains open and unresolved.

Because of the significant public safety issue to our neighborhood posed by Applicant's illegal fence, we request that no permit for tree removal or any other project be issued to Applicant until Applicant corrects this violation by removing the fence.

The Case Activity Summary notes for the fence violation dated 2/7/20 state that "since there is no threat to public health and safety, no additional enforcement action was pursued."

In fact this illegal fence poses a **significant threat to public safety in our neighborhood** in two respects:

- It makes it virtually impossible for work trucks and other large vehicles to turn around in the CCWD lot by the Miramar water tank, which results in trucks being forced to back downhill on a steep slippery gravel road right into the intersection of Miramar Drive and Hermosa Avenue where cars and pedestrians – including small children - are coming from four different directions.

- It creates an extremely narrow choke point at the intersection of where a driveway easement for the residence at 655 Miramar Drive (the home at the top of the hill) makes a sharp turn into the narrow gravel roadway of Miramar Drive. If two cars meet at that intersection, one of them has to either back down Miramar Drive to allow the other car to turn or back up the narrow driveway easement, which creates a high risk of accidents. We personally have experienced the hazards of this intersection.

In October, 2020, several residents of our neighborhood expressed their concern to Mary Rogren, the director of CCWD, about the hazard posed by CCWD trucks driving backwards down the hill. Her response acknowledges the "very tight footprint" of the Miramar tank location and she has taken action to address our concerns. Our letter and her response are attached.

However, other non CCWD vehicles – including workers for Applicant and trucks making deliveries to Applicant's lot - have been forced to back down the steep gravel road because of the inability to turn around on the CCWD lot due to the illegal fence.

This situation was made even more hazardous in January of this year, when Applicant, over the strong objections of the majority of neighborhood residents, cut down about 30 trees on the planted median abutting Miramar Drive, **exposing a steep cliff which is unmarked by trees.** This eliminated any delineation of the side of Miramar Drive making driving backwards

down this road even more hazardous. Moreover, if a vehicle were to skid and drive over the edge of the cliff, there would be no trees to break its fall.

We will be expressing these concerns to the Enforcement division in greater detail.

In light of the significant traffic safety issues Applicant's illegal fence poses to our neighborhood, we request that Applicant not be issued a tree removal permit until they have removed their unpermitted and hazardous fence.

If you have any questions regarding this matter, please don't hesitate to contact Anne at 415 830 2373.

We thank you for your attention to this urgent matter of public safety.

Sincerely,

Anne C. Martin

Richard L. Martin

From: Anne Martin
Sent: Tue, 4 May 2021 22:29:56 -0700
To: Lisa Aozasa
Cc: Camille Leung; Ruemel Panglao
Subject: Enforcement of VIO2017-00054
Attachments: Miramar Neighborhood Coastside Water Letter.pdf, CCWD Response to Neighbor ltr.pdf, Upper Miramar Drive .jpg, Fence Pump & hydrant.jpg

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ms. Aozasa,

We are reaching out to you as Deputy Community Development Director regarding a significant public safety hazard in our neighborhood caused by an open and unenforced fence violation (VIO2017-00054) on an undeveloped parcel (APN-048-074-120) owned by TEG Partners LLC ("TEG").

We reside at 620 Miramar Drive across the street from the TEG parcel and have personally experienced the dangerous traffic situation created by the fence and witnessed numerous vehicles being forced to drive BACKWARDS down a steep, narrow one lane gravel road ("Upper Miramar Drive") that leads from the paved portion of Miramar Drive up to the Coastside County Water District's (CCWD's) Miramar Water Tank because the fence makes it difficult or impossible to turn around on the CCWD parcel.

Upon researching this violation, we've learned that TEG was advised in 2018 that the fence didn't qualify for a CDX and requested a meeting with the Community Development Director to ask him to reconsider his denial of a CDX. It appears that a determination was made that "since there's no threat to public health or safety, no additional enforcement action was pursued"

We have collected a significant amount of evidence that this fence is indeed a threat to public safety in that it has created dangerous driving conditions in our neighborhood. This has become especially apparent over the last few years, as more children have moved into the neighborhood and traffic has increased on Upper Miramar Drive.

Because of this imminent threat to public safety, we request that the County immediately enforce this violation by ordering the removal of this illegal fence.

The Illegal Fence Jeopardizes the Safety of Residents and Visitors to our Neighborhood by Forcing Vehicles to Back Down a Steep Slippery Gravel Road Into an Intersection Where Cars and Pedestrians Are Coming From Four Different Directions.

Since the pandemic lockdown, we and our neighbors have been working from home and been walking the roads in our neighborhood, including Upper Miramar Drive.

On numerous occasions, we were shocked to see trucks drive BACKWARDS down Upper Miramar Drive, a steep and narrow gravel road, into an intersection where cars and pedestrians are coming from four different directions – Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

Since many of these trucks were driven by CCWD personnel, I spoke with several of the drivers and learned that the illegal fence made it difficult and sometimes impossible for work trucks and other large vehicles to turn around in the CCWD parking area by the Miramar water tank. This forces the drivers to drive backwards down Upper Miramar Drive, a steep and sometimes slippery gravel road.

On October 28, 2020, several neighborhood residents sent a letter to Mary Rogren, Director of CCWD requesting that she take action to rectify this public safety hazard. Ms. Rogren has responded to our concerns and we've observed CCWD personnel driving more responsibly. A copy of our letter and Ms. Rogren's response are attached as Attachments 1 and 2.

Despite the efforts of CCWD personnel to drive responsibly, we have observed vehicles driven by visitors to the neighborhood, workers for the cell towers, workers for TEG and large delivery trucks attempting to make deliveries to TEG's lot drive backwards down Upper Miramar Drive. We have videos of this dangerous driving and will provide them upon request.

Upper Miramar Drive was made more hazardous in January of this year, when TEG, over the strong objections of the majority of residents, cut down about 30 trees on the planted median abutting Upper Miramar Drive, **exposing a steep cliff which is no longer marked by trees.** This eliminated any delineation of the side of Upper Miramar Drive making driving backwards down this road even more hazardous. Moreover, if a vehicle were to skid and drive over the edge of the cliff, there would be no trees to break its fall. See Attachment 3.

PG & E's Plans to Underground the Power Lines on Upper Miramar Drive in the Near Future Will Increase Truck Traffic on Upper Miramar Drive Further Undermining Public Safety

PG & E has made several visits to our neighborhood and announced plans to move our overhead power lines underground in the interest of fire safety. They are especially focused on moving the power lines serving the Miramar Tank underground. We are concerned that the increased number of work vehicles on the hill combined with the illegal fence will result in even more trucks being forced to drive backwards down Upper Miramar Drive.

The Illegal Fence Increases the Risk of Accidents at the Intersection of the 655 Driveway Easement and Upper Miramar Drive

The illegal fence creates an extremely narrow choke point where the driveway easement for 655 Miramar Drive makes a sharp turn into the narrow gravel roadway of Upper Miramar Drive. If two cars meet at that intersection, one of them has to either back down Upper Miramar Drive or back up the narrow, curving driveway easement constrained by the fence, creating a high risk of accidents. We personally have experienced the hazards of this intersection.

On Easter Sunday, April 4 we visited the Blantons at their home at 655 Miramar Drive located at the top of the driveway easement. At about 7:15 PM, as we drove down the driveway easement to return home Trip Choudhry, one of the principals of TEG, drove up Upper Miramar Drive and turned into the easement driveway to park on his lot. Because of the fence, there was no room for him to pass us so we were forced to back up the curved easement driveway uphill to allow him to drive onto his lot. It was extremely difficult to avoid backing into the TEG fence while at the same time trying not to skid forward and hit Choudhry's car head on. Fortunately, there were no collisions.

We have also observed other hazardous driving situations where one or more trucks or cars were parked on Upper Miramar Drive or on the CCWD lot and a vehicle was attempting to enter or exit the easement driveway. Because of the obstruction posed by the fence, one or more vehicles sometimes needed to back up downhill where a skid could result in an accident.

Public Safety Vehicles Responding to Emergencies May Be Slowed Down by the Fence

We are also concerned that in the event public safety vehicles need to respond to an emergency on one of the three parcels on the hill, their ability to quickly access those properties and/or safely depart could be impaired by the fence. In an emergency, seconds count and an extra ten seconds spent trying to maneuver around a fence can make all the difference. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

TEG's Fence Does NOT Qualify for a CDX

The Summary of Case Activity (PLN2018-00426) indicates that TEG has argued that the fence qualifies for CDX because it "maintains" an "existing facility" on the TEG lot since it "provides security and protection" for a water pump and fire hydrant located on the TEG lot.

The water pump does not serve the TEG lot and serves only the residence at 655 Miramar Drive, the lot at the top of the hill adjacent to the TEG lot. Moreover, the fence protects neither the pump nor hydrant. Attachment 4 shows a picture of the fence in relation to the pump and fire hydrant and makes it clear anyone can easily access the pump and the fire hydrant by simply walking up the road. It appears the only purpose served by the TEG fence is as a convenient place to install surveillance cameras and to hang large posters.

The Illegal Fence Has Become More of a Public Safety Hazard as Neighborhood Circumstances have Changed.

When we moved here in June 2012, the Church family who had originally owned the TEG lot and created the driveway easement still lived at 655 Miramar. There were no fences on the TEG lot and vehicles - including CCWD personnel, workers and visitors - could easily turn around by the water tank and drive safely down the hill and/or enter and exit the driveway easement.

Since the fence was installed in 2017, more families have moved into the neighborhood increasing the number of kids to seven who are biking and playing on the streets. Traffic on Upper Miramar Drive has increased since a new family moved into 655 Miramar which had been unoccupied for over a year. Power shutoffs have resulted in more work trucks driving to the Miramar tank as cellular providers move portable generators to the site to provide emergency power. Additionally, PG & E work trucks required to underground the power lines to the Miramar tank will also increase traffic congestion on Upper Miramar.

Under these circumstances, the illegal fence poses more of a safety hazard than ever before. We request the County to take whatever action necessary to ensure that this fence is removed as soon as possible before it results in a tragic accident.

Sincerely,

Anne C. Martin

Richard L. Martin

IS A CRIME

October 26, 2020

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

CC: James Derbin, Superintendent

RE: Public Safety Hazard near Miramar Water Tank

Dear Ms. Rogren,

As residents of the neighborhood located directly below the Miramar Water Tank, we are writing to notify you of a public safety hazard caused by unsafe driving by the CCWD employees who visit the water tank. The purpose of this letter is to request that you take action as soon as possible to correct this dangerous situation.

Since the pandemic lockdown, most of us in the neighborhood have been working from home and home schooling our children. Some of us have chosen to not leave our neighborhood and have been walking the roads in the neighborhood, including the dirt and gravel public access road ("Upper Miramar Drive") up to the Miramar Water Tank.

On numerous occasions, we have been shocked to see CCWD trucks drive BACKWARDS down Upper Miramar Drive - a steep and narrow gravel road - into an intersection where cars and pedestrians are coming from four different directions – Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

This is an area where - now more than ever - pedestrians are walking, children are playing and people are bicycling. Moreover, muddy conditions or loose gravel or debris on Upper Miramar Drive increases the possibility that vehicles backing down the road could skid into the intersection with tragic consequences.

Upon speaking to CCWD personnel, we've learned that the reason for this dangerous manoeuver is that they find it extremely difficult or impossible to turn their work trucks around in the parking area by the water tank because of a chain link fence that was installed two or three years ago between CCWD

property and the adjacent lot (APN-048-076-120) owned by TEG Partners LLC. This fence prevents the drivers from safely turning around in the parking area, thus forcing them to drive in a dangerous manner by backing down a steep hill into a residential neighborhood, creating a major public safety hazard.

Since a portion of CCWD property by the Miramar Tank is leased to cellular providers for cell phone towers, we are also extremely concerned about the hazards posed by cell tower maintenance or installation trucks having to back down Upper Miramar Drive into our neighborhood. On Saturday, October 25, 2020, the T-Mobile maintenance crew has to back down Upper Miramar Drive when they realized they couldn't turn their truck around by the water tank in order to test and power up the backup generator for the tower. After backing down the hill, the crew then drove backwards up the hill so they could service the generator in preparation for the PG & E power shut-off.

We are also concerned that in the event public safety vehicles need to respond to an incident at the CCWD property, their ability to safely depart from the property could be impaired by the fence. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

We would appreciate your taking the appropriate action to rectify this grave public safety hazard in our neighborhood.

Sincerely,

Anne Martin
620 Miramar Drive

Richard Martin

Richard Martin
620 Miramar Drive

Merry Belden
600 Miramar Drive

Matthew Show
610 Miramar Drive

Genevieve Wortzman-Show
610 Miramar Drive

Bradley Lucas
681 Hermosa Avenue

Melanie Lucas
681 Hermosa Avenue

Matthew Dalton
671 Hermosa Avenue

Marlena Dalton
671 Hermosa Avenue

Gmail

Anne Martin <annemartinmk@gmail.com>

RE: Public Safety Hazard at Miramar Tank

1 message

Mary Rogren <mrogren@coastsidewater.org> Fri, Nov 6, 2020 at 2:01 PM
To: Anne Martin <annemartinmk@gmail.com>, James Derbin <jderbin@coastsidewater.org>
Cc: "john.riddell@fire.ca.gov" <john.riddell@fire.ca.gov>

Dear Ms. Martin,

Thank you for your October 28 email and the letter dated October 26th from you and some of your neighbors. The District appreciates being informed about your concerns.

The Miramar tank is in a very tight footprint, so driving to and from the tank can be very challenging. To address your concerns, District staff will primarily use their standard pickup trucks when visiting the Miramar tank. District staff will turn their trucks around on our tank property (3-point turn) and will not back down the driveway except in unusual circumstances when that is necessary. On rare occasions, if a larger work truck is needed at the property, a second staff member will also be sent to the site to control traffic and watch for pedestrians while the truck is backing down the hill to leave the property.

As you may be aware, the District leases space to cell carriers who occasionally access the site. The District has informed the cell carriers about your concerns and advised the cell carriers to avoid backing down the driveway.

Again, thank you for alerting us with your concerns. The District is committed to being a good neighbor and maintaining a safe environment.

Best,

Mary

Mary Rogren

General Manager

Coastside County Water District

650-726-4405

mrogren@coastsidewater.org

From: Anne Martin <annemartinmk@gmail.com>
Sent: Wednesday, October 28, 2020 5:34 AM
To: Mary Rogren <mrogren@coastsidewater.org>; James Derbin <jderbin@coastsidewater.org>
Cc: john.riddell@fire.ca.gov
Subject: Public Safety Hazard at Miramar Tank

Dear Ms. Rogren,

Attached is a letter from residents living in the neighborhood below the Miramar water tank expressing our concern at the unsafe driving practices of CCWD employees when they drive into our neighborhood to maintain the tank. We are requesting that you take immediate action to rectify this public safety hazard.

We have observed CCWD trucks leaving the Miramar Tank backing down the hill – a steep, narrow gravel drive - into the intersection of Miramar and Hermosa Drive where vehicles and pedestrians are coming from four different directions.

This hazardous driving behavior puts all of us who walk and drive in the neighborhood - especially our children - in considerable danger of being hit by a truck skidding out of control or a driver unable to see a small child or pedestrian in the road.

Upon speaking to CCWD personnel, I've learned that they are forced to drive backwards down the hill because they can't turn their trucks around in the area by the tank due to a fence that has been recently constructed by the owners of the adjacent lot (APN-048-076-120).

The continued existence of this grave public safety hazard potentially exposes CCWD to significant liability in the event of an accident caused by CCWD drivers' unsafe driving practices.

Please feel free to contact me if you have any questions.

Thank you.

Anne

Anne C. Martin 415 830 2373

11.6.2020 Letter to Anne Martin.pdf
614K

IS A CRIME

From: Carrie Blanton
Sent: Mon, 10 May 2021 06:17:10 -0700
To: Camille Leung
Cc: Paul Blanton (Home)
Subject: Follow Up: PLN 2020-00169

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning,

My name is Carrie Blanton, and my husband and I purchased the house at 655 MIramar Drive, Half Moon Bay, CA (APN 048-076-130).

The previous owners started an application for a Coastal Permit Exemption for a fence that they built in 2020 (PLN 2020-00169). I understand that the previous owners needed to provide some additional information for the exemption to be processed. We are trying to make sure everything related to the gate is within code compliance, and we are trying to get a permit for the electrified gate.

The fence and gate are 5'10" high. Can you tell me what steps I need to take to follow through with the application for the Coastal Exemption Permit?

I appreciate your help.

~Carrie Blanton

From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:05:37 +0000
To: Lisa Aozasa
Subject: FW: 655 MIRAMAR BLD2021-00115
Attachments: 655 Miramar.docx

From: Carmie Newcomb
Sent: Tuesday, February 9, 2021 11:18 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: FW: 655 MIRAMAR BLD2021-00115

Would you guys any guidance for her regarding underground?

Carmie Newcomb
Permit Technician

COUNTY OF SAN MATEO
PLANNING AND BUILDING
San Mateo County Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

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From: Carrie Blanton <clblanto@gmail.com>
Sent: Tuesday, February 9, 2021 11:15 AM
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company to edit the site plan to identify where they would place the propane tank, if approved? The hatched lines are the part of the property that is identified as a scenic corridor by the county.

I am just trying to streamline the process and use the resources we have.

I appreciate your help and guidance.

Take care and stay safe.

~Carrie Blanton

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> Hi, so I gave you the information as to who had to review your project so you know that it is not an easy over the counter permit. We have a different process for a permits like this. You only have to submit plans to us, we take care of sending the plans for fire review and let the planning dept to review. Having said that you need to submit to me as an uploaded attachment like you did before. The site plans needs to be fairly detailed as to distances, fences, bldgs. in your lot. We do need everything else also that you submitted, and the actual gas line to connect will be part of that permit. Anything else?
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Since I need approval from planning, building, and the fire department, do I need to submit permits for both planning and building, and do I need to contact the fire department?

I am very new at the process, and I am not sure of then logistical steps to take and pieces needed.

If it is better to connect over the phone so I can learn more about the specifics, I can be reached at (614) 512-2353.

I appreciate your help.

Carrie Blanton.

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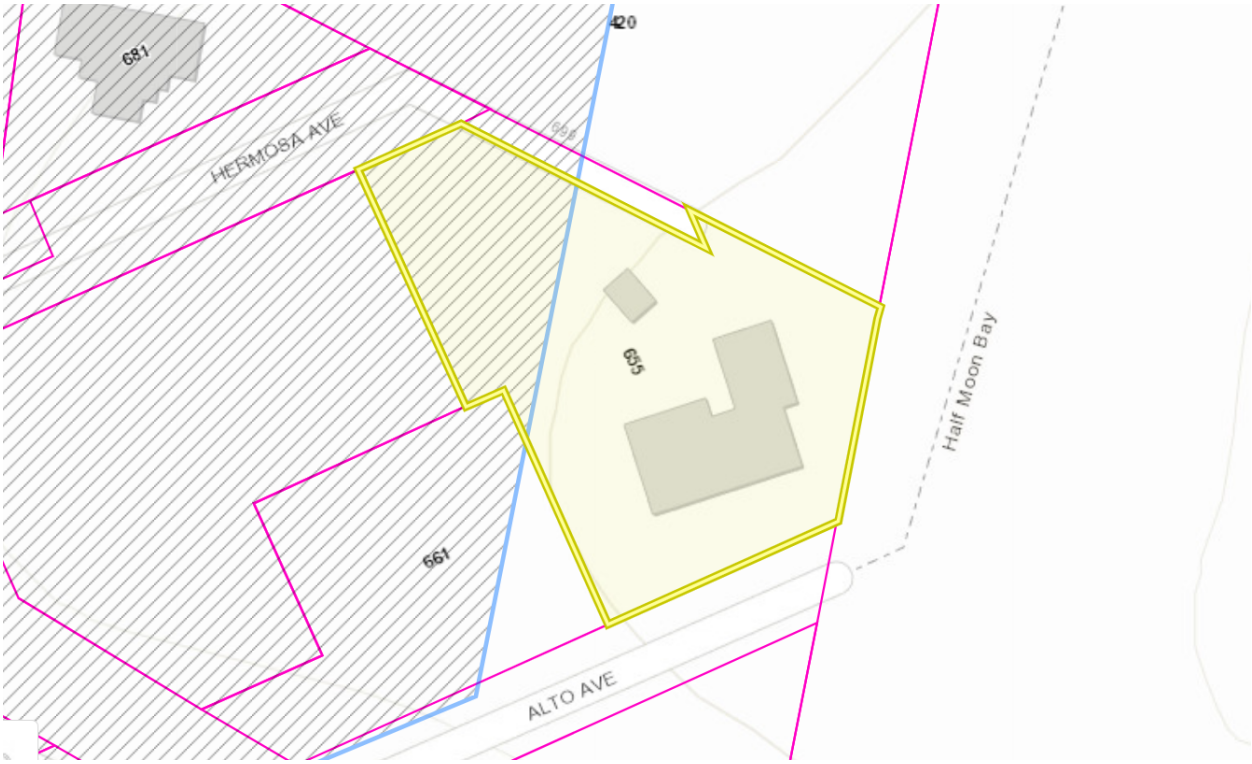
681
420
HERMOSA AVE
655
Half Moon Bay
661
ALTO AVE

From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:06:28 +0000
To: Lisa Aozasa
Subject: FW: 655 MIRAMAR BLD2021-00115

From: Carmie Newcomb
Sent: Tuesday, February 9, 2021 11:19 AM
To: Carrie Blanton <clblanto@gmail.com>
Subject: RE: 655 MIRAMAR BLD2021-00115

The propane tank is primarily driven by the fire code. I suggest in the interest of time you contact your local fire dept and ask them the parameters.

Carmie Newcomb
Permit Technician

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From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:08:00 +0000
To: Lisa Aozasa
Subject: FW: 655 MIRAMAR BLD2021-00115

From: Carmie Newcomb
Sent: Tuesday, February 9, 2021 11:55 AM
To: Carrie Blanton <clblanto@gmail.com>
Subject: RE: 655 MIRAMAR BLD2021-00115

No, I don't think you need an architect unless you are building a structure. Is it a very large property? Try contacting planningprojects@smcgov.org and see if planning happens to have a parcel diagram for you. But also do please contact fire dept to see what they want from you. Then of course you submit those plans to us.

Carmie Newcomb
Permit Technician

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Hello Carmie,

Thank you for the information. Would you recommend that I reach out to an architect to do the detailed site plan? I don't know who to connect with to commission a detailed site plan.
Take care and stay safe,

~Carrie Blanton

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And sorry I missed this, the site plan I sent you is an example of what is needed but the one that you submit has to be of your property, fairly detailed of where your propane tank will be in relation to other structures, fences, etc.

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From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:08:29 +0000
To: Lisa Aozasa
Subject: FW: 655 MIRAMAR BLD2021-00115

From: Carmie Newcomb
Sent: Saturday, March 27, 2021 3:47 PM
To: Carrie Blanton <clblanto@gmail.com>
Subject: RE: 655 MIRAMAR BLD2021-00115

Of course your husband can add, and I would say to make notation for fire dept of the method of 'burial'.

Carmie Newcomb
Permit Technician

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From: Carrie Blanton <clblanto@gmail.com>
Sent: Thursday, March 25, 2021 3:46 PM
To: Carmie Newcomb <CNewcomb@smcgov.org>
Subject: Re: 655 MIRAMAR BLD2021-00115

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Hello Carmie,

I have made progress on getting the items needed for a propane tank permit application.

I have a very detailed site plan, and I have the information from the propane tank company with the requirements.

The last thing I need to do is show the proposed location where we would like to bury the propane tank on the site plan, based on the recommendation for the propane company. The individual who drew up the certified detailed site plan indicated he does not usually add this type of work to his site plans.

My husband is a Mechanical Engineer, can he use AutoCad to indicate the proposed propane tank location? If not, can you recommend someone who can? The propane company that we would like to use does not do this type of work either?

I appreciate your help.

~Carrie Blanton

On Tue, Feb 9, 2021 at 12:01 PM Carrie Blanton <clblanto@gmail.com> wrote:

> Hello Carmie,
>
> Thank you for the information. This is very helpful.
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Sent: Mon, 10 May 2021 15:08:47 +0000
To: Lisa Aozasa
Subject: FW: 655 Miramar bld2021-00115

From: Carmie Newcomb
Sent: Monday, April 19, 2021 11:20 AM
To: clblanto@gmail.com
Subject: 655 Miramar bld2021-00115

Hi Carrie, how are the propane tank plans coming?
Regards,

Carmie Newcomb
Permit Technician

San Mateo County Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

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From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:12:47 +0000
To: Lisa Aozasa
Subject: FW: 655 MIRAMAR BLD2021-00115

From: Carmie Newcomb
Sent: Wednesday, May 5, 2021 11:00 AM
To: dan charles <dancharleselectric@hotmail.com>; clblanto@gmail.com
Cc: Wesley Mercado <wmercado@smcgov.org>; Ginger Charles <gingerita@hotmail.com>
Subject: RE: 655 MIRAMAR BLD2021-00115

Hello I have also added the owner Carrie Blanton that I have been working with for two months now. there is a long list of emails having to do with the requirements for putting a propane tank in the property. This is not the OTC permit for just a gas line. I will try to copy the long thread. Cannot add so I will forward to you the thread.
All this time we have been communicating about the propane gas tank WHAT GATE ARE YOU ASKING ABOUT?

Carmie

From: dan charles <dancharleselectric@hotmail.com>
Sent: Tuesday, May 4, 2021 2:04 AM
To: Carmie Newcomb <CNewcomb@smcgov.org>
Cc: Wesley Mercado <wmercado@smcgov.org>; dan charles <dancharleselectric@hotmail.com>; Ginger Charles <gingerita@hotmail.com>
Subject: Re: 655 MIRAMAR BLD2021-00115

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Hello Carmie....

This is Ginger from Dan Charles's email for Charles Electric. Thank you for getting back to me. I appreciate all that you and Wesley are doing to help with this permit.

In response to your question and the job notations in the secure message that was sent to Dan Charles, the owner of Charles Electric, please see the following:

1) the job owner is Paul Blanton. He is the property owner of the property. thank ⏮⏭googrddx

2) the property address is 655 Miramar Dr, Half Moon Bay with corresponding APN Number 048 076 130. This is the address and APN number that we put on thespermit application form which is attached. Is there a problem with this address information? O t

3) the gate was / is existing. We are only adding electric to the gate so that the opening and closing of the gate will no longer be manual operation but will be automatic operation via electricity. The secure message noted that plans needed to be submitted; however I believe that is because the Building Department is under the impression that this is a new gate being installed when that is not the case. Dan Charles received a communication about this in early February 2021 and he responded via email as well as called the Building Department and explained this fact and he was told "ok, thats fine. No drawings or plans would be necessary." Now we are being asked again to provide plans and drawings three (3) months after being told that wasn't necessary for this project. I can see on the permit application that it says "new motorized gate". Should the permit application be worded differently so its not confusing? I see that it sounds as though we are installing an entirely new gate, which is not the case. We are only installing the motor for the gate, i.e., the electricity.

thank you again for your help. please "reply all" when responding. i can be reached at 650-294-0017 if that helps.

ginger from dan's email.

Dan Charles
NGO GREEN - GO SOLAR
Charles Electric, Lic #754149
650-766-1000 (cell)
650-712-1900 (office)
dancharleselectric@hotmail.com
www.p.aCNewcomb@smcgov.org>ppppp
Sent: Thursday, April 29, 2021 8:27 AM
To: gingerita@hotmail.com <gingerita@hotmail.com>p
Cc: Wesley Mercado <wmercado@smcgov.org>; dancharleselectric@hotmail.com <dancharleselectric@hotmail.com>
Subject: 655 MIRAMAR BLD2021-00115

Hi Ginger, I bet we can clear this up quickly. Please verify the owner of your job and precisely the address that you are referring to? We are trying to help you as much as we can but lets start by being sure of the facts.

Carmie Newcomb
Permit Technician

San Mateo County Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

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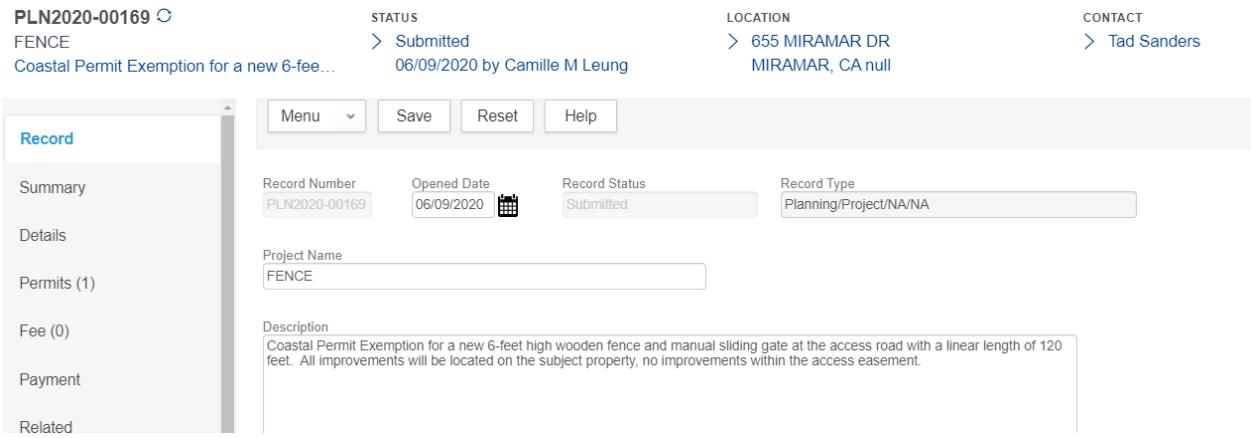
From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:14:24 +0000
To: Lisa Aozasa
Subject: FW: 655 MIRAMAR BLD2021-00115

From: Carmie Newcomb
Sent: Thursday, May 6, 2021 12:43 PM
To: Carrie Blanton <clblanto@gmail.com>
Subject: RE: 655 MIRAMAR BLD2021-00115



From: Carrie Blanton <clblanto@gmail.com>
Sent: Thursday, May 6, 2021 11:02 AM
To: Carmie Newcomb <CNewcomb@smcgov.org>
Subject: Re: 655 MIRAMAR BLD2021-00115

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,
12:30 does work for me. Thank you for connecting.
~Carrie

On Thu, May 6, 2021 at 10:50 AM Carmie Newcomb <CNewcomb@smcgov.org> wrote:

> IS 12:30 WORK? I FORGOT A 11AM MEETING AND YOU KNOW HOW THOSE GO.
> CARMIE
>
> ---
>
> **From:** Carrie Blanton <clblanto@gmail.com>
> **Sent:** Thursday, May 6, 2021 10:49 AM
> **To:** Carmie Newcomb <CNewcomb@smcgov.org>
> **Subject:** Re: 655 MIRAMAR BLD2021-00115

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Hello Carmie, noon today is great. Thank you.
Carrie

Sent from my iPhone

> On May 6, 2021, at 8:21 AM, Carmie Newcomb <CNewcomb@smcgov.org> wrote:
>
> How about I call you at noon today Thursday?
> carmie
>
> **From:** Carrie Blanton <clblanto@gmail.com>
> **Sent:** Wednesday, May 5, 2021 1:09 PM
> **To:** Carmie Newcomb <CNewcomb@smcgov.org>
> **Cc:** dan charles <dancharleselectric@hotmail.com>; Wesley Mercado <wmercado@smcgov.org>; Ginger Charles <gingerita@hotmail.com>
> **Subject:** Re: 655 MIRAMAR BLD2021-00115
>
> **CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**
>
> ---
>
> Hello Carmie,
>
> It may be helpful if I jump on a phone call with you to clear this up and to clarify all that is needed.
> Please let me know if there is a good time to connect today or later this week. My number is 614-512-2353.
>
> I appreciate your time.
>
> ~Carrie Blanton
>
> On Wed, May 5, 2021 at 11:00 AM Carmie Newcomb <CNewcomb@smcgov.org> wrote:
>
> > Hello I have also added the owner Carrie Blanton that I have been working with for two months now. there is a long list of emails having to do with the requirements for putting a propane tank in the property. This is not the OTC permit for just a gas line. I will try to copy the long thread. Cannot add so I will forward to you the thread.

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Cc: Wesley Mercado <wmercado@smcgov.org>; dan charles <dancharleselectric@hotmail.com>; Ginger Charles <gingerita@hotmail.com>
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1) the job owner is Paul Blanton. He is the property owner of the property. thank ⏮⏭googrddx

2) the property address is 655 Miramar Dr, Half Moon Bay with corresponding APN Number 048 076 130. This is the address and APN number that we put on thespermit application form which is attached. Is there a problem with this address information? O t

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ginger from dan's email.

Dan Charles
NGO GREEN - GO SOLAR
Charles Electric, Lic #754149
650-766-1000 (cell)
650-712-1900 (office)
dancharleselectric@hotmail.com
www.p.aCNewcomb@smcgov.org>ppppp
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Cc: Wesley Mercado <wmercado@smcgov.org>; dancharleselectric@hotmail.com <dancharleselectric@hotmail.com>
Subject: 655 MIRAMAR BLD2021-00115

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Carmie Newcomb
Permit Technician

San Mateo County Building Department
455 County Center, 2nd Floor
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From: Carmie Newcomb
Sent: Mon, 10 May 2021 15:15:35 +0000
To: Lisa Aozasa
Subject: FW: HELP!!!! 655 MIRAMAR BLD2021-00115

From: Carmie Newcomb
Sent: Saturday, May 8, 2021 1:30 PM
To: Ginger Charles <gingerita@hotmail.com>; cblanto@gmail.com; pblanton13@gmail.com
Cc: dan charles <dancharleselectric@hotmail.com>
Subject: RE: HELP!!!! 655 MIRAMAR BLD2021-00115

Hi Ginger, I have been in touch with Carrie Blanton and she knows what to do and what to expect from you. The basic problem here is that the original gate and electrical were never permited. Carrie knows what she needs to submit and what to ask of you when. She said she would update you. To you it is a simple project to fix a problem but if it wasn't done correctly then you might ask your self why an inspector never caught that. You are in the coast: everything needs a permit. I hope this answers your questions or at least that Carrie can.
Regards,
Carmie Newcomb
Permit Technician
San Mateo County Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

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From: Ginger Charles <gingerita@hotmail.com>
Sent: Thursday, May 6, 2021 5:48 PM
To: Carmie Newcomb <CNewcomb@smcgov.org>; cblanto@gmail.com; pblanton13@gmail.com
Cc: dan charles <dancharleselectric@hotmail.com>
Subject: HELP!!!! 655 MIRAMAR BLD2021-00115
Importance: High

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Hello Carmie.....

again, thank you for your help. I know you are doing your diligence to get a permit for us and that is more than appreciated. however, the questions are becoming beyond the scope of what Charles Electric was hired to do and beyond the information that we can provide. In addition to the property owner that you added to this conversation, I added the second property owner to the email so that all owners can see what you are requiring and then they can provide the missing pieces that are not related to Charles Electric's work. hopefully all pieces to the puzzle will fall into place and you can get what you need to generate a permit for this project, and this project only as we are aware that you are working on several projects for the Blantons. Here is the information we can provide as it relates to the work Charles Electric is performing:

1) on the original email from Charles Electric to Wesley Mercado that was assigned to you, we included the original permit application as an attachment which was only and always for the "electrical power to the existing gate" and nothing more. do you need me to resend the permit application? i believe it is still attached to this email string.

2) Charles Electric was hired to attach a motor to an existing gate where existing power feeders were already installed by others. in other words, the conduit and wire that deliver power from the house to the gate were already installed a long time ago by others. also present at this property was the existing motor for the gate; it just wasn't hooked up correctly and operational. we were asked to make the existing motor work with existing power supply at the existing gate. basically, its similar to plugging the plug into an outlet..... connecting the motor to the power.

3) the motor is 120V, 1 horse power and was supplied by others.

4) the gate is and was existing. the dimensions, elevations, and location of the gate will need to be supplied by the Blantons, the property owners. Since you have included Carrie on these emails and I noticed that she said that she wanted to talk with you outside of the email chain, perhaps these questions have already been addressed? Please advise and Blantons, can you please provide that infomation? To my knowledge, the Blantons have been working with Angela Chavez, Planner III for the County. Perhaps you and her can coordinate the sharing of information about all of this?

5) Charles Electric is NOT involved in ANY work related to a Propane Tank or any other work at this property. These inquiries and permit application for the power to the gate was submitted in January 2021 and that application is attached to the original email string that was referred to you by Wesley Mercado. Please let me know if I need to resend the permit application.

hope this helps and straightens out all of the questions. thank you very much for your help. I bet you'll tell Wesley not to do you any favors like this
again! LOL. 😂😂😂😂😂😂😂😂😂😂😂🤣🤣🤣🤣🤣🤣🤣🤣🤣

PLEASE reply to ALL recipients on this email. thank you! have a great night

Ginger Charles

Charles Electric

From: dan charles <dancharleselectric@hotmail.com>
Sent: Thursday, May 6, 2021 3:36 PM
To: Ginger Charles <gingerita@hotmail.com>
Subject: Fw: 655 MIRAMAR BLD2021-00115

Dan Charles
GO GREEN - GO SOLAR
Charles Electric, Lic #754149
650-766-1000 (cell)
650-712-1900 (office)
dancharleselectric@hotmail.com
www.charleselectrichmb.com

From: Carmie Newcomb <CNewcomb@smcgov.org>
Sent: Wednesday, May 5, 2021 11:55 AM
To: dan charles <dancharleselectric@hotmail.com>
Subject: RE: 655 MIRAMAR BLD2021-00115

Perfect clarification! No problem this will be easy to resolve then. Please submit straight to me the application and site plans showing the location of the gate, the elevations of the gate and the specifics of electrifying the gate including the specs for the motor. You will be reviewed by bldg., planning, fire.
Send ONE email with the application and plans in a pdf format individually and I will process it as soon as I get it.

Carmie Newcomb
Permit Technician

455 County Center, 2nd Floor
Redwood City, CA 94063
San Mateo County Building Department

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From: dan charles <dancharleselectric@hotmail.com>
Sent: Wednesday, May 5, 2021 11:11 AM
To: Carmie Newcomb <CNewcomb@smcgov.org>; clblanto@gmail.com
Cc: Wesley Mercado <wmercado@smcgov.org>; Ginger Charles <gingerita@hotmail.com>; dan charles <dancharleselectric@hotmail.com>
Subject: Re: 655 MIRAMAR BLD2021-00115
Importance: High

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---

hello Carmie....

I attached our application for a permit for adding electricity to an existing gate. That is the ONLY thing we are trying to get permitted. I do not know anything about a propane tank and do not work with propane. That must be for a different project the Blantons are working on. In the meantime, we have been trying to get a permit for JUST the electricity for an existing gate at this property and NO OTHER WORK performed by
Charles Electric at this job location. Can we please process that for this portion of the work and you can continue to work with the homeowner on the propane tank and any other work they are trying to get permitted that Charles Electric is not part of? This permit application has gone back and forth and passed around to different people and we still have no permit for a simple task of adding electricity to an existing gate. I do not see how the propane is relatad to the project we are working on for power to the gate or why that would hold up a permit for this portion of the work?

thank you again for your help. Ginger from Dan's email

Dan Charles
GO GREEN - GO SOLAR
Charles Electric, Lic #754149
650-766-1000 (cell)
650-712-1900 (office)
dancharleselectric@hotmail.com
www.charleselectrichmb.com

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From: Camille Leung
Sent: Mon, 10 May 2021 17:09:13 +0000
To: Carrie Blanton
Cc: Paul Blanton (Home)
Bcc: Amy Ow
Subject: RE: Follow Up: PLN 2020-00169

Hi Carrie,

Was there tree root cutting of any tree over 12" in diameter? Were any roots 2" or larger? If so, please send along any reports that were prepared.

As the fence is already built and was arguably exempt from a CDP (just wanted more information per my June 2020 note below), I can close this case out if there is a way to answer the above questions.

Thanks

6/9/20 CML - Discussed with Tad Sanders that we need the following:

1. Better tree map
2. Fence design showing how fence will be constructed over the 13% slope (with or without base, show fence slat supports, approximate post spans)

He anticipates only 2 cy of grading, but this will be confirmed once fence design (#2) is confirmed. I told him that conditions of CDX will likely be:
a. Posts footings will need to be hand dug
b. If there will be tree root cutting of any tree over 12" in diameter, an arborist will need to do the cutting

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, May 10, 2021 6:17 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Paul Blanton (Home) <pblanton13@gmail.com>
Subject: Follow Up: PLN 2020-00169

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Good Morning,

My name is Carrie Blanton, and my husband and I purchased the house at 655 MIramar Drive, Half Moon Bay, CA (APN 048-076-130).

The previous owners started an application for a Coastal Permit Exemption for a fence that they built in 2020 (PLN 2020-00169). I understand that the previous owners needed to provide some additional

information for the exemption to be processed. We are trying to make sure everything related to the gate is within code compliance, and we are trying to get a permit for the electrified gate.

The fence and gate are 5'10'' high. Can you tell me what steps I need to take to follow through with the application for the Coastal Exemption Permit?

I appreciate your help.

~Carrie Blanton

From: Carrie Blanton
Sent: Mon, 10 May 2021 10:16:29 -0700
To: Camille Leung
Cc: Paul Blanton (Home)
Subject: Re: Follow Up: PLN 2020-00169

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Hello Camille,

Thank you for getting back to me so quickly. I will research the answers to your question related to root cuttings and provide information as soon as l learn more.

I appreciate your help.

Take care,

~Carrie Blanton

On Mon, May 10, 2021 at 10:09 AM Camille Leung <cleung@smcgov.org> wrote:

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The fence and gate are 5'10" high. Can you tell me what steps I need to take to follow through with the application for the Coastal Exemption Permit?

I appreciate your help.

~Carrie Blanton

From: Carmie Newcomb
Sent: Mon, 10 May 2021 18:37:31 +0000
To: Lisa Aozasa
Subject: FW: Follow Up: PLN 2020-00169

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, May 10, 2021 10:20 AM
To: Carmie Newcomb <CNewcomb@smcgov.org>
Subject: Fwd: Follow Up: PLN 2020-00169

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Good Morning Carmie,

I emailed Camille this morning, and asked questions related to the Coastal Permit Exemption for our fence.

I should have cc'd you on the message. I will continue to keep you in the loop moving forward. I apologize for the segmented communication.

I am researching the answers to her questions (see below), and will respond to everyone as soon as possible.

Take care and thank you for your guidance.

~Carrie
---------- Forwarded message ---------
From: **Camille Leung** <cleung@smcgov.org>
Date: Mon, May 10, 2021 at 10:09 AM
Subject: RE: Follow Up: PLN 2020-00169
To: Carrie Blanton <clblanto@gmail.com>
Cc: Paul Blanton (Home) <pblanton13@gmail.com>

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As the fence is already built and was arguably exempt from a CDP (just wanted more information per my June 2020 note below), I can close this case out if there is a way to answer the above questions.

Thanks

6/9/20 CML - Discussed with Tad Sanders that we need the following:

1. Better tree map
2. Fence design showing how fence will be constructed over the 13% slope (with or without base, show fence slat supports, approximate post spans)

He anticipates only 2 cy of grading, but this will be confirmed once fence design (#2) is confirmed. I told him that conditions of CDX will likely be:
a. Posts footings will need to be hand dug
b. If there will be tree root cutting of any tree over 12" in diameter, an arborist will need to do the cutting

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, May 10, 2021 6:17 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Paul Blanton (Home) <pblanton13@gmail.com>
Subject: Follow Up: PLN 2020-00169

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning,

My name is Carrie Blanton, and my husband and I purchased the house at 655 MIramar Drive, Half Moon Bay, CA (APN 048-076-130).

The previous owners started an application for a Coastal Permit Exemption for a fence that they built in 2020 (PLN 2020-00169). I understand that the previous owners needed to provide some additional information for the exemption to be processed. We are trying to make sure everything related to the gate is within code compliance, and we are trying to get a permit for the electrified gate.

The fence and gate are 5'10'' high. Can you tell me what steps I need to take to follow through with the application for the Coastal Exemption Permit?

I appreciate your help.

~Carrie Blanton

From: Carrie Blanton
Sent: Fri, 14 May 2021 09:37:26 -0700
To: Camille Leung
Cc: Paul Blanton (Home)
Subject: Re: Follow Up: PLN 2020-00169

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning Camille,

I have tried to gather more information related to your questions about our fence. I have not been able to gather too much more to add to the information you already have.

It is my understanding that the fence posts footings were dug by hand, and I don't have any knowledge of roots that were cut for trees greater than 12" in diameter, etc.

Do you have a way to reach out to former owners that constructed the fence and started the application?

I just want to make sure that everything is resolved so that I can move forward with some other applications for planning permits.

I appreciate your help.

~Carrie

On Mon, May 10, 2021 at 10:16 AM Carrie Blanton <clblanto@gmail.com> wrote:

> Hello Camille,
>
> Thank you for getting back to me so quickly. I will research the answers to your question related to root cuttings and provide information as soon as l learn more.
>
> I appreciate your help.
>
> Take care,
>
> ~Carrie Blanton
>
> On Mon, May 10, 2021 at 10:09 AM Camille Leung <cleung@smcgov.org> wrote:
>
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I appreciate your help.

~Carrie Blanton

From: Camille Leung
Sent: Fri, 14 May 2021 20:02:44 +0000
To: Carrie Blanton
Subject: RE: Follow Up: PLN 2020-00169

Hi Carrie,

Ok I am following up with the previous owner's representative. This is in order to close the loop on the CDX and would not likely hold up any future permit, as there is no violation. So please feel free to plan new development. We can check in after you have some conceptual plans as to what permits will be required.

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Friday, May 14, 2021 9:37 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Paul Blanton (Home) <pblanton13@gmail.com>
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I appreciate your help.

~Carrie Blanton

From: Anne Martin
Sent: Wed, 19 May 2021 08:53:24 -0700
To: Lisa Aozasa
Subject: Fwd: Enforcement of VIO2017-00054
Attachments: Upper Miramar Drive .jpg, Fence Pump & hydrant.jpg, Miramar Neighborhood Coastside Water Letter.pdf, CCWD Response to Neighbor ltr.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ms. Aozasa,

I am following up to inquire whether you received my email of May 4 requesting that the County enforce the outstanding fence violation - Vio2017-00054 because of the threat to public safety it poses with respect to (1) traffic safety by forcing vehicles to drive backwards down a 231 foot long narrow, steep dirt road into a four way intersection and (2) the threat it poses to fire safety in that it could delay emergency vehicles from accessing a fire at the top of the hill by the Miramar tank or the residence at 655 Miramar. This was documented in an email by Deputy Riddell to you in September 2020

Today, two work trucks driven by contractors of TEG Partners, owners of APN 048 076 130 drove backwards down the hill into the intersection close to my home. This continues to be a problem because of the difficulty posed by the illegal fence in allowing a truck to turn around. My concerns is that it will become even worse this summer when CCWD's cell antenna lessees will need to drive generators up to the antnennas by the tank.

Several of my neighbors and I would like to schedule a meeting to discuss this increasingly dangerous situation. I look forward to hearing from you.

Can you please confirm that you received this and my earlier email.

Thank you

Anne Martin

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Tue, May 4, 2021 at 10:29 PM
Subject: Enforcement of VIO2017-00054
To: <laozasa@smcgov.org>
Cc: <cleung@smcgov.org>, Ruemel Panglao <rpanglao@smcgov.org>

Dear Ms. Aozasa,

We are reaching out to you as Deputy Community Development Director regarding a significant public safety hazard in our neighborhood caused by an open and unenforced fence violation (VIO2017-00054) on an undeveloped parcel (APN-048-074-120) owned by TEG Partners LLC ("TEG").

We reside at 620 Miramar Drive across the street from the TEG parcel and have personally experienced the dangerous traffic situation created by the fence and witnessed numerous vehicles being forced to drive BACKWARDS down a steep, narrow one lane gravel road ("Upper Miramar Drive") that leads from the paved portion of Miramar Drive up to the Coastside County Water District's (CCWD's) Miramar Water Tank because the fence makes it difficult or impossible to turn around on the CCWD parcel.

Upon researching this violation, we've learned that TEG was advised in 2018 that the fence didn't qualify for a CDX and requested a meeting with the Community Development Director to ask him to reconsider his denial of a CDX. It appears that a determination was made that "since there's no threat to public health or safety, no additional enforcement action was pursued"

We have collected a significant amount of evidence that this fence is indeed a threat to public safety in that it has created dangerous driving conditions in our neighborhood. This has become especially apparent over the last few years, as more children have moved into the neighborhood and traffic has increased on Upper Miramar Drive.

Because of this imminent threat to public safety, we request that the County immediately enforce this violation by ordering the removal of this illegal fence.

The Illegal Fence Jeopardizes the Safety of Residents and Visitors to our Neighborhood by Forcing Vehicles to Back Down a Steep Slippery Gravel Road Into an Intersection Where Cars and Pedestrians Are Coming From Four Different Directions.

Since the pandemic lockdown, we and our neighbors have been working from home and been walking the roads in our neighborhood, including Upper Miramar Drive.

On numerous occasions, we were shocked to see trucks drive BACKWARDS down Upper Miramar Drive, a steep and narrow gravel road, into an intersection where cars and pedestrians are coming from four different directions – Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

Since many of these trucks were driven by CCWD personnel, I spoke with several of the drivers and learned that the illegal fence made it difficult and sometimes impossible for work trucks and other large vehicles to turn around in the CCWD parking area by the Miramar water tank. This forces the drivers to drive backwards down Upper Miramar Drive, a steep and sometimes slippery gravel road.

On October 28, 2020, several neighborhood residents sent a letter to Mary Rogren, Director of CCWD requesting that she take action to rectify this public safety hazard. Ms. Rogren has responded to our concerns and we've observed CCWD personnel driving more responsibly. A copy of our letter and Ms. Rogren's response are attached as Attachments 1 and 2.

Despite the efforts of CCWD personnel to drive responsibly, we have observed vehicles driven by visitors to the neighborhood, workers for the cell towers, workers for TEG and large delivery trucks attempting to make deliveries to TEG's lot drive backwards down Upper Miramar Drive. We have videos of this dangerous driving and will provide them upon request.

Upper Miramar Drive was made more hazardous in January of this year, when TEG, over the strong objections of the majority of residents, cut down about 30 trees on the planted median abutting Upper Miramar Drive, **exposing a steep cliff which is no longer marked by trees.** This eliminated any delineation of the side of Upper Miramar Drive making driving backwards down this road even more hazardous. Moreover, if a vehicle were to skid and drive over the edge of the cliff, there would be no trees to break its fall. See Attachment 3.

PG & E's Plans to Underground the Power Lines on Upper Miramar Drive in the Near Future Will Increase Truck Traffic on Upper Miramar Drive Further Undermining Public Safety

PG & E has made several visits to our neighborhood and announced plans to move our overhead power lines underground in the interest of fire safety. They are especially focused on moving the power lines serving the Miramar Tank underground. We are concerned that the increased number of work vehicles on the hill combined with the illegal fence will result in even more trucks being forced to drive backwards down Upper Miramar Drive.

The Illegal Fence Increases the Risk of Accidents at the Intersection of the 655 Driveway Easement and Upper Miramar Drive

The illegal fence creates an extremely narrow choke point where the driveway easement for 655 Miramar Drive makes a sharp turn into the narrow gravel roadway of Upper Miramar Drive. If two cars meet at that intersection, one of them has to either back down Upper Miramar Drive

or back up the narrow, curving driveway easement constrained by the fence, creating a high risk of accidents. We personally have experienced the hazards of this intersection.

On Easter Sunday, April 4 we visited the Blantons at their home at 655 Miramar Drive located at the top of the driveway easement. At about 7:15 PM, as we drove down the driveway easement to return home Trip Choudhry, one of the principals of TEG, drove up Upper Miramar Drive and turned into the easement driveway to park on his lot. Because of the fence, there was no room for him to pass us so we were forced to back up the curved easement driveway uphill to allow him to drive onto his lot. It was extremely difficult to avoid backing into the TEG fence while at the same time trying not to skid forward and hit Choudhry's car head on. Fortunately, there were no collisions.

We have also observed other hazardous driving situations where one or more trucks or cars were parked on Upper Miramar Drive or on the CCWD lot and a vehicle was attempting to enter or exit the easement driveway. Because of the obstruction posed by the fence, one or more vehicles sometimes needed to back up downhill where a skid could result in an accident.

Public Safety Vehicles Responding to Emergencies May Be Slowed Down by the Fence

We are also concerned that in the event public safety vehicles need to respond to an emergency on one of the three parcels on the hill, their ability to quickly access those properties and/or safely depart could be impaired by the fence. In an emergency, seconds count and an extra ten seconds spent trying to maneuver around a fence can make all the difference. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

TEG's Fence Does NOT Qualify for a CDX

The Summary of Case Activity (PLN2018-00426) indicates that TEG has argued that the fence qualifies for CDX because it "maintains" an "existing facility" on the TEG lot since it "provides security and protection" for a water pump and fire hydrant located on the TEG lot.

The water pump does not serve the TEG lot and serves only the residence at 655 Miramar Drive, the lot at the top of the hill adjacent to the TEG lot. Moreover, the fence protects neither the pump nor hydrant. Attachment 4 shows a picture of the fence in relation to the pump and fire hydrant and makes it clear anyone can easily access the pump and the fire hydrant by simply walking up the road. It appears the only purpose served by the TEG fence is as a convenient place to install surveillance cameras and to hang large posters.

The Illegal Fence Has Become More of a Public Safety Hazard as Neighborhood Circumstances have Changed.

When we moved here in June 2012, the Church family who had originally owned the TEG lot and created the driveway easement still lived at 655 Miramar. There were no fences on the TEG lot and vehicles - including CCWD personnel, workers and visitors - could easily turn around by the water tank and drive safely down the hill and/or enter and exit the driveway easement.

Since the fence was installed in 2017, more families have moved into the neighborhood increasing the number of kids to seven who are biking and playing on the streets. Traffic on Upper Miramar Drive has increased since a new family moved into 655 Miramar which had been unoccupied for over a year. Power shutoffs have resulted in more work trucks driving to the Miramar tank as cellular providers move portable generators to the site to provide emergency power. Additionally, PG & E work trucks required to underground the power lines to the Miramar tank will also increase traffic congestion on Upper Miramar.

Under these circumstances, the illegal fence poses more of a safety hazard than ever before. We request the County to take whatever action necessary to ensure that this fence is removed as soon as possible before it results in a tragic accident.

Sincerely,

Anne C. Martin

Richard L. Martin

--
Anne

Anne C. Martin

IS A CRIME

IS A CRIME

October 26, 2020

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

CC: James Derbin, Superintendent

RE: Public Safety Hazard near Miramar Water Tank

Dear Ms. Rogren,

As residents of the neighborhood located directly below the Miramar Water Tank, we are writing to notify you of a public safety hazard caused by unsafe driving by the CCWD employees who visit the water tank. The purpose of this letter is to request that you take action as soon as possible to correct this dangerous situation.

Since the pandemic lockdown, most of us in the neighborhood have been working from home and home schooling our children. Some of us have chosen to not leave our neighborhood and have been walking the roads in the neighborhood, including the dirt and gravel public access road ("Upper Miramar Drive") up to the Miramar Water Tank.

On numerous occasions, we have been shocked to see CCWD trucks drive BACKWARDS down Upper Miramar Drive - a steep and narrow gravel road - into an intersection where cars and pedestrians are coming from four different directions – Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

This is an area where - now more than ever - pedestrians are walking, children are playing and people are bicycling. Moreover, muddy conditions or loose gravel or debris on Upper Miramar Drive increases the possibility that vehicles backing down the road could skid into the intersection with tragic consequences.

Upon speaking to CCWD personnel, we've learned that the reason for this dangerous manoeuver is that they find it extremely difficult or impossible to turn their work trucks around in the parking area by the water tank because of a chain link fence that was installed two or three years ago between CCWD

property and the adjacent lot (APN-048-076-120) owned by TEG Partners LLC. This fence prevents the drivers from safely turning around in the parking area, thus forcing them to drive in a dangerous manner by backing down a steep hill into a residential neighborhood, creating a major public safety hazard.

Since a portion of CCWD property by the Miramar Tank is leased to cellular providers for cell phone towers, we are also extremely concerned about the hazards posed by cell tower maintenance or installation trucks having to back down Upper Miramar Drive into our neighborhood. On Saturday, October 25, 2020, the T-Mobile maintenance crew has to back down Upper Miramar Drive when they realized they couldn't turn their truck around by the water tank in order to test and power up the backup generator for the tower. After backing down the hill, the crew then drove backwards up the hill so they could service the generator in preparation for the PG & E power shut-off.

We are also concerned that in the event public safety vehicles need to respond to an incident at the CCWD property, their ability to safely depart from the property could be impaired by the fence. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

We would appreciate your taking the appropriate action to rectify this grave public safety hazard in our neighborhood.

Sincerely,

Anne Martin
620 Miramar Drive

Richard Martin

Richard Martin
620 Miramar Drive

Merry Belden
600 Miramar Drive

Matthew Show
610 Miramar Drive

Genevieve Wortzman-Show
610 Miramar Drive

Bradley Lucas
681 Hermosa Avenue

Melanie Lucas
681 Hermosa Avenue

Matthew Dalton
671 Hermosa Avenue

Marlena Dalton
671 Hermosa Avenue

Gmail

Anne Martin <annemartinmk@gmail.com>

RE: Public Safety Hazard at Miramar Tank

1 message

Mary Rogren <mrogren@coastsidewater.org> Fri, Nov 6, 2020 at 2:01 PM
To: Anne Martin <annemartinmk@gmail.com>, James Derbin <jderbin@coastsidewater.org>
Cc: "john.riddell@fire.ca.gov" <john.riddell@fire.ca.gov>

Dear Ms. Martin,

Thank you for your October 28 email and the letter dated October 26th from you and some of your neighbors. The District appreciates being informed about your concerns.

The Miramar tank is in a very tight footprint, so driving to and from the tank can be very challenging. To address your concerns, District staff will primarily use their standard pickup trucks when visiting the Miramar tank. District staff will turn their trucks around on our tank property (3-point turn) and will not back down the driveway except in unusual circumstances when that is necessary. On rare occasions, if a larger work truck is needed at the property, a second staff member will also be sent to the site to control traffic and watch for pedestrians while the truck is backing down the hill to leave the property.

As you may be aware, the District leases space to cell carriers who occasionally access the site. The District has informed the cell carriers about your concerns and advised the cell carriers to avoid backing down the driveway.

Again, thank you for alerting us with your concerns. The District is committed to being a good neighbor and maintaining a safe environment.

Best,

Mary

Mary Rogren

General Manager

Coastside County Water District

650-726-4405

mrogren@coastsidewater.org

From: Anne Martin <annemartinmk@gmail.com>
Sent: Wednesday, October 28, 2020 5:34 AM
To: Mary Rogren <mrogren@coastsidewater.org>; James Derbin <jderbin@coastsidewater.org>
Cc: john.riddell@fire.ca.gov
Subject: Public Safety Hazard at Miramar Tank

Dear Ms. Rogren,

Attached is a letter from residents living in the neighborhood below the Miramar water tank expressing our concern at the unsafe driving practices of CCWD employees when they drive into our neighborhood to maintain the tank. We are requesting that you take immediate action to rectify this public safety hazard.

We have observed CCWD trucks leaving the Miramar Tank backing down the hill – a steep, narrow gravel drive - into the intersection of Miramar and Hermosa Drive where vehicles and pedestrians are coming from four different directions.

This hazardous driving behavior puts all of us who walk and drive in the neighborhood - especially our children - in considerable danger of being hit by a truck skidding out of control or a driver unable to see a small child or pedestrian in the road.

Upon speaking to CCWD personnel, I've learned that they are forced to drive backwards down the hill because they can't turn their trucks around in the area by the tank due to a fence that has been recently constructed by the owners of the adjacent lot (APN-048-076-120).

The continued existence of this grave public safety hazard potentially exposes CCWD to significant liability in the event of an accident caused by CCWD drivers' unsafe driving practices.

Please feel free to contact me if you have any questions.

Thank you.

Anne

Anne C. Martin 415 830 2373

11.6.2020 Letter to Anne Martin.pdf
614K

From: Brad Lucas
Sent: Tue, 15 Jun 2021 15:19:31 -0700
To: Camille Leung
Subject: Lot Merge
Attachments: Chain of Title Guarantee(1).pdf, Deeds for Chain of Title.pdf, Deeds for Chain of Title.pdf, OrderName-sm.PDF, CR#3076a.tif, miramar ingress 2.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Camille,
Attached are the Chain of Title and Quit Claim plus the maps and surveys. How should I proceed forward with the lot merge now that ownership has been cleared up and documented? Do I need to engage Stuart to help with the application or is this something that I can work with you or your colleague with?
Attached are the following documents required to merge Parcel 1 "681 Hermosa Ave." (lands of Lucas D.N. 2018 - 04522) and Parcel 2 0 Hermosa Ava. (Lands of Lucas D.D 2020-054201) (listed on this map as Steiner BUT are now Lucas is shown in the Chain of Title and Deed.
1. Chain of Title for 0 Hermosa with Quit Claim
2. Picture that shows 0 Hermosa and 681 Hermosa.
3. Title for 0 Hermosa showing that is it now owned by Lucas and not Steiner as not in the Chain of Title.
4, Map and pictures of the area

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296 | Amount of Liability: $1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM | Fee: $150.00

SCHEDULE A

1. Name of Assured: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

2. The Land referred to in this Guarantee is described as follows:

   PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BO0K 5, OF MAPS, PAGE 19, BEING MORE PARTICUALLY DESCIRBED AS FOLLOWS:

   BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTNACE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGHT OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT N THE SUBDIVISON BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

   APN: 048-076-140 JPN: 048-007-075-02-01

3. This Guarantee does not cover:

   a. Taxes, assessments, and matters related thereto.

   b. Instruments, proceedings, or other matters which do not specifically describe said Land.

4. ASSURANCES:

   According to the Public Records as of the Date of Guarantee,

   a. Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship purportedly acquired an estate or interest in the Land pursuant to a Grant Deed

   b. Matters affecting the interest described in Paragraph 4a recorded subsequent to January 1, 2007 are shown in Schedule B

SCHEDULE A
(Continued)

North American Title Insurance Company

Emilio Fernandez

President

By

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296 | Amount of Liability: $1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM | Fee: $150.00

SCHEDULE B

1. Quitclaim Deed

   Grantor: Lyle S. Church successor trustee of the Lyle and Patricia Church Family Trust dated October 19, 1999
   Grantee: Kevin E. and Lisa S. Ryan, husband and wife as community property
   Recorded June 06, 2007 as Instrument No. 2007-087100

2. A Document entitled "Judgment After Trial Superior Court of California County of San Mateo Case No. CIV464335 Kevin E. Ryan and Lisa S. Ryan, Plaintiffs, vs. Kymco, Inc.; and Does 1 Through 100, inclusive, Defendants" Confirming Title into Plaintiffs, Recorded September 5, 2008 as Document No. 2008-101538.

3. Grant Deed

   Grantor: Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship
   Grantee: Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common
   Recorded April 29, 2015 as Instrument No. 2015-043005

4. Quitclaim Deed

   Grantor: Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991
   Grantee: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
   Recorded June12, 2015 as Instrument No. 2015-060811

5. Grant Deed

   Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
   Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship
   Recorded March 18, 2020 as Instrument No. 2020-024263

6. Correction Grant Deed

Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship
Recorded June 11, 2020 as Instrument No. 2020-054201

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296

Amount of Liability: $1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: $150.00

EXHIBIT A

The land referred to in this Policy is described as follows:

PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BO0K 5, OF MAPS, PAGE 19, BEING MORE PARTICUALLY DESCIRBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTNACE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGHT OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT N THE SUBDIVISON BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

APN: 048-076-140 JPN: 048-007-075-02-01

Privacy Policy

Rev. 03/22/2021

The Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and income • Transaction history and payment history • Purchase history and account balances
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.

Reasons we can share your personal information	Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes To offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Call 1 (650) 419-3827

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@statestitle.com.

Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	We collect your personal information, for example, when you • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • Doma doesn't jointly market.

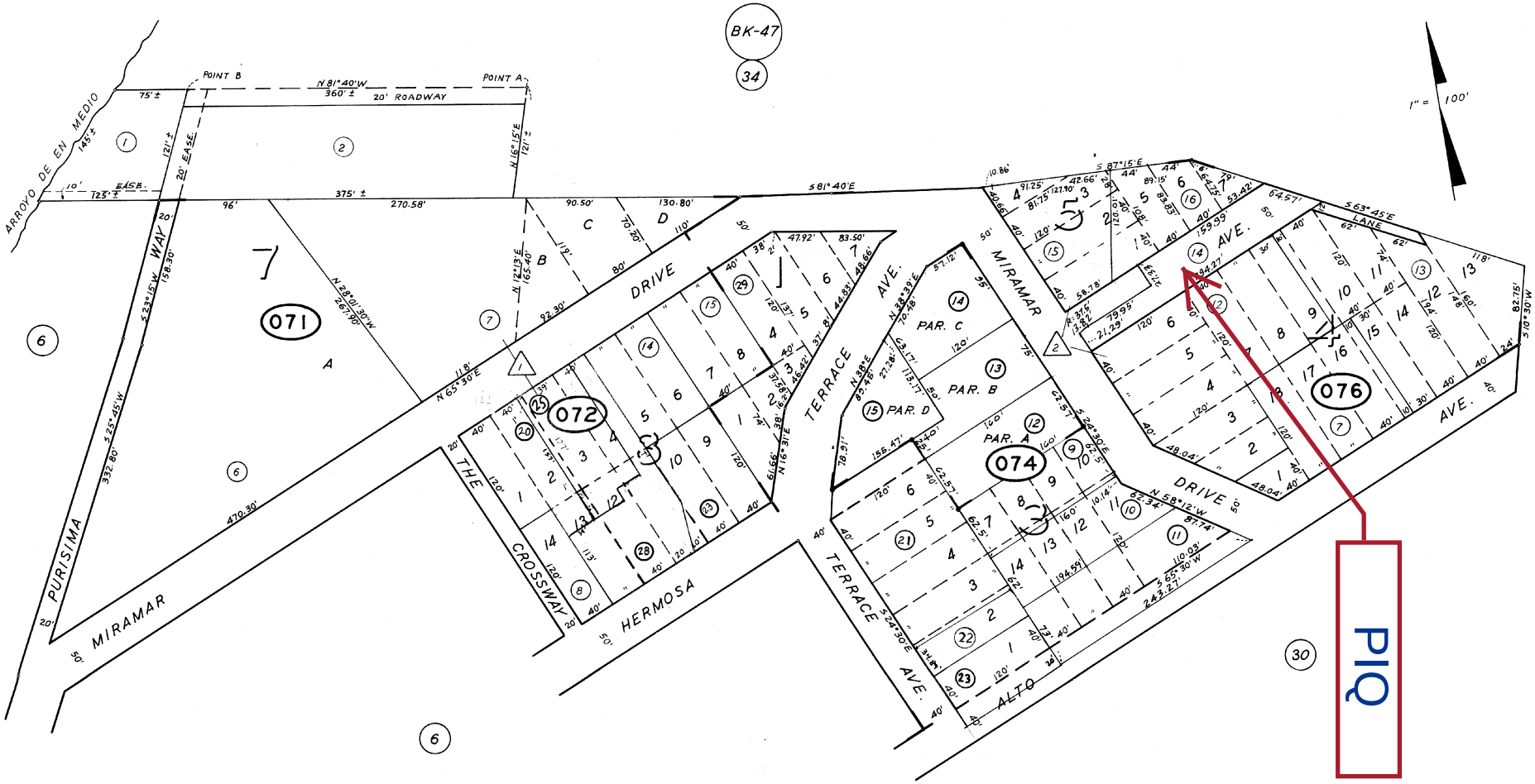
The Doma Family of Companies consists of the following entities**:**

Doma Holdings, Inc.
States Title, LLC
States Title Agency, Inc.
Spear Agency Acquisition Inc.
Title Agency Holdco, LLC.
States Settlement Services, Inc.
NASSA LLC

North American Title Insurance Company
North American Title Agency, Inc.
North American Title Company, Inc.
North American Title Company
North American Title Company, LLC
North American Asset Development, LLC
North American Services, LLC
North American Title, LLC
North American Title Company of Colorado

TAX CODE AREA _ _ _ _ _ _

48-7



△ PARCEL MAP VOL 68/97-98

△1 MIRAMAR TERRACE RSM 4/12

△2 SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

Description: San Mateo,CA Assessor Map - Book.Page 48.7 Page: 1 of 1
Order: 222 Comment:

4

2015-043005

NORTH AMERICAN TITLE COMPANY
8:00 am 04/29/15 DE Fee: 21.00
Count of Pages 3 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 1 6 4 6 8 *

Recording Requested By

North American Title Company, Inc.
File No. 55903-1343126-15

AND WHEN RECORDED MAIL TO:

Name: Erica Steiner, Trustee of the Erica B. Steiner
Street Address ~~502 Sierra Street~~ 1360 19th Hole Ave
City & State ~~Moss Beach, CA 94038~~ Ste 201
Windsor, CA 95492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3.

A.P. No. 048-076-140 048-076-160

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $1,721.50; CITY TRANSFER TAX $NONE;

[x] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[x] unincorporated area; [ ] City of **Half Moon Bay**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship**

hereby GRANTS to **Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common**

the following described property in the City of **Half Moon Bay**, County of **San Mateo**, State of **California**:

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLYAND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79 .00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Mail Tax Statements To: SAME AS ABOVE

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE NORTH 24° 30' 00' WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

Dated: **04/22/2015**

Kevin E. Ryan

Lisa S. Ryan

2015-060811
10:33 am 06/12/15 DE Fee: 24.00
Count of Pages 4
Recorded In Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 4 0 7 5 2 *

Recording Requested By And
When Recorded Mail To:

Mary Catherine Doherty, Esq.
A Professional Corporation
320 College Avenue, Ste. 220
Santa Rosa, CA 95401

A. P. No. 048-076-140 & 048-076-160

QUITCLAIM DEED

The Undersigned Grantor declares that the Documentary Transfer Tax is: $0.00 (No Consideration) – This conveyance is a bona fide gift and the Grantor received nothing in return – R & T §11911.

Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991,

does hereby remise, release, and forever quitclaim to

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996,

her entire interest in and to the real property located at 681 Hermosa Avenue, in the City of Half Moon Bay, County of San Mateo, State of California, described as follows: **See Exhibit "A" attached hereto and incorporated herein by this reference.**

Dated: June 8, 2015

Sandra P. McIver
SANDRA P. McIVER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 06/08/2015, 2015, before me, KYLE DEVIN EISENBERG, Notary Public, personally appeared SANDRA P. McIVER, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)

KYLE DEVIN EISENBERG
Commission # 2067448
Notary Public - California
San Francisco County
My Comm. Expires May 10, 2016

MAIL TAX STATEMENTS TO:
Tad Sanders, 1360 19th Hole Drive, Ste. 201, Windsor, CA 95492

EXHIBIT "A"

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITILED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

APN: 048-076-140
048-076-160

12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263
8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 8 3 6 1 6 2 $ *

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 048-076-140
NATCO
55913-20-00164

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX $ 55.00

☑ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE

☐ EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

x

Signature of declarant or agent determining tax

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars ($75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225.00).

☑ **Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**

☐ **Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.**

☐ **Exempt from the fee per GC 27388.1 (a) (1); not related to real property.**

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Brad J. Lucas and Melanie Lucas
P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: $55.00; CITY TRANSFER TAX: $N/A; SURVEY MONUMENT FEE N/A

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property In the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-076-02-01

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65? 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65? 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62? 09' 28" WEST 78.56 FEET (NORTH 63? 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8? 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

4

2015-043005

NORTH AMERICAN TITLE COMPANY
8:00 am 04/29/15 DE Fee: 21.00
Count of Pages 3 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 1 6 4 6 8 *

Recording Requested By

North American Title Company, Inc.
File No. 55903-1343126-15

AND WHEN RECORDED MAIL TO:

Name: Erica Steiner, Trustee of the Erica B. Steiner
Street Address ~~502 Sierra Street~~ 1360 19th Hole Ave
City & State ~~Moss Beach, CA 94038~~ Ste 201
Windsor, CA 95492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3.

A.P. No. 048-076-140 048-076-160

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $1,721.50; CITY TRANSFER TAX $NONE;

[x] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[x] unincorporated area; [ ] City of **Half Moon Bay**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship**

hereby GRANTS to **Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common**

the following described property in the City of **Half Moon Bay**, County of **San Mateo**, State of **California**:

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ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Mail Tax Statements To: SAME AS ABOVE

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE NORTH 24° 30' 00' WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

Dated: **04/22/2015**

Kevin E. Ryan

Lisa S. Ryan

2015-060811
10:33 am 06/12/15 DE Fee: 24.00
Count of Pages 4
Recorded In Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 4 0 7 5 2 *

Recording Requested By And
When Recorded Mail To:

Mary Catherine Doherty, Esq.
A Professional Corporation
320 College Avenue, Ste. 220
Santa Rosa, CA 95401

A. P. No. 048-076-140 & 048-076-160

QUITCLAIM DEED

The Undersigned Grantor declares that the Documentary Transfer Tax is: $0.00 (No Consideration) – This conveyance is a bona fide gift and the Grantor received nothing in return – R & T §11911.

Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991,

does hereby remise, release, and forever quitclaim to

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996,

her entire interest in and to the real property located at 681 Hermosa Avenue, in the City of Half Moon Bay, County of San Mateo, State of California, described as follows: **See Exhibit "A" attached hereto and incorporated herein by this reference.**

Dated: June 8, 2015

Sandra P. McIver
SANDRA P. McIVER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 06/08/2015, 2015, before me, KYLE DEVIN EISENBERG, Notary Public, personally appeared SANDRA P. McIVER, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)

KYLE DEVIN EISENBERG
Commission # 2067448
Notary Public - California
San Francisco County
My Comm. Expires May 10, 2016

MAIL TAX STATEMENTS TO:
Tad Sanders, 1360 19th Hole Drive, Ste. 201, Windsor, CA 95492

EXHIBIT "A"

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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APN: 048-076-140
048-076-160

12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263
8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 8 3 6 1 6 2 $ *

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 048-076-140
NATCO
55913-20-00164

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX $ 55.00

☑ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE

☐ EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

x

Signature of declarant or agent determining tax

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars ($75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225.00).

☑ **Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**

☐ **Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.**

☐ **Exempt from the fee per GC 27388.1 (a) (1); not related to real property.**

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Brad J. Lucas and Melanie Lucas
P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: $55.00; CITY TRANSFER TAX: $N/A; SURVEY MONUMENT FEE N/A

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property In the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-076-02-01

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12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263

8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 8 3 6 1 6 2 $ *

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 048-076-140
NATCO
55913-20-00164

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX $ 55.00

- [x] COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- [ ] COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE
- [ ] EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

x _____

Signature of declarant or agent determining tax

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MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

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North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
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P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: $55.00; CITY TRANSFER TAX: $N/A; SURVEY MONUMENT FEE N/A

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS to Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property in the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ WASHINGTON) SS
COUNTY OF KITSAP)

On MARCH 14, 2020, before me, LINDA H. BENNINGFIELD,
Notary Public, personally appeared ERICA B. STEINER
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Linda H. Benningfield

My commission expires 11-10-2021

This area for official notarial seal

LINDA H BENNINGFIELD
Notary Public
State of Washington
My Commission Expires
November 10, 2021

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

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CORNER RECORD

Agency Index _____
Document Number **3076**

City of unincorporated County of San Mateo, California

Brief Legal Description portions of parcels shown on 44 LLS 75 and 42 LLS 71

CORNER TYPE

Government Corner ☐ Control ☐
Meander ☒ Property ☐
Rancho ☐ Other ☐

Date of Survey May 5, 2020

COORDINATES (Optional)

N. _____ E. _____
Elevation _____
Units Metric ☐ U.S. Survey Foot ☒
Horizontal Datum _____
Zone _____ Epoch Date _____
Vertical Datum _____

☑ Complies with Public Resources Code §§8801-8819
☑ Complies with Public Resources Code §§8890-8902

PLS Act Ref.:	☒ **8765(d)**	☐ **8771**	☐ **8773**	☐ **Other:**
Corner/ Monument:	☒ Left as found ☐ Found and tagged	☒ Established ☐ Reestablished	☐ Rebuilt ☐ Referenced	☒ Pre-Construction ☐ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:
☑ See sheet #2 for description(s):

Found several monuments from 42 LLS 71 and 44 LLS 75. Used to establish lot lines of subject lots.

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on July 2, 2020.

Signed Michael T. Turnmore P.L.S. or R.C.E. No. 7454

LICENSED LAND SURVEYOR MICHAEL T. TURNRCSE 7454 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received SEP 03 2020

and examined and filed September 14, 2020

Signed _____ P.L.S. or R.C.E. No. 8570

Title Interim County Surveyor

County Surveyor's Comment

LICENSED LAND SURVEYOR JOHN THOMAS MAY No.8570 STATE OF CALIFORNIA

LINE DISTANCE BEARING
L1 10.61 N65°58'46"W
L2 10.12 N29°02'05"E
L3 14.46 N5°24'29"W
L4 25.26 N13°37'05"W
L5 23.38 N1°41'14"E
L6 22.18 N21°38'28"E
L7 34.46 N38°47'03"E
L8 13.04 N49°41'54"E
L9 24.23 S56°58'25"E
L10 14.02 N69°03'35"E
L11 27.25 N85°05'53"E
L12 27.81 N84°49'15"E
L13 20.23 S69°25'37"W
L14 67.06 N9°40'00"W
L15 15.39 N25°31'06"W
L16 31.17 N41°58'46"E
L17 19.43 N48°58'38"E
L18 21.37 N59°40'40"E
L19 31.50 N80°26'18"E
L20 26.51 N84°11'09"E
L21 9.01 N44°49'02"E
L22 8.86 S0°46'33"W
LANDS OF STEINER D.N. 2015-060811
PARCEL ONE BLOCK 5 19 MAPS 5
PARCEL TWO
HERMOSA AVE
BLOCK 4 19 MAPS 5
LANDS OF TEG PARTNERS, LLC D.N. 2012-009043
LANDS OF MCIVER AND FIDUCIARY TRUST CO. D.N. 2016-061700
0.723 AC.+/-
LANDS OF HMB CAPITAL LLC D.N. 2013-022700
LANDS OF BATTEY D.N. 2009-148955
LANDS OF CENTRAL COAST WATER DISTRICT
MIRAMAR DR 50' WIDE
Miramar Dr
ALTO AVE. 40' WIDE
UNINCORPORATED CITY OF HALF MOON BAY
BASIS OF BEARINGS
SCALE: 1" = 40'
SEE DETAIL
FOUND 3/4" COPPER DISK WITH PUNCH "LS 7551" ON TOP OF CURB AS PER ( )B
3/4" WITH PLUG AND TACK
OLD 3/4" PIPE WITH PLUG & TAG UNREADABLE
3/4" PIPE WITH PLUG & TAG UNREADABLE
1" PIPE STAMPED BGT LS 7551
42 LLS 71
WIRE FENCE
CYCLONE FENCE
INVERSE TIES
SPIKES
DRIVEWAY ACCESS & UTILITY EASEMENT AS PER D.N. 2016-061700
LEGEND & NOTES:
© 2020 Google
Google Earth
Imagery Date: 5/10/2018 37.829114°N 122°26'57.66"W elev 303 ft eye alt 972 ft

From: Camille Leung
Sent: Tue, 22 Jun 2021 21:09:19 +0000
To: Brad Lucas
Subject: RE: Lot Merge

Hi Brad,

Please fill out this form and sign bottom. Under "List all elements of proposed project:" just write "Merger of 2 parcels".

https://planning.smcgov.org/documents/planning-permit-application-form

Also, please show on a map the area of the 2 parcels that should be merged, showing resulting parcel boundaries.

Thanks

From: Brad Lucas <lucasbrad@me.com>
Sent: Tuesday, June 15, 2021 3:20 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Camille,

Attached are the Chain of Title and Quit Claim plus the maps and surveys. How should I proceed forward with the lot merge now that ownership has been cleared up and documented? Do I need to engage Stuart to help with the application or is this something that I can work with you or your colleague with?

Attached are the following documents required to merge Parcel 1 "681 Hermosa Ave." (lands of Lucas D.N. 2018 - 04522) and Parcel 2 0 Hermosa Ava. (Lands of Lucas D.D 2020-054201) (listed on this map as Steiner BUT are now Lucas is shown in the Chain of Title and Deed.

1. Chain of Title for 0 Hermosa with Quit Claim
2. Picture that shows 0 Hermosa and 681 Hermosa.
3. Title for 0 Hermosa showing that is it now owned by Lucas and not Steiner as not in the Chain of Title.
4, Map and pictures of the area

PARCEL ONE
BLOCK
19 MRS
BASIS OF BEARINGS
MIRAMAR DR
Miramar Dr
Terrace Ave
LANDS OF MCIVER AND
FIDUCIARY TRUST CO.
D.N. 2016-061700
LANDS OF CENTRAL
COAST WATER DISTRICT
SEE DETAIL
UNINCORPORATED
© 2020 Google
Google Earth
Imagery Date: 5/10/2018 37°29' 1.30" N 122°26'57.66" W elev 303 ft eye alt 972 ft

From: Brad Lucas
Sent: Tue, 22 Jun 2021 14:11:44 -0700
To: Camille Leung
Subject: Re: Lot Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Will do. Thank you.

Sent from my iPhone

On Jun 22, 2021, at 2:09 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Brad,

Please fill out this form and sign bottom. Under "List all elements of proposed project:" just write "Merger of 2 parcels".

https://planning.smcgov.org/documents/planning-permit-application-form

Also, please show on a map the area of the 2 parcels that should be merged, showing resulting parcel boundaries.

Thanks

From: Brad Lucas <lucasbrad@me.com>
Sent: Tuesday, June 15, 2021 3:20 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Camille,

Attached are the Chain of Title and Quit Claim plus the maps and surveys. How should I proceed forward with the lot merge now that ownership has been cleared up and documented? Do I need to engage Stuart to help with the application or is this something that I can work with you or your colleague with?

Attached are the following documents required to merge Parcel 1 "681 Hermosa Ave." (lands of Lucas D.N. 2018 - 04522) and Parcel 2 0 Hermosa Ava. (Lands of Lucas D.D 2020-054201) (listed on this map as Steiner BUT are now Lucas is shown in the Chain of Title and Deed.

1. Chain of Title for 0 Hermosa with Quit Claim
2. Picture that shows 0 Hermosa and 681 Hermosa.
3. Title for 0 Hermosa showing that is it now owned by Lucas and not Steiner as not in the Chain of Title.
4, Map and pictures of the area

<image001.jpg>

From: Camille Leung
Sent: Tue, 22 Jun 2021 21:23:42 +0000
To: Brad Lucas
Subject: RE: Lot Merge

Hi Brad,

Also, which document addresses this? Please provide,

According to County Counsel, to confirm that the owner has established title to the abandoned portion of the ROW, we would need a judgment declaring that they filed an action for quiet title and it was adjudicated either by default (i.e., no interested party answered the lawsuit to dispute the claim of ownership) or a judgment after a trial. To Stuart to include this in with the Merger application.

Thanks!

From: Brad Lucas <lucasbrad@me.com>
Sent: Tuesday, June 22, 2021 2:12 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Lot Merge

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4, Map and pictures of the area

<image001.jpg>

From: Steve Monowitz
Sent: Thu, 8 Jul 2021 00:35:18 +0000
To: Genevieve Wortzman-Show; Anne Martin; Dick Martin; Matthew Show
Cc: Janneth Lujan; Lisa Aozasa
Subject: RE: Response Requested: Fire hazard created by VIO2017-00054

Hi All,
I am aware of this situation and will provide you with an update on our plan for dealing with it by email tomorrow. I suggest we hold off on scheduling a meeting until then.
Sincerely,
Steve

Steve Monowitz
Community Development Director
San Mateo County Planning and Building Department

From: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>
Sent: Wednesday, July 7, 2021 10:40 AM
To: Steve Monowitz <smonowitz@smcgov.org>; Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>
Subject: Fwd: Response Requested: Fire hazard created by VIO2017-00054

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Dear Mr. Monowitz,

This email is in follow up to the email we sent you last week on July 1st, 2021.

We have yet to receive a response confirming receipt or suggesting a day/time for us to discuss the unenforced fence violation/fire hazard in our neighborhood.

Below are several proposed days/times for a conference call. Please confirm which day and time works best for you.

Friday, July 9th, 2021, any time after 12pm PT
Tuesday, July 13th, 2021, any time after 2:30pm PT
Wednesday, July 14th, 2021, from 12pm-2:30pm PT

We look forward to speaking with you soon about this urgent matter.

Genevieve Wortzman-Show
610 Miramar Drive
Half Moon Bay

Anne Martin
620 Miramar Drive
Half Moon Bay

---------- Forwarded message ---------
From: **Genevieve Wortzman-Show** <genevieve.wortzman@gmail.com>
Date: Thu, Jul 1, 2021 at 12:07 PM
Subject: Response Requested: Fire hazard created by VIO2017-00054
To: <smonowitz@smcgov.org>
Cc: Anne Martin <annemartinmk@gmail.com>, Dick Martin <martin@cs.cmu.edu>, Matthew Show <matthew.show12@gmail.com>

Dear Mr. Monowitz,

We are reaching out to urgently request an in-person or virtual meeting with you to discuss using your emergency powers to immediately enforce an outstanding fence violation (VIO2017-00054) on a vacant lot (APN 048-076-120) that is posing a significant threat to fire safety in our unincorporated Coastside neighborhood.

Over the last several months, we have made multiple different attempts (phone calls, emails, virtual meetings) to speak with someone informed on the details of this violation. We have sent multiple emails to the Deputy Director, Lisa Aozasa, to discuss this matter and have yet to receive a response beyond confirming an email receipt.

As we recall last year's horrifying CZU fire which occurred just miles from our homes last summer, we feel that this illegal fence located in a Very High Fire Hazard Severity Zone (Attachment 1) jeopardizes the lives and homes of ourselves and our families. For four years, we waited patiently for the County to enforce this violation. As we move into an extremely dangerous wildfire season, we now insist that the County enforce an expedited removal of this unpermitted fence which creates a dangerous fire hazard in our neighborhood.

The County has been on notice for ten months that the illegal fence impedes emergency vehicle response time in a very high wildfire hazard zone

In May 2021, we learned through a PRA request, that in September 2020, Deputy Development Director Lisa Aozasa asked Deputy Fire Marshal Riddell if the illegal fence along an access easement leading to the residence at 655 Miramar Drive impaired fire trucks from getting to the residence. (Attachment 2) Fire Marshal Riddell responded:

"Currently access to 655 Miramar with the fence in place makes it very difficult if not nearly impossible to access the property in a reasonable time, if at all."

He added:

"...if had a choice would not be in favor having the fence remain."

The fact that the County has taken no action since learning of this hazard is alarming given that this fence and 655 Miramar are located in a very high fire hazard zone and the fact that we are facing a historically dangerous wildfire season.

The illegal fence impairs or delays fire trucks from accessing the open space in the hills between Route 92 and El Grenada to stop a fire coming from the south towards El Grenada or a fire moving south from Quarry Park in El Granada towards Half Moon Bay.

While the illegal fence clearly endangers the young family living at 655 Miramar, it also endangers our homes and those of other neighbors living on Miramar Terrace. If CAL Fire cannot quickly (if at all) access 655 Miramar, they also cannot access the vacant lot and the acres of forested open space on the top of the ridge, if a fire were to break out. Seconds can make a difference when it comes to controlling a wildfire and can make the difference between life and death.

Despite being on notice since September 2020 that the unpermitted fence impedes emergency vehicle response time, the County, as of the third week of June, had not taken enforcement action against the fence.

From our review of the case activity, the County Planning department informed the vacant lot owner who had installed the fence ("TEG") that the fence required a CDP and in September 2018, emailed TEG that they had until September 28 to either remove the fence or apply for a CDP to legalize it. In December 2018, TEG was informed that their application for an after-the-fact CDP exemption (PLN2018-00426) was denied.

The county notes document several years of emails, visits, and conversations between county officials and TEG. Despite being advised to apply for a CDP, TEG never completed an application. Their application for a CDX was also denied. The notes indicate "Since there was no threat to public health and safety, no additional enforcement action was pursued."

A 2/7/20 notation made by Ms. Aozasa indicates that TEG had requested a meeting with the CDD to reconsider the denial of CDX and submitted additional information. The notes indicate that Ms. Aozasa intended to consult with the CDD on this matter the following week.

Soon after this, the pandemic lockdown started and this case apparently slipped through the cracks. However, in September 2020, the owner of the residence at 655 Miramar (APN 048-076-130) contacted Ms. Aozasa about the unpermitted fence claiming that the fence posed a health and safety issue since it impaired fire trucks from accessing the residence at 655 Miramar Drive. Ms. Aozasa then reached out to Deputy

Fire Marshal Riddell for his assessment, while acknowledging that "…if the fence is blocking Fire access, the case deserves a higher priority." (Attachment 2)

As noted above, Fire Marshal Riddell emailed Ms. Aozasa on September 18, 2020 that the fence impairs fire truck access to the residence at 655 Miramar. However, NO enforcement action was taken by the County.

The lawsuit and settlement agreement between the prior owner of 655 Miramar (McIver) and TEG is irrelevant to the urgent public safety issue posed by the illegal fence.

In communications with county personnel about this and other issues, TEG has referenced a property dispute between McIver, the prior owner of 655 Miramar and TEG. That lawsuit was settled in February 2020 and the settlement agreement is only binding on TEG, McIver and their successors. It is not binding on the County or any other party and has no impact on the public safety issues posed by the fence.

In October, 2020, McIver sold the residence at 655 Miramar to a young family who moved into the house in November 2020.

We are entering an unprecedented fire season and are extremely concerned about the danger this fence poses to our lives and homes and those of our neighbors in the event a fire were to break out on the vacant lot, at 655 Miramar or in the acres of open space on top of the hill.

After the horror of last year's CZU Complex fire here on the Coastside, we urge you to do whatever is possible to remove any barriers to CAL Fire access to homes and open space located in high fire hazard zones. TEG Partners has had four years to legalize the fence through the appropriate review process and yet has made no good-faith attempt to do so.

We request that you give this urgent public safety matter the highest priority and meet with us to discuss how this hazard can be removed as quickly as possible.

Thank you for your consideration.

Sincerely,

Genevieve Wortzman
610 Miramar Drive
Half Moon Bay
415-264-1184

Anne Martin
620 Miramar Drive

Half Moon Bay

From: Steve Monowitz
Sent: Sat, 10 Jul 2021 00:45:24 +0000
To: Genevieve Wortzman-Show; Anne Martin; Dick Martin; Matthew Show
Cc: Janneth Lujan; Lisa Aozasa
Subject: RE: Response Requested: Fire hazard created by VIO2017-00054
Attachments: VIO2017-00054 NOV 7.8.2021.pdf

Dear All,
On 7/8/21 the property owner was informed that the fence remains in violation of Coastal Development Permit requirements, and was given until 8/9/21 to either remove it or submit a CDP application to retain it, per the attached notice. We will diligently pursue compliance if this deadline passes without the required action taking place.
Please let me know if you have questions or want to discuss this matter further.
Sincerely,
Steve

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Community Development Director
San Mateo County Planning and Building Department

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Sent: Wednesday, July 7, 2021 5:35 PM
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Thank you for your consideration.

Sincerely,

Genevieve Wortzman
610 Miramar Drive
Half Moon Bay
415-264-1184

Anne Martin
620 Miramar Drive
Half Moon Bay

Date Issued: 07/08/2021
VIO#: 2017-00054

NOTICE OF VIOLATION

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT
CODE COMPLIANCE DIVISION, 455 COUNTY CENTER, 2nd FLOOR
REDWOOD CITY, CA 94063 (650) 363-4825 (Office)

AVISO IMPORTANTE, si desea una traducción, favor de llamar al número (650) 363-4825 dentro de las horas de 7:00 a.m. y 4:00 p.m.

Name of Property Owner/Responsible Person:	Teg Partners LLC
Address if Different than Violation(s)	18 Terrace Avenue, Half Moon Bay

An inspection of the premises located at APN 048-076-120, Half Moon Bay in the County of San Mateo revealed the code violation(s) noted below.

THE VIOLATION(S) NOTED BELOW MUST BE CORRECTED BY: 08/09/2021.

A REINSPECTION WILL BE MADE ON OR AFTER THE CORRECTION DATE TO VERIFY COMPLIANCE. If the violation(s) has (have) not been corrected by the date shown above, Administrative Citations ranging from $100 to $500 per violation per day and/or more severe enforcement remedies may be implemented. To avoid receiving fines and/or penalties, or if you need further information and/or an extension (not guaranteed), you must contact the Code Compliance Officer listed below by the above date.

SEE REVERSE SIDE FOR FAILURE TO COMPLY NOTICE

Inoperable/abandoned vehicle on the property

☐ San Mateo County Ordinance Code Section 7.60.140 Remove all inoperable, wrecked, dismantled, licensed or unlicensed vehicles from the property or relocate into fully enclosed structure. DO NOT relocate onto public street.

Exterior of property in unclean, unsafe and/or unsanitary condition **Overgrown Weeds**

☐ 2015 International Property Maintenance Code Section 302.1 Maintain exterior property and premises in a clean, safe and sanitary condition.

☐ 2015 International Property Maintenance Code Section 302.4 Remove all overgrown and/or dead weeds and/or vegetation from the exterior of the property. Maintain growth at a maximum height of 18 inches or less.

Over height Fences, Walls, Hedges **Accessory Structure and/or fence/wall in disrepair**

☐ San Mateo County Zoning Regulations Section 6412 Fences, walls, and hedges shall not exceed four (4) ft. in height in front yard and six (6) ft. in height in side yard areas: Reduce the height of the fence, wall, and/or hedge to not exceed the required height limitations.

☐ 2015 International Property Maintenance Code Section 302.7. Maintain all accessory structures, including detached garages, fences and walls in good repair and in a structurally sound condition.

Construction/Grading without permits and inspections

☐ San Mateo County Building Regulations Section 9006 A valid County permit is required prior to starting work. Immediately cease all work, apply for and obtain proper permits from the Planning and Building Department. A final inspection approval may be required.

☐ San Mateo County Building Regulations Section 9283. Excavating, grading, filling, and/or land clearing/disturbing requires a valid permit prior to start of work. Immediately cease all work. Apply for and obtain a grading or clearing permit with the Planning Department.

Heritage Tree and/or Significant Tree Violation

☐ San Mateo County Ordinance Code Sections 11.051 & 12.020 A. valid county permit is required to remove, destroy or trim a Heritage or Significant tree, whether indigenous or exotic: You must apply for and obtain an "*after-the-fact tree cutting permit*" with the Planning Department.

☑ Other: Erecting a fence on this parcel requires a Coastal Development Permit.

Please call or email me at jbologna@smcgov.org for more information or call one of the following numbers:
Code Compliance Division: (650) 363-4825 Planning Division (650) 363-1825 Building Division (650) 599-7311

John Bologna 7/8/2021

SIGNATURE/~~PRINT NAME~~ DATE ISSUED

From: /O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=CF1C137E525747519BCA01A270529A29-JANNETH LUJ
Sent: Thu, 15 Jul 2021 21:08:42 +0000
To: genevieve.wortzman@gmail.com; annemartinmk@gmail.com; martin@cs.cmu.edu; matthew.show12@gmail.com
Cc: Lisa Aozasa
Subject: Response Requested: Fire hazard created by VIO2017-00054

Hello Genevieve,
I would like to schedule some time for you and your team to speak to both Steve and Lisa regarding Fire hazard created by VIO2017-00054. I have listed a few dates below so please let me know what works for you.

7/20 at 11:30
7/22 at 12:30

I will then send out a meeting invitation.
Thank you,

Janneth Lujan
Executive Secretary to Steve Monowitz, Community Development Director
Planning Commission Secretary

Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
650/363-1859 T
planning.smcgov.org

From: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>
Sent: Saturday, July 10, 2021 12:18 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>; Janneth Lujan <JLujan@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Subject: Re: Response Requested: Fire hazard created by VIO2017-00054

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Mr. Monowitz,

Thank you for the update around the fence violation and sharing the notice with us.

We have a couple of clarifying questions on the matter which would best be addressed verbally over a quick conference call. Would either you or Ms Aozasa have 15 min this next week to discuss?

Sincerely,

Genevieve

On Fri, Jul 9, 2021 at 5:45 PM Steve Monowitz <smonowitz@smcgov.org> wrote:

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> Steve Monowitz
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> San Mateo County Planning and Building Department

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We are reaching out to urgently request an in-person or virtual meeting with you to discuss using your emergency powers to immediately enforce an outstanding fence

violation (VIO2017-00054) on a vacant lot (APN 048-076-120) that is posing a significant threat to fire safety in our unincorporated Coastside neighborhood.

Over the last several months, we have made multiple different attempts (phone calls, emails, virtual meetings) to speak with someone informed on the details of this violation. We have sent multiple emails to the Deputy Director, Lisa Aozasa, to discuss this matter and have yet to receive a response beyond confirming an email receipt.

As we recall last year's horrifying CZU fire which occurred just miles from our homes last summer, we feel that this illegal fence located in a Very High Fire Hazard Severity Zone (Attachment 1) jeopardizes the lives and homes of ourselves and our families. For four years, we waited patiently for the County to enforce this violation. As we move into an extremely dangerous wildfire season, we now insist that the County enforce an expedited removal of this unpermitted fence which creates a dangerous fire hazard in our neighborhood.

The County has been on notice for ten months that the illegal fence impedes emergency vehicle response time in a very high wildfire hazard zone

In May 2021, we learned through a PRA request, that in September 2020, Deputy Development Director Lisa Aozasa asked Deputy Fire Marshal Riddell if the illegal fence along an access easement leading to the residence at 655 Miramar Drive impaired fire trucks from getting to the residence. (Attachment 2) Fire Marshal Riddell responded:

"Currently access to 655 Miramar with the fence in place makes it very difficult if not nearly impossible to access the property in a reasonable time, if at all."

He added:

"...if had a choice would not be in favor having the fence remain."

The fact that the County has taken no action since learning of this hazard is alarming given that this fence and 655 Miramar are located in a very high fire hazard zone and the fact that we are facing a historically dangerous wildfire season.

The illegal fence impairs or delays fire trucks from accessing the open space in the hills between Route 92 and El Grenada to stop a fire coming from the south towards El Grenada or a fire moving south from Quarry Park in El Granada towards Half Moon Bay.

While the illegal fence clearly endangers the young family living at 655 Miramar, it also endangers our homes and those of other neighbors living on Miramar Terrace. If CAL Fire cannot quickly (if at all) access 655 Miramar, they also cannot access the vacant lot and the acres of forested open space on the top of the ridge, if a fire were

to break out. Seconds can make a difference when it comes to controlling a wildfire and can make the difference between life and death.

Despite being on notice since September 2020 that the unpermitted fence impedes emergency vehicle response time, the County, as of the third week of June, had not taken enforcement action against the fence.

From our review of the case activity, the County Planning department informed the vacant lot owner who had installed the fence ("TEG") that the fence required a CDP and in September 2018, emailed TEG that they had until September 28 to either remove the fence or apply for a CDP to legalize it. In December 2018, TEG was informed that their application for an after-the-fact CDP exemption (PLN2018-00426) was denied.

The county notes document several years of emails, visits, and conversations between county officials and TEG. Despite being advised to apply for a CDP, TEG never completed an application. Their application for a CDX was also denied. The notes indicate "Since there was no threat to public health and safety, no additional enforcement action was pursued."

A 2/7/20 notation made by Ms. Aozasa indicates that TEG had requested a meeting with the CDD to reconsider the denial of CDX and submitted additional information. The notes indicate that Ms. Aozasa intended to consult with the CDD on this matter the following week.

Soon after this, the pandemic lockdown started and this case apparently slipped through the cracks. However, in September 2020, the owner of the residence at 655 Miramar (APN 048-076-130) contacted Ms. Aozasa about the unpermitted fence claiming that the fence posed a health and safety issue since it impaired fire trucks from accessing the residence at 655 Miramar Drive. Ms. Aozasa then reached out to Deputy Fire Marshal Riddell for his assessment, while acknowledging that "…if the fence is blocking Fire access, the case deserves a higher priority." (Attachment 2)

As noted above, Fire Marshal Riddell emailed Ms. Aozasa on September 18, 2020 that the fence impairs fire truck access to the residence at 655 Miramar. However, NO enforcement action was taken by the County.

The lawsuit and settlement agreement between the prior owner of 655 Miramar (McIver) and TEG is irrelevant to the urgent public safety issue posed by the illegal fence.

In communications with county personnel about this and other issues, TEG has referenced a property dispute between McIver, the prior owner of 655 Miramar and TEG. That lawsuit was settled in February 2020 and the settlement agreement is only

binding on TEG, McIver and their successors. It is not binding on the County or any other party and has no impact on the public safety issues posed by the fence.

In October, 2020, McIver sold the residence at 655 Miramar to a young family who moved into the house in November 2020.

We are entering an unprecedented fire season and are extremely concerned about the danger this fence poses to our lives and homes and those of our neighbors in the event a fire were to break out on the vacant lot, at 655 Miramar or in the acres of open space on top of the hill.

After the horror of last year's CZU Complex fire here on the Coastside, we urge you to do whatever is possible to remove any barriers to CAL Fire access to homes and open space located in high fire hazard zones. TEG Partners has had four years to legalize the fence through the appropriate review process and yet has made no good-faith attempt to do so.

We request that you give this urgent public safety matter the highest priority and meet with us to discuss how this hazard can be removed as quickly as possible.

Thank you for your consideration.

Sincerely,

Genevieve Wortzman
610 Miramar Drive
Half Moon Bay
415-264-1184

Anne Martin
620 Miramar Drive
Half Moon Bay

From: Brad Lucas
Sent: Fri, 16 Jul 2021 08:42:26 -0700
To: Camille Leung
Cc: Melanie Lucas
Subject: Lot Merge 160 + 140
Attachments: Planning Application.pdf, BLucas-McIverCRPage1.pdf, BLucas-McIverCRPage2.pdf, Chain of Title Guarantee(1).pdf, Deeds for Chain of Title.pdf, Deeds for Chain of Title.pdf, OrderName-sm.PDF, BLucasFinalTopo.DXF

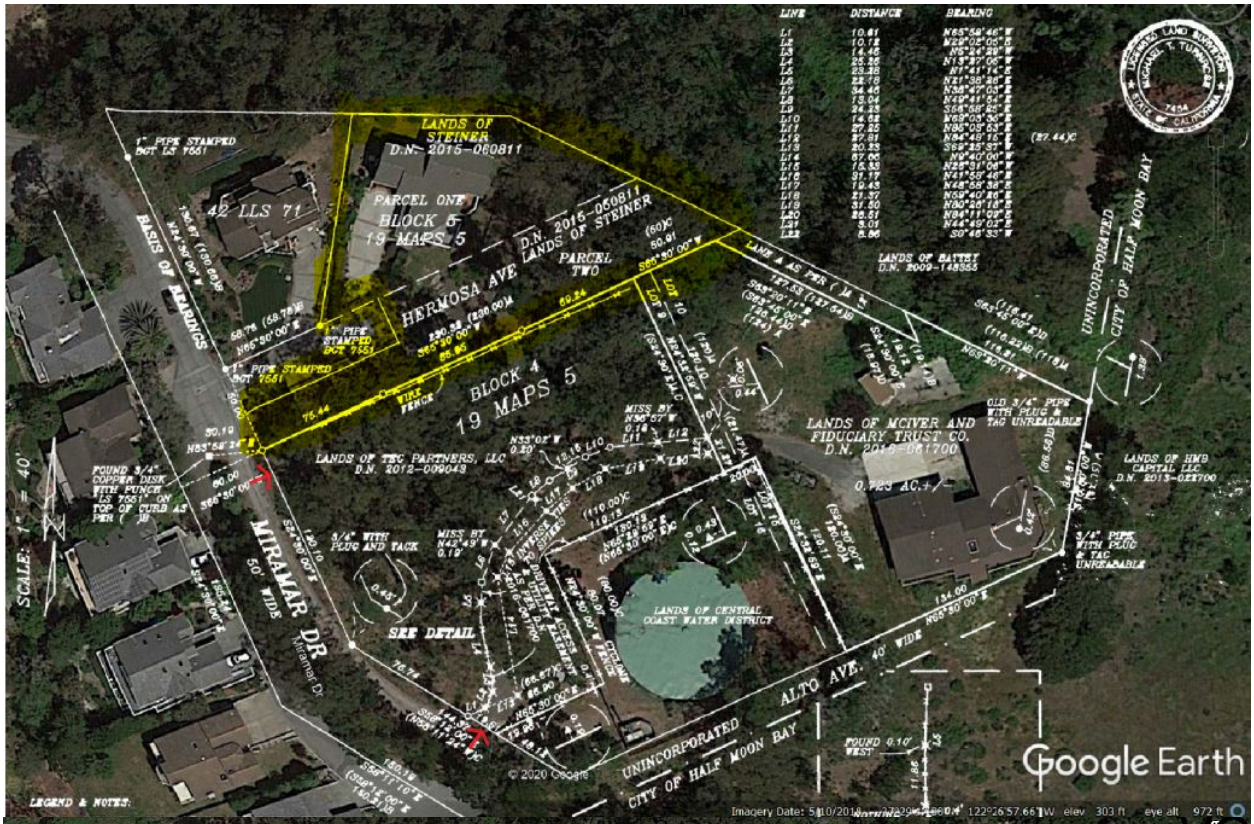
CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

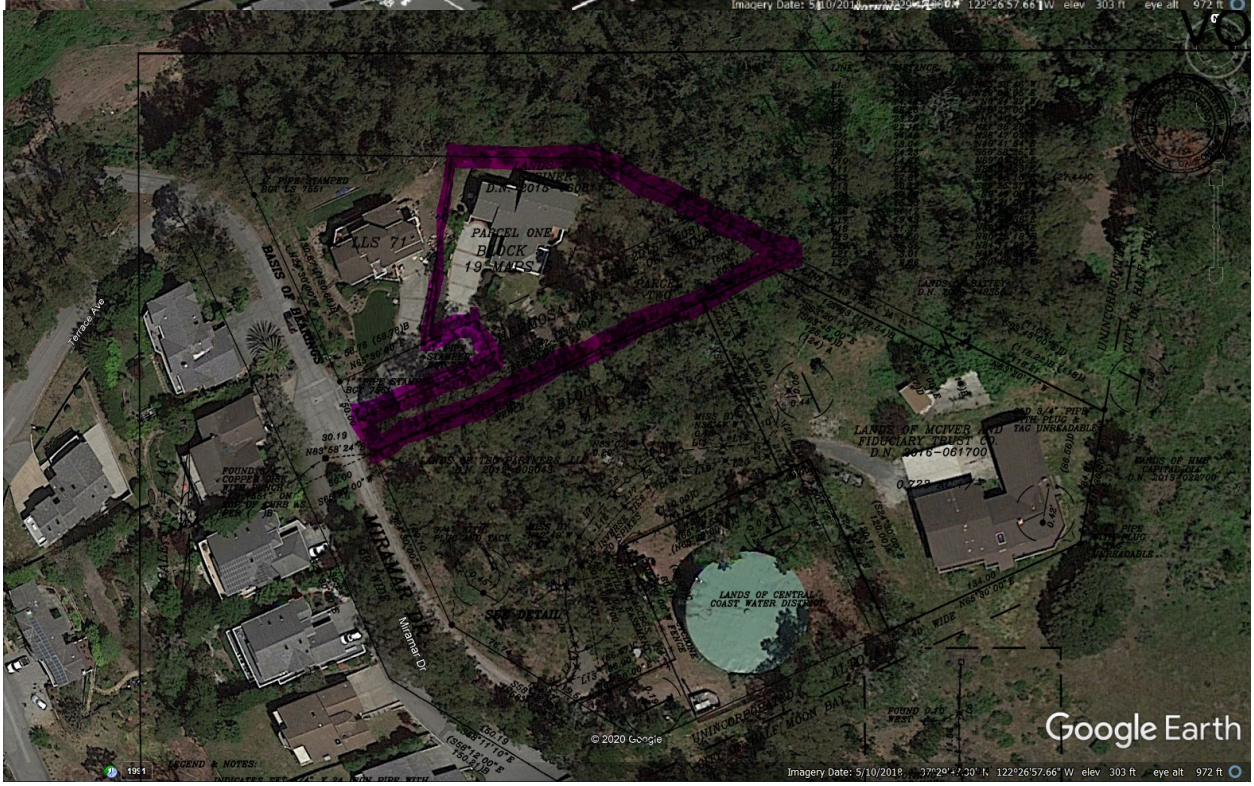
Hi Camille,

Attached are the following documents required to merge Parcel A "681 Hermosa Ave." (lands of Lucas D.N. 2018 - 04522) and Parcel B 0 Hermosa Ave. (Lands of Lucas D.D 2020-054201). It should also be noted that the original subdivision map includes a statement that "none of the streets designated are dedicated to public use." In addition there is a quit claim within the chain of title from the previous owner of the adjacent lot, Lyle Church, which extinguished rights to the old 1907 Hermosa Ave. road proving that it is not in fact in dispute.

Best Regards,
Brad Lucas

1. Chain of Title for 0 Hermosa with Quit Claim
2. Picture that shows 0 Hermosa and 681 Hermosa.
3. Title for 0 Hermosa showing that is it now owned by Lucas and not Steiner as not in the Chain of Title.
4. Map and pictures of the area
5. Application
6. Property Surveys & Upper Lot topography


LANDS OF STEINER
D.N. 2015-060811
PARCEL ONE
BLOCK 5
19 MAPS 5
D.N. 2015-060811
LANDS OF STEINER
PARCEL TWO
HERMOSA AVE
BLOCK 4
19 MAPS 5
42 LLS 71
BASIS OF BEARINGS
MIRAMAR DR
50' WIDE
Miramar Dr
SEE DETAIL
LANDS OF TEC PARTNERS, LLC
D.N. 2012-009043
LANDS OF MCIVER AND FIDUCIARY TRUST CO.
D.N. 2016-061700
LANDS OF HMB CAPITAL LLC
D.N. 2013-022700
LANDS OF CENTRAL COAST WATER DISTRICT
ALTO AVE.
40' WIDE
UNINCORPORATED
CITY OF HALF MOON BAY
LANDS OF BATTIST
D.N. 2009-148955
SCALE: 1" = 40'
LEGEND & NOTES:
© 2020 Google
Google Earth


PARCEL ONE
BLOCK 5
19 MAPS 5
42 LLS 71
BASIS OF BEARINGS
MIRAMAR DR
Miramar Dr
SEE DETAIL
LANDS OF TEC PARTNERS, LLC
LANDS OF MCIVER AND FIDUCIARY TRUST CO.
LANDS OF CENTRAL COAST WATER DISTRICT
LEGEND & NOTES:
© 2020 Google
Google Earth
Imagery Date: 5/10/2018 37°29'47.30" N 122°26'57.66" W elev 303 ft eye alt 972 ft

San Mateo County
Planning and Building Department

Planning Permit Application Form

455 County Center, 2nd Floor ▪ Redwood City CA 94063
Mail Drop: PLN 122 ▪ TEL (650) 363-4161 ▪ FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN:

BLD:

Applicant/Owner Information

Applicant: Brad & Melanie Lucas

Mailing Address: 681 Hermosa Ave
Half Moon Bay Zip: 94109

Phone,W: 415.377.147 H: 415.377.147

E-mail Address: lucasbrad@me.com FAX:

Name of Owner (1): Brad Lucas
Mailing Address: 681 Hermosa Ave.
Half Moon Bay, CA.
Zip: 94109
Phone,W: 415.377.147
H: 415.377.147
E-mail Address: lucasbrad@me.com

Name of Owner (2): Melanie Lucas
Mailing Address: 681 Hermosa Ave.
Half Moon Bay, CA.
Zip: 94109
Phone,W: 415.203.288
H: 415.203.288
E-mail Address: kimdoja@gmail.com

Project Information

Project Location (address):
681 Hermosa Ave, Half Moon Bay CA 9

Zoning: unincorporated

Assessor's Parcel Numbers:
048 __ 076 __ 160 , __ __
048 __ 076 __ 140

Parcel/lot size: 32670 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

The project is merge LOT A 048 - 076 - 160 with LOT B 048 - 076 -140
A = The the lot with residential house. LOTS 6, 7, PTNS OF LOTS 1, 2, 3 & 5 BLK 5 SUB OF BLOCK 10 MIrimar
B = The adjacent lot that has served as the primary's lot's back and side yard since the house was built
0.256 AC MOL BEING ELY PTN HERMOSA AVE SHOWN ON SUB OF BLK 10 MI RAMAR TERRACE RSM 5/19

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Lot A has a residential house, fenced in back yard and driveway. The property is landscaped with shrubs, roses. LOT B is landscaped with redwoods, podacarpus, roses and has several eucalyptus trees. The property also has sprinklers, lighting and a stone staircase going from the lower portion of Lot A and extends up 50' to the upper portion of Lot B.

Describe Existing Structures and/or Development:

LOT A has a 3200 Sq Ft 4 bedroom, 2 car garage residential house with a fenced in yard, sprinklers, landscaping and stone staricase to Lot B.
Lot B is the side and backyard for Lot A

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submitalls.

Owner's signature:

Owner's signature: Melanie Lucas

Applicant's signature:

Permit Types	Application Companion Page	Environmental Info. Form	Ownership				Survey			Location Map	Site Plans (show all easements)	Elevation Plans	Floor Plans	Landscaping Plan	Grading Projects			Density Analysis/ Certification	Tentative Map	Geotechnical Report	Supporting Statements	NPDES	Dept. Of Public Works			Access Plans (if >150-ft. from public road)		Other Fire Reqts	Septic System		Well	See Regulations for Additional Application Requirements	Plan Reductions (8.5" X 11")	Other
			Owner's Concurence	Chain of Title	Title Report (within past 2 mo.)	Proof of Ownership (Deed or Tax Bill)	Boundary Survey	Topographic Survey	Existing Tree Plan						Grading Plans	Erosion/ Sediment Control	Haul Routes (if export exceeds 250 cy)					C.3 and C.6 Development Review Checklist	Drainage Plan	Site Distance Study by Civil Engineer	Driveway/ Access Rd. Profile**	SFDs: 20-ft. wide access rd	Cell Sites: 12-ft. wide access rd	Fire-rated materials (Required in SRA or LRA areas)	Perc. Test (if new septic system is proposed)	Septic Plans (if no sewer connection)	Well Cert. Report (if no water connection)***			
Agritourism Permit/ Exemption	✓	✓	✓							✓	✓											✓											✓	✓	
Agricultural Preserve	✓		✓		✓	✓				✓	✓										✓	✓											✓		
Architectural Review	✓	✓	✓			✓	✓*		✓	✓	✓	✓	✓	✓	✓*	✓*				✓*	✓	✓	✓		✓*	✓		✓	✓	✓	✓	✓	✓	✓	
Architectural Review Exemption		✓	✓			✓	✓*		✓	✓	✓	✓	✓	✓*	✓*	✓*					✓	✓	✓		✓*	✓		✓	✓	✓	✓	✓	✓	✓	
Certificate of Compliance - Type A			✓	✓		✓																✓													
Certificate of Compliance - Type B	✓	✓	✓	✓	✓	✓				✓									✓			✓												✓	
Coastal Development	✓	✓	✓			✓	✓*		✓*	✓	✓	✓	✓		✓*	✓*				✓*	✓	✓	✓*		✓*	✓		✓						✓	
Coastal Development Exemption	✓	✓																				✓													
Major Development Review	✓		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓				✓				✓	✓	✓		✓								✓	
Confined Animal Permit or Exempt.	✓	✓	✓			✓				✓	✓					✓						✓	✓										✓	✓	
Design Review	✓	✓	✓			✓	✓*	✓	✓	✓	✓	✓	✓	✓	✓*	✓*				✓*	✓	✓	✓*	✓*	✓*	✓		✓					✓	✓	
Farm Labor Housing	✓	✓	✓			✓	✓*			✓	✓	✓	✓		✓*	✓*					✓	✓							✓	✓	✓	✓	✓	✓	
Fence Ht Ex.		✓	✓			✓	✓*			✓	✓	✓									✓	✓		✓										✓	
General Plan Amendment	✓	✓	✓			✓				✓	✓	✓	✓								✓	✓												✓	
Grading	✓	✓	✓			✓		✓	✓	✓	✓				✓	✓	✓			✓		✓											✓	✓	
Grading Exemption	✓	✓	✓			✓		✓	✓	✓	✓				✓	✓	✓					✓											✓		
Home Improvement Exception	✓	✓	✓			✓	✓*			✓	✓	✓	✓			✓*				✓*	✓	✓	✓					✓						✓	
Kennel/Cattery	✓	✓	✓			✓				✓	✓	✓	✓			✓					✓	✓	✓											✓	
Lot Line Adjustment	✓	✓	✓		✓	✓	✓			✓	✓							✓*				✓													
Merger			✓			✓					✓											✓													
Off-Street Parking Exception		✓	✓			✓					✓	✓	✓								✓	✓												✓	
Planned Agriculture	✓	✓	✓			✓	✓*			✓	✓	✓	✓		✓*	✓*		✓		✓*	✓	✓	✓		✓*	✓		✓	✓	✓	✓	✓	✓	✓	
Resource Management		✓	✓			✓	✓*	✓	✓	✓	✓	✓	✓		✓*	✓*		✓*		✓*		✓	✓		✓*	✓		✓	✓	✓	✓			✓	
Rezoning	✓	✓	✓			✓				✓	✓		✓								✓	✓													
Street Name/Change	✓									✓												✓													
Subdivision	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓			✓*	✓*	✓*		✓	✓	✓	✓	✓		✓	✓	✓			✓	✓	✓	✓	✓	✓	
Surface Mining	✓	✓	✓			✓				✓	✓					✓						✓													
Timberland Preserve		✓	✓			✓			✓	✓	✓	✓	✓		✓*	✓*				✓*		✓			✓*	✓			✓	✓	✓	✓	✓	✓	
Use Permit	✓	✓	✓			✓	✓			✓	✓	✓	✓		✓*	✓*				✓*	✓	✓						✓						✓	
Use Permit - Telecomm.	✓	✓	✓			✓	✓*		✓	✓	✓	✓	✓	✓*	✓*	✓*				✓*		✓			✓*		✓	✓					✓	✓	
Variance	✓	✓	✓			✓	✓			✓	✓	✓	✓			✓*				✓*	✓	✓						✓						✓	

*Required where applicable, as determined by County Staff.

**Turn around may be required by Fire Department

***Water tanks may be required by Fire Department

Submittal Requirements: 1) 5 sets of plans are required for any application, with the exception of Subdivision applications where 7 sets are required, plus an electronic vector-based map on disc (preferred).

Disclaimers: In addition to those items checked, other items may be required on a case-by-case basis during the Planning permit review process. Plans approved under a Planning Permit are preliminary to construction. Additional information may be requested at the building permit stage.

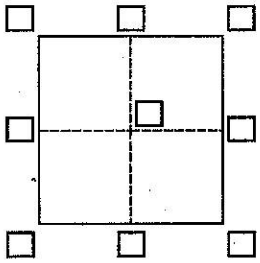
CORNER RECORD

Agency Index _____

Document Number _____

City of unincorporated County of San Mateo, California

Brief Legal Description portions of parcels shown on 44 LLS 75 and 42 LLS 71



CORNER TYPE

Government Corner	☐	Control	☐
Meander	☒	Property	☐
Rancho	☐	Other	☐

Date of Survey May 5, 2020

COORDINATES (Optional)

N. _____ E. _____

Elevation _____

Units Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

☑ Complies with Public Resources Code §§8801-8819

☑ Complies with Public Resources Code §§8890-8902

PLS Act Ref.:	☒ **8765(d)**	☐ **8771**	☐ **8773**	☐ **Other:**
Corner/ Monument:	☒ Left as found	☒ Established	☐ Rebuilt	☒ Pre-Construction
	☐ Found and tagged	☐ Reestablished	☐ Referenced	☐ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

☑ See sheet #2 for description(s):

Found several monuments from 42 LLS 71 and 44 LLS 75. Used to establish lot lines of subject lots.

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on July 2, 2020.

Signed Michael T. Turnrose (P.L.S.) or R.C.E. No. 7454

LICENSED LAND SURVEYOR MICHAEL T. TURNROSE 7454 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

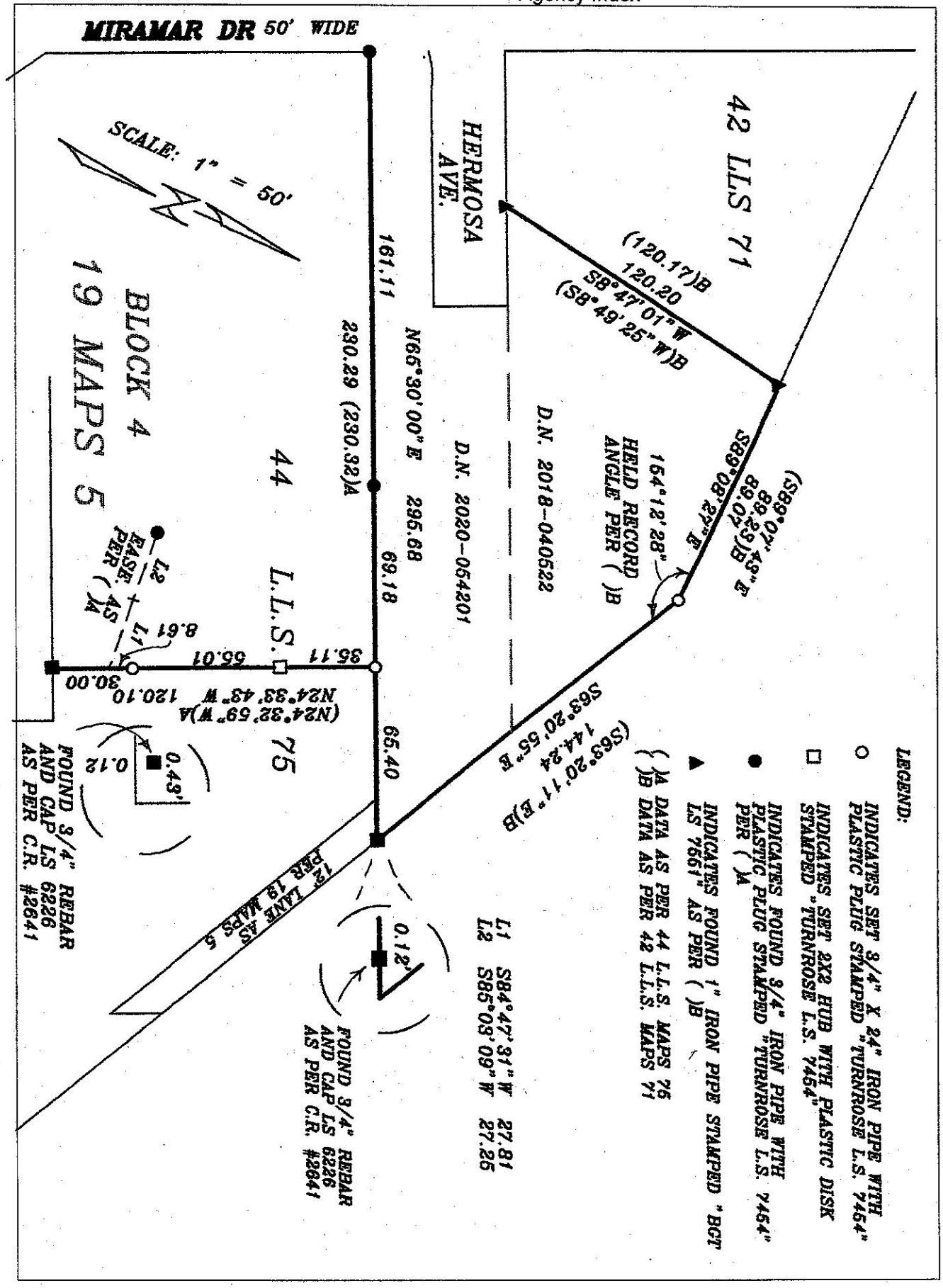
This Corner Record was received _____

and examined and filed _____.

Signed _____ P.L.S. or R.C.E. No. _____

Title _____

County Surveyor's Comment


MIRAMAR DR 50' WIDE
SCALE: 1" = 50'
42 LLS 71
HERMOSA AVE.
(120.17)B
120.20
S8°47'01"W
(S8°49'25"W)B
161.11
230.29 (230.32)A
N65°30'00"E 295.68
D.N. 2020-054201
D.N. 2018-040522
154°12'28"
HELD RECORD ANGLE PER ( )B
S89°08'27"E
(S89°02'49"E)B
89.07
BLOCK 4
19 MAPS 5
44 L.L.S.
75
69.18
35.11
55.01
8.61
L1
L2
EASE. PER ( )A
30.00
120.10
N24°33'43"W
(N24°32'59"W)A
65.40
S63°20'55"E
(S63°20'11"E)B
144.24
0.12
0.43'
FOUND 3/4" REBAR AND CAP LS 6226 AS PER C.R. #2641
12' LANE AS PER 19 MAPS 5
0.12'
FOUND 3/4" REBAR AND CAP LS 6226 AS PER C.R. #2641
L1 S84°47'31"W 27.81
L2 S85°03'09"W 27.25
LEGEND:
INDICATES SET 3/4" X 24" IRON PIPE WITH PLASTIC PLUG STAMPED "TURNROSE L.S. 7454"
INDICATES SET 2X2 HUB WITH PLASTIC DISK STAMPED "TURNROSE L.S. 7454"
INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "TURNROSE L.S. 7454" PER ( )A
INDICATES FOUND 1" IRON PIPE STAMPED "BCT LS 7661" AS PER ( )B
( )A DATA AS PER 44 L.L.S. MAPS 75
( )B DATA AS PER 42 L.L.S. MAPS 71

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296 | Amount of Liability: $1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM | Fee: $150.00

SCHEDULE A

1. Name of Assured: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

2. The Land referred to in this Guarantee is described as follows:

   PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BO0K 5, OF MAPS, PAGE 19, BEING MORE PARTICUALLY DESCIRBED AS FOLLOWS:

   BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTNACE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGHT OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT N THE SUBDIVISON BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

   APN: 048-076-140 JPN: 048-007-075-02-01

3. This Guarantee does not cover:

   a. Taxes, assessments, and matters related thereto.

   b. Instruments, proceedings, or other matters which do not specifically describe said Land.

4. ASSURANCES:

   According to the Public Records as of the Date of Guarantee,

   a. Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship purportedly acquired an estate or interest in the Land pursuant to a Grant Deed

   b. Matters affecting the interest described in Paragraph 4a recorded subsequent to January 1, 2007 are shown in Schedule B

SCHEDULE A
(Continued)

North American Title Insurance Company

Emilio Fernandez

President

By

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296 | Amount of Liability: $1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM | Fee: $150.00

SCHEDULE B

1. Quitclaim Deed

   Grantor: Lyle S. Church successor trustee of the Lyle and Patricia Church Family Trust dated October 19, 1999
   Grantee: Kevin E. and Lisa S. Ryan, husband and wife as community property
   Recorded June 06, 2007 as Instrument No. 2007-087100

2. A Document entitled "Judgment After Trial Superior Court of California County of San Mateo Case No. CIV464335 Kevin E. Ryan and Lisa S. Ryan, Plaintiffs, vs. Kymco, Inc.; and Does 1 Through 100, inclusive, Defendants" Confirming Title into Plaintiffs, Recorded September 5, 2008 as Document No. 2008-101538.

3. Grant Deed

   Grantor: Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship
   Grantee: Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common
   Recorded April 29, 2015 as Instrument No. 2015-043005

4. Quitclaim Deed

   Grantor: Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991
   Grantee: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
   Recorded June12, 2015 as Instrument No. 2015-060811

5. Grant Deed

   Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
   Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship
   Recorded March 18, 2020 as Instrument No. 2020-024263

6. Correction Grant Deed

Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship
Recorded June 11, 2020 as Instrument No. 2020-054201

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296

Amount of Liability: $1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: $150.00

EXHIBIT A

The land referred to in this Policy is described as follows:

PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BO0K 5, OF MAPS, PAGE 19, BEING MORE PARTICUALLY DESCIRBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTNACE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGHT OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT N THE SUBDIVISON BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

APN: 048-076-140 JPN: 048-007-075-02-01

Privacy Policy

Rev. 03/22/2021

The Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and income • Transaction history and payment history • Purchase history and account balances
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.

Reasons we can share your personal information	Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes To offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Call 1 (650) 419-3827

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@statestitle.com.

Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	We collect your personal information, for example, when you • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • Doma doesn't jointly market.

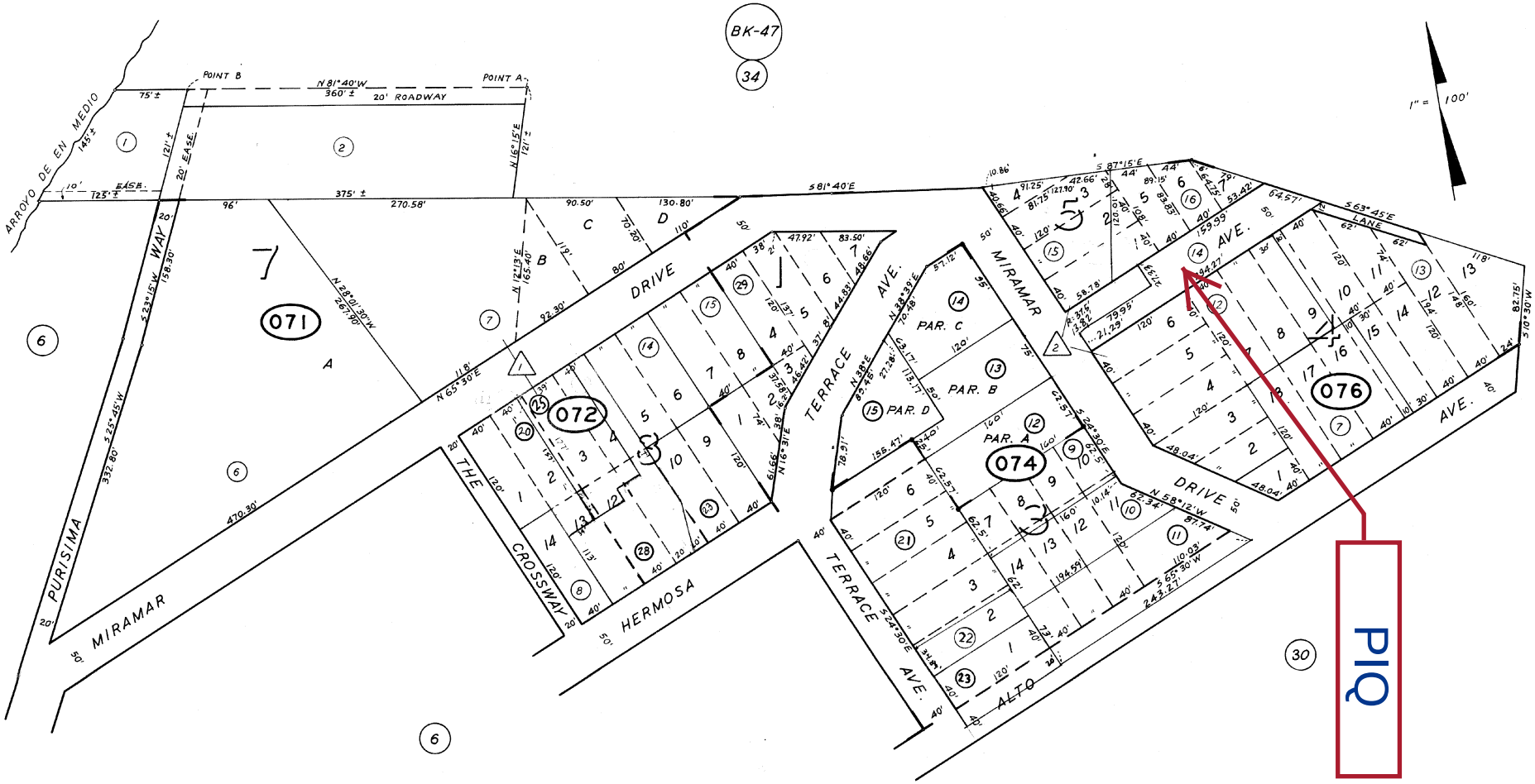
The Doma Family of Companies consists of the following entities**:**

Doma Holdings, Inc.
States Title, LLC
States Title Agency, Inc.
Spear Agency Acquisition Inc.
Title Agency Holdco, LLC.
States Settlement Services, Inc.
NASSA LLC

North American Title Insurance Company
North American Title Agency, Inc.
North American Title Company, Inc.
North American Title Company
North American Title Company, LLC
North American Asset Development, LLC
North American Services, LLC
North American Title, LLC
North American Title Company of Colorado

TAX CODE AREA _ _ _ _ _ _

48-7



△ PARCEL MAP VOL 68/97-98

△1 MIRAMAR TERRACE RSM 4/12

△2 SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

Description: San Mateo,CA Assessor Map - Book.Page 48.7 Page: 1 of 1
Order: 222 Comment:

4

2015-043005

NORTH AMERICAN TITLE COMPANY
8:00 am 04/29/15 DE Fee: 21.00
Count of Pages 3 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 1 6 4 6 8 *

Recording Requested By

North American Title Company, Inc.
File No. 55903-1343126-15

AND WHEN RECORDED MAIL TO:

Name: Erica Steiner, Trustee of the Erica B. Steiner
Street Address ~~502 Sierra Street~~ 1360 19th Hole Ave
City & State ~~Moss Beach, CA 94038~~ Ste 201
Windsor, CA 95492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3.

A.P. No. 048-076-140 048-076-160

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $1,721.50; CITY TRANSFER TAX $NONE;

[x] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[x] unincorporated area; [ ] City of **Half Moon Bay**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship**

hereby GRANTS to **Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common**

the following described property in the City of **Half Moon Bay**, County of **San Mateo**, State of **California**:

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLYAND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79 .00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Mail Tax Statements To: SAME AS ABOVE

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE NORTH 24° 30' 00' WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

Dated: **04/22/2015**

Kevin E. Ryan

Lisa S. Ryan

2015-060811
10:33 am 06/12/15 DE Fee: 24.00
Count of Pages 4
Recorded In Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 4 0 7 5 2 *

Recording Requested By And
When Recorded Mail To:

Mary Catherine Doherty, Esq.
A Professional Corporation
320 College Avenue, Ste. 220
Santa Rosa, CA 95401

A. P. No. 048-076-140 & 048-076-160

QUITCLAIM DEED

The Undersigned Grantor declares that the Documentary Transfer Tax is: $0.00 (No Consideration) – This conveyance is a bona fide gift and the Grantor received nothing in return – R & T §11911.

Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991,

does hereby remise, release, and forever quitclaim to

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996,

her entire interest in and to the real property located at 681 Hermosa Avenue, in the City of Half Moon Bay, County of San Mateo, State of California, described as follows: **See Exhibit "A" attached hereto and incorporated herein by this reference.**

Dated: June 8, 2015

Sandra P. McIver
SANDRA P. McIVER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 06/08/2015, 2015, before me, KYLE DEVIN EISENBERG, Notary Public, personally appeared SANDRA P. McIVER, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)

KYLE DEVIN EISENBERG
Commission # 2067448
Notary Public - California
San Francisco County
My Comm. Expires May 10, 2016

MAIL TAX STATEMENTS TO:
Tad Sanders, 1360 19th Hole Drive, Ste. 201, Windsor, CA 95492

EXHIBIT "A"

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITILED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

APN: 048-076-140
048-076-160

12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263
8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 8 3 6 1 6 2 $ *

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 048-076-140
NATCO
55913-20-00164

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX $ 55.00

☑ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE

☐ EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

x

Signature of declarant or agent determining tax

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars ($75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225.00).

☑ **Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**

☐ **Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.**

☐ **Exempt from the fee per GC 27388.1 (a) (1); not related to real property.**

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Brad J. Lucas and Melanie Lucas
P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: $55.00; CITY TRANSFER TAX: $N/A; SURVEY MONUMENT FEE N/A

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property In the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-076-02-01

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65? 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65? 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62? 09' 28" WEST 78.56 FEET (NORTH 63? 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8? 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

4

2015-043005

NORTH AMERICAN TITLE COMPANY
8:00 am 04/29/15 DE Fee: 21.00
Count of Pages 3 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 1 6 4 6 8 *

Recording Requested By

North American Title Company, Inc.
File No. 55903-1343126-15

AND WHEN RECORDED MAIL TO:

Name: Erica Steiner, Trustee of the Erica B. Steiner
Street Address ~~502 Sierra Street~~ 1360 19th Hole Ave
City & State ~~Moss Beach, CA 94038~~ Ste 201
Windsor, CA 95492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3.

A.P. No. 048-076-140 048-076-160

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $1,721.50; CITY TRANSFER TAX $NONE;

[x] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[x] unincorporated area; [ ] City of **Half Moon Bay**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship**

hereby GRANTS to **Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common**

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ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Mail Tax Statements To: SAME AS ABOVE

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE NORTH 24° 30' 00' WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

Dated: **04/22/2015**

Kevin E. Ryan

Lisa S. Ryan

2015-060811
10:33 am 06/12/15 DE Fee: 24.00
Count of Pages 4
Recorded In Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 2 0 4 0 7 5 2 *

Recording Requested By And
When Recorded Mail To:

Mary Catherine Doherty, Esq.
A Professional Corporation
320 College Avenue, Ste. 220
Santa Rosa, CA 95401

A. P. No. 048-076-140 & 048-076-160

QUITCLAIM DEED

The Undersigned Grantor declares that the Documentary Transfer Tax is: $0.00 (No Consideration) – This conveyance is a bona fide gift and the Grantor received nothing in return – R & T §11911.

Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991,

does hereby remise, release, and forever quitclaim to

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996,

her entire interest in and to the real property located at 681 Hermosa Avenue, in the City of Half Moon Bay, County of San Mateo, State of California, described as follows: **See Exhibit "A" attached hereto and incorporated herein by this reference.**

Dated: June 8, 2015

Sandra P. McIver
SANDRA P. McIVER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 06/08/2015, 2015, before me, KYLE DEVIN EISENBERG, Notary Public, personally appeared SANDRA P. McIVER, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)

KYLE DEVIN EISENBERG
Commission # 2067448
Notary Public - California
San Francisco County
My Comm. Expires May 10, 2016

MAIL TAX STATEMENTS TO:
Tad Sanders, 1360 19th Hole Drive, Ste. 201, Windsor, CA 95492

EXHIBIT "A"

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.1 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITILED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOW ON THE ABOVE MENTIONED MAP; THENCE, NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF

79.95 FEET: THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

APN: 048-076-140
048-076-160

12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263
8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 8 3 6 1 6 2 $ *

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 048-076-140
NATCO
55913-20-00164

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX $ 55.00

☑ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE

☐ EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

x

Signature of declarant or agent determining tax

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars ($75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225.00).

☑ **Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**

☐ **Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.**

☐ **Exempt from the fee per GC 27388.1 (a) (1); not related to real property.**

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Brad J. Lucas and Melanie Lucas
P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: $55.00; CITY TRANSFER TAX: $N/A; SURVEY MONUMENT FEE N/A

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property In the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-076-02-01

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65? 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65? 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62? 09' 28" WEST 78.56 FEET (NORTH 63? 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8? 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263

8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 8 3 6 1 6 2 $ *

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 048-076-140
NATCO
55913-20-00164

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX $ 55.00

- [x] COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- [ ] COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE
- [ ] EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

x _____

Signature of declarant or agent determining tax

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars ($75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225.00).

- [x] **Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax**
- [ ] **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).**
- [ ] **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**
- [ ] **Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.**
- [ ] **Exempt from the fee per GC 27388.1 (a) (1); not related to real property.**

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Brad J. Lucas and Melanie Lucas
P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: $55.00; CITY TRANSFER TAX: $N/A; SURVEY MONUMENT FEE N/A

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS to Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property in the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ WASHINGTON) SS
COUNTY OF KITSAP)

On MARCH 14, 2020, before me, LINDA H. BENNINGFIELD,
Notary Public, personally appeared ERICA B. STEINER
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Linda H. Benningfield

My commission expires 11-10-2021

This area for official notarial seal

LINDA H BENNINGFIELD
Notary Public
State of Washington
My Commission Expires
November 10, 2021

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65? 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65? 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62? 09' 28" WEST 78.56 FEET (NORTH 63? 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8? 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

Name: E00100000698.ntv.DXF

Comments: Unsupported OR Excluded OR Password Protected File

From: Janneth Lujan
Sent: Fri, 16 Jul 2021 18:50:37 +0000
To: 'genevieve.wortzman@gmail.com'; 'annemartinmk@gmail.com'; 'martin@cs.cmu.edu'; 'matthew.show12@gmail.com'
Cc: Lisa Aozasa
Subject: Response Requested: Fire hazard created by VIO2017-00054

Hello Genevieve,
I would like to schedule some time for you and your team to speak to both Steve and Lisa regarding Fire hazard created by VIO2017-00054. I have listed a few dates below so please let me know what works for you.

7/20 at 11:30
7/22 at 12:30

I will then send out a meeting invitation.
Thank you,

Janneth Lujan
Executive Secretary to Steve Monowitz, Community Development Director
Planning Commission Secretary

Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
650/363-1859 T
planning.smcgov.org

From: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>
Sent: Saturday, July 10, 2021 12:18 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>; Janneth Lujan <JLujan@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Subject: Re: Response Requested: Fire hazard created by VIO2017-00054

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Mr. Monowitz,

Thank you for the update around the fence violation and sharing the notice with us.

We have a couple of clarifying questions on the matter which would best be addressed verbally over a quick conference call. Would either you or Ms Aozasa have 15 min this next week to discuss?

Sincerely,

Genevieve

On Fri, Jul 9, 2021 at 5:45 PM Steve Monowitz <smonowitz@smcgov.org> wrote:

> Dear All,
> On 7/8/21 the property owner was informed that the fence remains in violation of Coastal Development Permit requirements, and was given until 8/9/21 to either remove it or submit a CDP application to retain it, per the attached notice. We will diligently pursue compliance if this deadline passes without the required action taking place.
> Please let me know if you have questions or want to discuss this matter further.
> Sincerely,
> Steve
>
> Steve Monowitz
> Community Development Director
> San Mateo County Planning and Building Department
>
> ---
>
> **From:** Steve Monowitz
> **Sent:** Wednesday, July 7, 2021 5:35 PM
> **To:** Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>; Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>
> **Cc:** Janneth Lujan <JLujan@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
> **Subject:** RE: Response Requested: Fire hazard created by VIO2017-00054
>
> Hi All,
> I am aware of this situation and will provide you with an update on our plan for dealing with it by email tomorrow. I suggest we hold off on scheduling a meeting until then.
> Sincerely,
> Steve
>
> Steve Monowitz
> Community Development Director
> San Mateo County Planning and Building Department
>
> **From:** Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>
> **Sent:** Wednesday, July 7, 2021 10:40 AM

To: Steve Monowitz <smonowitz@smcgov.org>; Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>
Subject: Fwd: Response Requested: Fire hazard created by VIO2017-00054

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr. Monowitz,

This email is in follow up to the email we sent you last week on July 1st, 2021.

We have yet to receive a response confirming receipt or suggesting a day/time for us to discuss the unenforced fence violation/fire hazard in our neighborhood.

Below are several proposed days/times for a conference call. Please confirm which day and time works best for you.

Friday, July 9th, 2021, any time after 12pm PT
Tuesday, July 13th, 2021, any time after 2:30pm PT
Wednesday, July 14th, 2021, from 12pm-2:30pm PT

We look forward to speaking with you soon about this urgent matter.

Genevieve Wortzman-Show
610 Miramar Drive
Half Moon Bay

Anne Martin
620 Miramar Drive
Half Moon Bay

---------- Forwarded message ---------
From: **Genevieve Wortzman-Show** <genevieve.wortzman@gmail.com>
Date: Thu, Jul 1, 2021 at 12:07 PM
Subject: Response Requested: Fire hazard created by VIO2017-00054
To: <smonowitz@smcgov.org>
Cc: Anne Martin <annemartinmk@gmail.com>, Dick Martin <martin@cs.cmu.edu>, Matthew Show <matthew.show12@gmail.com>

Dear Mr. Monowitz,

We are reaching out to urgently request an in-person or virtual meeting with you to discuss using your emergency powers to immediately enforce an outstanding fence

violation (VIO2017-00054) on a vacant lot (APN 048-076-120) that is posing a significant threat to fire safety in our unincorporated Coastside neighborhood.

Over the last several months, we have made multiple different attempts (phone calls, emails, virtual meetings) to speak with someone informed on the details of this violation. We have sent multiple emails to the Deputy Director, Lisa Aozasa, to discuss this matter and have yet to receive a response beyond confirming an email receipt.

As we recall last year's horrifying CZU fire which occurred just miles from our homes last summer, we feel that this illegal fence located in a Very High Fire Hazard Severity Zone (Attachment 1) jeopardizes the lives and homes of ourselves and our families. For four years, we waited patiently for the County to enforce this violation. As we move into an extremely dangerous wildfire season, we now insist that the County enforce an expedited removal of this unpermitted fence which creates a dangerous fire hazard in our neighborhood.

The County has been on notice for ten months that the illegal fence impedes emergency vehicle response time in a very high wildfire hazard zone

In May 2021, we learned through a PRA request, that in September 2020, Deputy Development Director Lisa Aozasa asked Deputy Fire Marshal Riddell if the illegal fence along an access easement leading to the residence at 655 Miramar Drive impaired fire trucks from getting to the residence. (Attachment 2) Fire Marshal Riddell responded:

"Currently access to 655 Miramar with the fence in place makes it very difficult if not nearly impossible to access the property in a reasonable time, if at all."

He added:

"...if had a choice would not be in favor having the fence remain."

The fact that the County has taken no action since learning of this hazard is alarming given that this fence and 655 Miramar are located in a very high fire hazard zone and the fact that we are facing a historically dangerous wildfire season.

The illegal fence impairs or delays fire trucks from accessing the open space in the hills between Route 92 and El Grenada to stop a fire coming from the south towards El Grenada or a fire moving south from Quarry Park in El Granada towards Half Moon Bay.

While the illegal fence clearly endangers the young family living at 655 Miramar, it also endangers our homes and those of other neighbors living on Miramar Terrace. If CAL Fire cannot quickly (if at all) access 655 Miramar, they also cannot access the vacant lot and the acres of forested open space on the top of the ridge, if a fire were

to break out. Seconds can make a difference when it comes to controlling a wildfire and can make the difference between life and death.

Despite being on notice since September 2020 that the unpermitted fence impedes emergency vehicle response time, the County, as of the third week of June, had not taken enforcement action against the fence.

From our review of the case activity, the County Planning department informed the vacant lot owner who had installed the fence ("TEG") that the fence required a CDP and in September 2018, emailed TEG that they had until September 28 to either remove the fence or apply for a CDP to legalize it. In December 2018, TEG was informed that their application for an after-the-fact CDP exemption (PLN2018-00426) was denied.

The county notes document several years of emails, visits, and conversations between county officials and TEG. Despite being advised to apply for a CDP, TEG never completed an application. Their application for a CDX was also denied. The notes indicate "Since there was no threat to public health and safety, no additional enforcement action was pursued."

A 2/7/20 notation made by Ms. Aozasa indicates that TEG had requested a meeting with the CDD to reconsider the denial of CDX and submitted additional information. The notes indicate that Ms. Aozasa intended to consult with the CDD on this matter the following week.

Soon after this, the pandemic lockdown started and this case apparently slipped through the cracks. However, in September 2020, the owner of the residence at 655 Miramar (APN 048-076-130) contacted Ms. Aozasa about the unpermitted fence claiming that the fence posed a health and safety issue since it impaired fire trucks from accessing the residence at 655 Miramar Drive. Ms. Aozasa then reached out to Deputy Fire Marshal Riddell for his assessment, while acknowledging that "…if the fence is blocking Fire access, the case deserves a higher priority." (Attachment 2)

As noted above, Fire Marshal Riddell emailed Ms. Aozasa on September 18, 2020 that the fence impairs fire truck access to the residence at 655 Miramar. However, NO enforcement action was taken by the County.

The lawsuit and settlement agreement between the prior owner of 655 Miramar (McIver) and TEG is irrelevant to the urgent public safety issue posed by the illegal fence.

In communications with county personnel about this and other issues, TEG has referenced a property dispute between McIver, the prior owner of 655 Miramar and TEG. That lawsuit was settled in February 2020 and the settlement agreement is only

binding on TEG, McIver and their successors. It is not binding on the County or any other party and has no impact on the public safety issues posed by the fence.

In October, 2020, McIver sold the residence at 655 Miramar to a young family who moved into the house in November 2020.

We are entering an unprecedented fire season and are extremely concerned about the danger this fence poses to our lives and homes and those of our neighbors in the event a fire were to break out on the vacant lot, at 655 Miramar or in the acres of open space on top of the hill.

After the horror of last year's CZU Complex fire here on the Coastside, we urge you to do whatever is possible to remove any barriers to CAL Fire access to homes and open space located in high fire hazard zones. TEG Partners has had four years to legalize the fence through the appropriate review process and yet has made no good-faith attempt to do so.

We request that you give this urgent public safety matter the highest priority and meet with us to discuss how this hazard can be removed as quickly as possible.

Thank you for your consideration.

Sincerely,

Genevieve Wortzman
610 Miramar Drive
Half Moon Bay
415-264-1184

Anne Martin
620 Miramar Drive
Half Moon Bay

From: Anne Martin
Sent: Fri, 16 Jul 2021 12:20:19 -0700
To: Steve Monowitz
Cc: Genevieve Wortzman-Show; Dick Martin; Matthew Show; Janneth Lujan; Lisa Aozasa
Subject: Re: Response Requested: Fire hazard created by VIO2017-00054

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve,

Thank you for informing us of the action the County is taking to enforce VIO2017-00054. Since we are now in a historic fire season, we continue to be extremely concerned about this fence and would appreciate receiving updates on whether the property owner is taking action to either remove the fence or submit an application for a CDP.

To that point, we just learned from a reliable source that the property owner has submitted his application for a CDP. We would appreciate your confirming whether that is true and the date that the CDP application was submitted.

Since we have a few additional questions, we would appreciate the opportunity to have Zoom call with you or Lisa about this matter.

Best,

Anne Martin

On Fri, Jul 9, 2021 at 5:46 PM Steve Monowitz <smonowitz@smcgov.org> wrote:

> Dear All,
>
> On 7/8/21 the property owner was informed that the fence remains in violation of Coastal Development Permit requirements, and was given until 8/9/21 to either remove it or submit a CDP application to retain it, per the attached notice. We will diligently pursue compliance if this deadline passes without the required action taking place.
>
> Please let me know if you have questions or want to discuss this matter further.
>
> Sincerely,
>
> Steve
>
> Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

From: Steve Monowitz
Sent: Wednesday, July 7, 2021 5:35 PM
To: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>; Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>
Cc: Janneth Lujan <JLujan@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Subject: RE: Response Requested: Fire hazard created by VIO2017-00054

Hi All,

I am aware of this situation and will provide you with an update on our plan for dealing with it by email tomorrow. I suggest we hold off on scheduling a meeting until then.

Sincerely,

Steve

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

From: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>
Sent: Wednesday, July 7, 2021 10:40 AM
To: Steve Monowitz <smonowitz@smcgov.org>; Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>
Subject: Fwd: Response Requested: Fire hazard created by VIO2017-00054

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr. Monowitz,

This email is in follow up to the email we sent you last week on July 1st, 2021.

We have yet to receive a response confirming receipt or suggesting a day/time for us to discuss the unenforced fence violation/fire hazard in our neighborhood.

Below are several proposed days/times for a conference call. Please confirm which day and time works best for you.

Friday, July 9th, 2021, any time after 12pm PT

Tuesday, July 13th, 2021, any time after 2:30pm PT

Wednesday, July 14th, 2021, from 12pm-2:30pm PT

We look forward to speaking with you soon about this urgent matter.

Genevieve Wortzman-Show

610 Miramar Drive

Half Moon Bay

Anne Martin

620 Miramar Drive

Half Moon Bay

---------- Forwarded message ---------
From: **Genevieve Wortzman-Show** <genevieve.wortzman@gmail.com>
Date: Thu, Jul 1, 2021 at 12:07 PM
Subject: Response Requested: Fire hazard created by VIO2017-00054
To: <smonowitz@smcgov.org>
Cc: Anne Martin <annemartinmk@gmail.com>, Dick Martin <martin@cs.cmu.edu>, Matthew Show <matthew.show12@gmail.com>

Dear Mr. Monowitz,

We are reaching out to urgently request an in-person or virtual meeting with you to discuss using your emergency powers to immediately enforce an outstanding fence violation (VIO2017-00054) on a vacant lot (APN 048-076-120) that is posing a significant threat to fire safety in our unincorporated Coastside neighborhood.

Over the last several months, we have made multiple different attempts (phone calls, emails, virtual meetings) to speak with someone informed on the details of this violation. We have sent multiple emails to the Deputy Director, Lisa Aozasa, to discuss this matter and have yet to receive a response beyond confirming an email receipt.

As we recall last year's horrifying CZU fire which occurred just miles from our homes last summer, we feel that this illegal fence located in a Very High Fire Hazard Severity Zone (Attachment 1) jeopardizes the lives and homes of ourselves and our families. For four years, we waited patiently for the County to enforce this violation. As we move into an extremely dangerous wildfire season, we now insist that the County enforce an expedited removal of this unpermitted fence which creates a dangerous fire hazard in our neighborhood.

The County has been on notice for ten months that the illegal fence impedes emergency vehicle response time in a very high wildfire hazard zone

In May 2021, we learned through a PRA request, that in September 2020, Deputy Development Director Lisa Aozasa asked Deputy Fire Marshal Riddell if the illegal fence along an access easement leading to the residence at 655 Miramar Drive impaired fire trucks from getting to the residence. (Attachment 2) Fire Marshal Riddell responded:

"Currently access to 655 Miramar with the fence in place makes it very difficult if not nearly impossible to access the property in a reasonable time, if at all."

He added:

"...if had a choice would not be in favor having the fence remain."

The fact that the County has taken no action since learning of this hazard is alarming given that this fence and 655 Miramar are located in a very high fire hazard zone and the fact that we are facing a historically dangerous wildfire season.

The illegal fence impairs or delays fire trucks from accessing the open space in the hills between Route 92 and El Grenada to stop a fire coming from the south towards El Grenada or a fire moving south from Quarry Park in El Granada towards Half Moon Bay.

While the illegal fence clearly endangers the young family living at 655 Miramar, it also endangers our homes and those of other neighbors living on Miramar Terrace. If CAL Fire cannot quickly (if at all) access 655 Miramar, they also cannot access the vacant lot and the acres of forested open space on the top of the ridge, if a fire were to break out. Seconds can make a difference when it comes to controlling a wildfire and can make the difference between life and death.

Despite being on notice since September 2020 that the unpermitted fence impedes emergency vehicle response time, the County, as of the third week of June, had not taken enforcement action against the fence.

From our review of the case activity, the County Planning department informed the vacant lot owner who had installed the fence ("TEG") that the fence required a CDP and in September 2018, emailed TEG that they had until September 28 to either remove the fence or apply for a CDP to legalize it. In December 2018, TEG was informed that their application for an after-the-fact CDP exemption (PLN2018-00426) was denied.

The county notes document several years of emails, visits, and conversations between county officials and TEG. Despite being advised to apply for a CDP, TEG never completed an application. Their application for a CDX was also denied. The notes indicate “Since there was no threat to public health and safety, no additional enforcement action was pursued.”

A 2/7/20 notation made by Ms. Aozasa indicates that TEG had requested a meeting with the CDD to reconsider the denial of CDX and submitted additional information. The notes indicate that Ms. Aozasa intended to consult with the CDD on this matter the following week.

Soon after this, the pandemic lockdown started and this case apparently slipped through the cracks. However, in September 2020, the owner of the residence at 655 Miramar (APN 048-076-130) contacted Ms. Aozasa about the unpermitted fence claiming that the fence posed a health and safety issue since it impaired fire trucks from accessing the residence at 655 Miramar Drive. Ms. Aozasa then reached out to Deputy Fire Marshal Riddell for his assessment, while acknowledging that “…if the fence is blocking Fire access, the case deserves a higher priority.” (Attachment 2)

As noted above, Fire Marshal Riddell emailed Ms. Aozasa on September 18, 2020 that the fence impairs fire truck access to the residence at 655 Miramar. However, NO enforcement action was taken by the County.

The lawsuit and settlement agreement between the prior owner of 655 Miramar (McIver) and TEG is irrelevant to the urgent public safety issue posed by the illegal fence.

In communications with county personnel about this and other issues, TEG has referenced a property dispute between McIver, the prior owner of 655 Miramar and TEG. That lawsuit was settled in February 2020 and the settlement agreement is only binding on TEG, McIver and their successors. It is not binding on the County or any other party and has no impact on the public safety issues posed by the fence.

In October, 2020, McIver sold the residence at 655 Miramar to a young family who moved into the house in November 2020.

We are entering an unprecedented fire season and are extremely concerned about the danger this fence poses to our lives and homes and those of our neighbors in the event a fire were to break out on the vacant lot, at 655 Miramar or in the acres of open space on top of the hill.

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We request that you give this urgent public safety matter the highest priority and meet with us to discuss how this hazard can be removed as quickly as possible.

Thank you for your consideration.

Sincerely,

Genevieve Wortzman

610 Miramar Drive

Half Moon Bay

415-264-1184

Anne Martin

620 Miramar Drive

Half Moon Bay

--
Anne

Anne C. Martin

From: Janneth Lujan
Sent: Fri, 16 Jul 2021 21:30:38 +0000
To: Steve Monowitz; Lisa Aozasa; Fred Lustenberger; annemartinmk@gmail.com; martin@cs.cmu.edu; matthew.show12@gmail.com; 'Genevieve Wortzman-Show'
Subject: Fire hazard created by VIO2017-00054

Please note that the CDP application has not been received and the deadline for submission is August 9th.

Thank you,
Janneth

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting

Or call in (audio only)
+1 628-212-0105,,647734711# United States, San Francisco
Phone Conference ID: 647 734 711#
Find a local number | Reset PIN

Learn More | Meeting options

From: Janneth Lujan
Sent: Fri, 16 Jul 2021 21:30:38 +0000
To: Steve Monowitz; Lisa Aozasa; Fred Lustenberger; annemartinmk@gmail.com; martin@cs.cmu.edu; matthew.show12@gmail.com; 'Genevieve Wortzman-Show'
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Phone Conference ID: 647 734 711#
Find a local number | Reset PIN

Learn More | Meeting options

From: Janneth Lujan
Sent: Fri, 16 Jul 2021 21:30:40 +0000
To: Janneth Lujan; Steve Monowitz; Lisa Aozasa; Fred Lustenberger; annemartinmk@gmail.com; martin@cs.cmu.edu; matthew.show12@gmail.com; 'Genevieve Wortzman-Show'
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+1 628-212-0105,,647734711# United States, San Francisco

Phone Conference ID: 647 734 711#
Find a local number | Reset PIN

Learn More | Meeting options

From: Brad Lucas
Sent: Wed, 21 Jul 2021 13:18:57 -0700
To: Camille Leung
Subject: Call

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille can you please give me a call.

415.377.1472

Thanks
Brad Lucas

Sent from my iPhone

From: Camille Leung
Sent: Thu, 22 Jul 2021 15:29:10 +0000
To: Brad Lucas
Subject: RE: Call

Hi Brad,

I just tried to call you but it went to voicemail. Busy day of meetings today. Can I call you tomorrow? I am free anytime from 9-4. Is there a time that works better for you?

Thanks

-----Original Message-----
From: Brad Lucas <lucasbrad@me.com>
Sent: Wednesday, July 21, 2021 1:19 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Call

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille can you please give me a call.

415.377.1472

Thanks
Brad Lucas

Sent from my iPhone

From: Brad Lucas
Sent: Thu, 22 Jul 2021 09:10:54 -0700
To: Camille Leung
Subject: Re: Call

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I will be in the car all day on Friday so any time will work.

Thx

Sent from my iPhone

> On Jul 22, 2021, at 9:01 AM, Camille Leung <cleung@smcgov.org> wrote:
>
> Hi Brad,
>
> I just tried to call you but it went to voicemail. Busy day of meetings today. Can I call you tomorrow? I am free anytime from 9-4. Is there a time that works better for you?
>
> Thanks
>
> -----Original Message-----
> From: Brad Lucas <lucasbrad@me.com>
> Sent: Wednesday, July 21, 2021 1:19 PM
> To: Camille Leung <cleung@smcgov.org>
> Subject: Call
>
> CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.
>
> Hi Camille can you please give me a call.
>
> 415.377.1472
>
> Thanks
> Brad Lucas
>
> Sent from my iPhone
>

From: Camille Leung
Sent: Thu, 22 Jul 2021 17:51:31 +0000
To: Brad Lucas
Subject: RE: Call

Ok I will call in the morning around 9

-----Original Message-----
From: Brad Lucas <lucasbrad@me.com>
Sent: Thursday, July 22, 2021 9:11 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Call

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I will be in the car all day on Friday so any time will work.

Thx

Sent from my iPhone

> On Jul 22, 2021, at 9:01 AM, Camille Leung <cleung@smcgov.org> wrote:
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> Hi Brad,
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> From: Brad Lucas <lucasbrad@me.com>
> Sent: Wednesday, July 21, 2021 1:19 PM
> To: Camille Leung <cleung@smcgov.org>
> Subject: Call
>
> CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.
>
> Hi Camille can you please give me a call.
>
> 415.377.1472
>
> Thanks
> Brad Lucas
>
> Sent from my iPhone
>

From: Carrie Blanton
Sent: Fri, 30 Jul 2021 11:06:55 -0700
To: John Bologna
Subject: tree cutting - safety concerns

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,

I am emailing because I have safety concerns regarding tree removal next to my house and other houses.

We have had portions of trees fall into the road and onto neighbors' properties.

We have not had any warning for when trees are being cut, and it feels unsafe to go outside of our homes during the day when the tree cutting is going on. We think that this tree cutting is going to continue for the next couple of weeks.

Can you please help direct me to the correct team that can help with this concern.

I look forward to your response.

~Carrie Blanton

From: Alicia Gonzalez
Sent: Fri, 13 Aug 2021 17:51:53 +0000
To: clblanto@gmail.com
Cc: Ann Lok Lee
Subject: BLD2021-00115 for MIRAMAR DR

Good morning,

Please note that Ann Lok Lee <aloklee@smcgov.org>, has been assigned to this building permit application. Your project will be routed to the applicable reviewing agencies for comment. Following the initial 30-day review period, plan review comments will be emailed directly to you from the reviewer(s) or a consolidated comment letter will be provided.

To track the status of you permit, visit our online Permit Center.

If you have any questions regarding the processing of this application, please contact Ann Lok Lee aloklee@smcgov.org.

Respectfully,

Alicia Gonzalez
Alicia Gonzalez
Administrative Assistant
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
650-599-1590 T
650- 363-4849 F
650- 421-1289 C
www.planning.smcgov.org
COUNTY OF SAN MATEO
PLANNING AND BUILDING

The Planning & Building counter on the 2nd Floor will be open by appointment only starting June 15th. Make an appointment for a virtual or in-person meeting with a Planner or Building Technician through our Planning and Building Appointment portal.

Permit Status can be found through our Accela Citizen Access portal.

APPENDIX B-1: Small Construction Project Safety Protocol
"It is the permittee's obligation and responsibility to ensure that all work associated with this Permit complies with all current Orders of the Health Officer of the County of San Mateo related to the Novel Coronavirus Disease 2019

(COVID-19). The County of San Mateo assumes no responsibility for work performed by permittee that is not in compliance with all current Orders."

From: Camille Leung
Sent: Fri, 13 Aug 2021 19:02:58 +0000
To: Anne Martin
Cc: Steve Monowitz; Lisa Aozasa; John Bologna
Subject: RE: Unpermitted Grading APN 048-076-120

Hi Anne,

Thanks. We have opened a case for this: VIO2021-00146

We will be following up with the owner.

Thank you

From: Anne Martin <annemartinmk@gmail.com>
Sent: Saturday, August 14, 2021 4:37 AM
To: Planning_CodeComplaint <CodeComplaint@smcgov.org>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Subject: Unpermitted Grading APN 048-076-120

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Code Compliance Officials

Attached is a video from a neighbor's security camera documenting activities on the subject lot on August 12.

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Fri, 13 Aug 2021 16:08:59 -0700
To: Planning_CodeComplaint; Steve Monowitz
Cc: Lisa Aozasa; Camille Leung
Subject: Unpermitted Grading APN 048-076-120

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Code Compliance Officials

Attached is one of many videos that my neighbors and I have of this unpermitted grading. It was interesting to note that Trip Choudhry one of the TEG partners,drove his car to the area where the bobcat was operating at the lower end of their property when the bobcat started to grade. He went out of his way to block me and my security camera from documenting this work. At no time in the past three weeks of tree cutting did he do that.
Also the video will show Choudhry directing the bobcat operator exactly where to clear in the area where they want to build a road.

Because they don't have a permit, they are doing this work incrementally in the hope that no one will notice. Fortunately I happened to be working at home when the grading work started.

1628795398652.MP4

I expect that TEG will continue to clear and grade until they are stopped.Please protect our neighborhood, our safety and our homes.

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Fri, 13 Aug 2021 16:50:30 -0700
To: Planning_CodeComplaint; Steve Monowitz
Cc: Lisa Aozasa; Camille Leung
Subject: Unpermitted Grading APN 048-076-120

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Code Compliance Officials

Attached is another video of the grading that occurred today on the above referenced parcel

IMG_1070.MOV

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Sat, 14 Aug 2021 04:37:01 -0700
To: Planning_CodeComplaint
Cc: Steve Monowitz; Camille Leung; Lisa Aozasa
Subject: Unpermitted Grading APN 048-076-120
Attachments: Aug 12 grading video.mov

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Code Compliance Officials

Attached is a video from a neighbor's security camera documenting activities on the subject lot on August 12.

--
Anne

Anne C. Martin

Name: E00100000742.ntv.mov

Comments: Unsupported OR Excluded OR Password Protected File

From: Anne Martin
Sent: Wed, 25 Aug 2021 18:04:52 -0700
To: Steve Monowitz; Lisa Aozasa
Cc: Genevieve Wortzman-Show
Subject: Following up re: VIO2017-00054
Attachments: Illegal Fence Aug22.jpg

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve and Lisa,

Thank you for responding to our public safety concerns about the outstanding fence violation on APN 048-076-120.

We saw on the Acela site that a notice of violation was sent to the owners of the parcel ("TEG") on July 8, 2021 and that TEG was given until August 9 to correct the violation by either removing the fence or submitting an application for a CDP. Our check of the Acela website indicates that as of today, no application for a CDP has been submitted nor has TEG removed the unpermitted fence.

Attached is a picture of the fence as of August 22.

In addition to our concerns about the fence slowing a fire truck from quickly accessing the residence at the top of the hill, unsafe driving practices continue to be a problem. In a typical week an average of 5-6 vehicles, including visitors, work and delivery trucks are forced by the illegal fence to drive in reverse down a steep dirt road into the four way intersection where people are driving and walking and the seven children who live in the neighborhood walk, ride bikes and play.

Earlier this month, there were at least two occasions when a truck pulling a trailer carrying a wood chipper drove in reverse down the hill into our neighborhood intersection. The choke point created by the fence makes it difficult for TEG's own contractors' trucks to turn around on their lot in order to safely drive down the hill.

It was our understanding that the County would issue citations if the violation was not corrected by August 9. It has been more than two weeks since the deadline has expired.

Have citations been issued to the property owner?

We would appreciate receiving a timeline of the steps the County has taken or will be taking to ensure that this violation that continues to undermine public safety is corrected.

Thank you for your assistance in this matter.

Sincerely,

Anne C. Martin

Genevieve Wortzman - Show

From: Carrie Blanton
Sent: Mon, 13 Sep 2021 09:37:16 -0700
To: Camille Leung
Subject: Questions about permitting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning Camille,

I live at 655 Miramar Drive, Half Moon Bay, CA.

I have some questions about previously permitted work organized by the former owners, and I understand that you communicated with them to help them complete their work.

Can I set up an appointment with you to learn more and clarify some of the concerns we have?

I appreciate your help and look forward to hearing from you.

~Carrie Blanton

From: Camille Leung
Sent: Mon, 13 Sep 2021 17:22:41 +0000
To: Carrie Blanton
Subject: RE: Questions about permitting

Hi Carrie,

I am free for a remote meeting via Teams the following times this week:

Thursday morning from 10-12
Friday morning from 9-12

Please let me know what time works for you

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, September 13, 2021 9:37 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Questions about permitting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning Camille,

I live at 655 Miramar Drive, Half Moon Bay, CA.

I have some questions about previously permitted work organized by the former owners, and I understand that you communicated with them to help them complete their work.

Can I set up an appointment with you to learn more and clarify some of the concerns we have?

I appreciate your help and look forward to hearing from you.

~Carrie Blanton

From: Carrie Blanton
Sent: Mon, 13 Sep 2021 10:51:58 -0700
To: Camille Leung
Subject: Re: Questions about permitting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Camille,
How does 10 am sound? I appreciate your help and look forward to connecting with you.
~Carrie

On Mon, Sep 13, 2021 at 10:22 AM Camille Leung <cleung@smcgov.org> wrote:

Hi Carrie,

I am free for a remote meeting via Teams the following times this week:

Thursday morning from 10-12

Friday morning from 9-12

Please let me know what time works for you

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, September 13, 2021 9:37 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Questions about permitting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good Morning Camille,

I live at 655 Miramar Drive, Half Moon Bay, CA.

I have some questions about previously permitted work organized by the former owners, and I understand that you communicated with them to help them complete their work.

Can I set up an appointment with you to learn more and clarify some of the concerns we have?

I appreciate your help and look forward to hearing from you.

~Carrie Blanton

From: Carrie Blanton
Sent: Mon, 13 Sep 2021 10:53:31 -0700
To: Camille Leung
Subject: Re: Questions about permitting

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Hello Camille,
I need to add - 10 am on Thursday.
Thank you.
~Carrie

On Mon, Sep 13, 2021 at 10:51 AM Carrie Blanton <clblanto@gmail.com> wrote:
Hello Camille,
How does 10 am sound? I appreciate your help and look forward to connecting with you.
~Carrie

On Mon, Sep 13, 2021 at 10:22 AM Camille Leung <cleung@smcgov.org> wrote:

Hi Carrie,

I am free for a remote meeting via Teams the following times this week:

Thursday morning from 10-12

Friday morning from 9-12

Please let me know what time works for you

Thanks

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~Carrie Blanton

From: Camille Leung
Sent: Tue, 14 Sep 2021 04:30:58 +0000
To: Carrie Blanton
Subject: Questions about permitting

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting

Or call in (audio only)
+1 628-212-0105,,416329257# United States, San Francisco
Phone Conference ID: 416 329 257#
Find a local number | Reset PIN

Learn More | Meeting options

From: Carrie Blanton <clblanto@gmail.com>
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~Carrie Blanton

From: Google Calendar on behalf of "Google Calendar" <clblanto@gmail.com>
Sent: Tue, 14 Sep 2021 15:48:49 +0000
To: Camille Leung
Subject: Accepted: Questions about permitting @ Thu Sep 16, 2021 10am - 11am (PDT) (Camille Leung)
Attachments: invite.ics

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

---

clblanto@gmail.com has accepted this invitation.

Questions about permitting

When Thu Sep 16, 2021 10am – 11am Pacific Time - Los Angeles

Where Microsoft Teams Meeting (map)

Calendar Camille Leung

Who
- Camille Leung - organizer
- clblanto@gmail.com - creator

Microsoft Teams meeting
Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 628-212-0105,,416329257# United States, San Francisco
Phone Conference ID: 416 329 257#
Find a local number | Reset PIN
[https://www.smcgov.org/profiles/sanmateo/themes/smc_base/images/seal-header.png]
Learn More | Meeting options

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I appreciate your help and look forward to hearing from you.

~Carrie Blanton

Invitation from Google Calendar

You are receiving this courtesy email at the account cleung@smcgov.org because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at https://calendar.google.com/calendar/ and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. Learn More.

Name: E00100000776.ntv.ics

Comments: Unsupported OR Excluded OR Password Protected File

Sent: Wed, 15 Sep 2021 20:58:18 +0000
Attachments: RE: Lot Merge

From: Camille Leung
Sent: Tue, 22 Jun 2021 21:23:42 +0000
To: 'Brad Lucas'
Subject: RE: Lot Merge

Hi Brad,

Also, which document addresses this? Please provide,

According to County Counsel, to confirm that the owner has established title to the abandoned portion of the ROW, we would need a judgment declaring that they filed an action for quiet title and it was adjudicated either by default (i.e., no interested party answered the lawsuit to dispute the claim of ownership) or a judgment after a trial. To Stuart to include this in with the Merger application.

Thanks!

From: Brad Lucas <lucasbrad@me.com>
Sent: Tuesday, June 22, 2021 2:12 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Lot Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Will do. Thank you.

Sent from my iPhone

On Jun 22, 2021, at 2:09 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Brad,

Please fill out this form and sign bottom. Under "List all elements of proposed project:" just write "Merger of 2 parcels".

https://planning.smcgov.org/documents/planning-permit-application-form

Also, please show on a map the area of the 2 parcels that should be merged, showing resulting parcel boundaries.

Thanks

From: Brad Lucas <lucasbrad@me.com>
Sent: Tuesday, June 15, 2021 3:20 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Camille,

Attached are the Chain of Title and Quit Claim plus the maps and surveys. How should I proceed forward with the lot merge now that ownership has been cleared up and documented? Do I need to engage Stuart to help with the application or is this something that I can work with you or your colleague with?

Attached are the following documents required to merge Parcel 1 "681 Hermosa Ave." (lands of Lucas D.N. 2018 - 04522) and Parcel 2 0 Hermosa Ava. (Lands of Lucas D.D 2020-054201) (listed on this map as Steiner BUT are now Lucas is shown in the Chain of Title and Deed.

1. Chain of Title for 0 Hermosa with Quit Claim
2. Picture that shows 0 Hermosa and 681 Hermosa.
3. Title for 0 Hermosa showing that is it now owned by Lucas and not Steiner as not in the Chain of Title.
4, Map and pictures of the area

<image001.jpg>

From: Lisa Aozasa
Sent: Mon, 20 Sep 2021 22:30:07 +0000
To: annemartinmk@gmail.com
Cc: Planning_CodeComplaint
Subject: Fw: Installation of Water tank on Empty Lot
Attachments: Water tanks.jpg

Hi Anne --
Your email was forwarded to me for response. There are no permits issued for water tank installation, either on APN 048-076-120 or on the adjacent property owned by CCWD (where the existing water tank is located -- APN 048-076-070). In the picture, it looks like the white truck is on CCWD's property -- perhaps they're doing some maintenance? In any case, I've cc'd Code Compliance here, so they can investigate further.
Best,
Lisa Aozasa, Deputy Director
San Mateo County

Planning & Building Department
From: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Sent: Monday, September 20, 2021 3:14 PM
To: Lisa Aozasa <laozasa@smcgov.org>
Subject: Fw: Installation of Water tank on Empty Lot

Hi Lisa,
Here's the email from Anne Martin regarding APN 048-076-120.
Thanks,
Delaney
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org
****Due to County protocol surrounding COVID-19, the Planning and Building Department's public assistance counters are closed and staff has been directed to work remotely until further notice. Please refer to our website for temporary closure information/updates, https://planning.smcgov.org.**
From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, September 21, 2021 9:35 AM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>; Planning_plngbldg <plngbldg@smcgov.org>
Subject: Installation of Water tank on Empty Lot

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Hi

I'm writing to inquire whether the owners of an empty lot in my neighborhood (APN 048 076 120) are required to get a permit prior to installing two water storage tanks on their vacant lot which is on a steep hill?
They are in the process of installing the tanks today. Attached is a picture of a truck on the hill with two tanks
If a permit is required have the owners of the lot obtained one?
Currently there is an outstanding violation against this lot for an unpermitted fence (VIO 2017-00054). If a permit is required and the owners have obtained a permit, how could they have been awarded a permit with an outstanding violation on their record?
I would appreciate some answers at your earliest convenience.
Thanks so much
--
Anne
Anne C. Martin

From: Carrie Blanton
Sent: Mon, 20 Sep 2021 15:43:50 -0700
To: Camille Leung
Subject: Questions about permitted work

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Hello Camille,
I live at 655 Miramar Drive in Half Moon Bay.

I am emailing to see if I can schedule a virtual meeting with you to discuss some questions I have related to permitted work. I appreciate your time and help.

~Carrie Blanton

From: pblanton13@gmail.com
Sent: Mon, 20 Sep 2021 17:12:36 -0700
To: Lisa Aozasa
Cc: 'Carrie Blanton'
Subject: Water tanks installed on APN 048-076-120
Attachments: Tanks.jpg, Tanks and Sprinkler.jpg, Sprinklers.jpg

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Lisa,

I hope that you are doing well. I live at 655 Miramar Drive, and I noticed water tanks installed today on APN 048-076-120. We have an ingress/egress/utility easement on the portion of the vacant lot where the owners installed the tanks. I am a bit concerned that these tanks were not permitted, and if installed in an unsafe manner, could jeopardize access to my family's home. There is no house on this vacant parcel, and I don't believe the owners have a building permit for new construction.

We did not give the owners of the vacant lot permission to place this on our ingress/egress/utility easement.

Please see the attached images for your reference. If you have any questions, you can reach me at 415-410-3902.

I appreciate your help!

-Paul

Paul Blanton
655 Miramar Drive

NSF
NSF
PRIVATE
PROPERTY

KEEPER
WARNING
PRIVATE PROPERTY

NSF
NSF
KEEPER
WARNING
WARNING
PRIVATE PROPERTY
NO TRESPASSING

PRIVATE PROPERTY
PRIVATE PROPERTY
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
NOTICE
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
ATTENTION
Miramar Tank
NSF
KEEPER
WARNING

From: Lisa Aozasa
Sent: Tue, 21 Sep 2021 00:27:43 +0000
To: pblanton13@gmail.com
Cc: 'Carrie Blanton'; Planning_CodeComplaint
Subject: Re: Water tanks installed on APN 048-076-120
Attachments: Tanks.jpg, Tanks and Sprinkler.jpg, Sprinklers.jpg

Thank you for your email. I received a similar complaint from another neighbor earlier today and have referred this to Code Compliance for further investigation.
Lisa Aozasa, Deputy Director
San Mateo County
Planning & Building Department
From: pblanton13@gmail.com <pblanton13@gmail.com>
Sent: Monday, September 20, 2021 5:12 PM
To: Lisa Aozasa <laozasa@smcgov.org>
Cc: 'Carrie Blanton' <clblanto@gmail.com>
Subject: Water tanks installed on APN 048-076-120

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Paul Blanton
655 Miramar Drive

NSF
NSF
PRIVATE
PROPERTY

KEEPER
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PRIVATE PROPERTY
NO TRESPASSING

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NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
NOTICE
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
ATTENTION
Miramar Tank
NSF
KEEPER
WARNING

From: pblanton13@gmail.com
Sent: Mon, 20 Sep 2021 18:08:24 -0700
To: Lisa Aozasa
Cc: 'Carrie Blanton'; Planning_CodeComplaint
Subject: RE: Water tanks installed on APN 048-076-120

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Lisa,

Thank you so much for you attention to this matter and your speedy response.

-Paul

Paul Blanton
655 Miramar Drive

From: Lisa Aozasa <laozasa@smcgov.org>
Sent: Monday, September 20, 2021 5:28 PM
To: pblanton13@gmail.com
Cc: 'Carrie Blanton' <clblanto@gmail.com>; Planning_CodeComplaint <CodeComplaint@smcgov.org>
Subject: Re: Water tanks installed on APN 048-076-120

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Lisa Aozasa, Deputy Director
San Mateo County
Planning & Building Department

From: pblanton13@gmail.com <pblanton13@gmail.com>
Sent: Monday, September 20, 2021 5:12 PM
To: Lisa Aozasa <laozasa@smcgov.org>
Cc: 'Carrie Blanton' <clblanto@gmail.com>
Subject: Water tanks installed on APN 048-076-120

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Please see the attached images for your reference. If you have any questions, you can reach me at 415-410-3902.

I appreciate your help!

-Paul

Paul Blanton
655 Miramar Drive

From: Anne Martin
Sent: Tue, 21 Sep 2021 09:14:29 -0700
To: Camille Leung
Subject: Question re Installation of Cistern on empty lot

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HI Camille,

Currently the owners of an undeveloped lot in my neighborhood 048 076 120 - are currently in the process of installing a large cistern?

Is a permit required for this work?

Is this allowed on a vacant lot?

If permit is required how were owners able to get a permit if they have an outstanding fence violation?

Thank you

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 21 Sep 2021 11:10:24 -0700
To: Lisa Aozasa
Cc: Planning_CodeComplaint
Subject: Re: Fw: Installation of Water tank on Empty Lot

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Thanks Lisa

I spoke with CCWD. They are not doing any work on their property.

The tanks appear are installed on 048 076 -120. Owners told a neighbor that they plan to fill tanks by trucking up water and use drip lines to irrigate some small trees they planted. The lot is undeveloped.

On Mon, Sep 20, 2021 at 3:30 PM Lisa Aozasa <laozasa@smcgov.org> wrote:

Hi Anne --
Your email was forwarded to me for response. There are no permits issued for water tank installation, either on APN 048-076-120 or on the adjacent property owned by CCWD (where the existing water tank is located -- APN 048-076-070). In the picture, it looks like the white truck is on CCWD's property -- perhaps they're doing some maintenance? In any case, I've cc'd Code Compliance here, so they can investigate further.
Best,
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Thanks,
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Email: PlanningProjects@smcgov.org

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Anne
Anne C. Martin

--
Anne

Anne C. Martin

From: Camille Leung
Sent: Tue, 21 Sep 2021 22:40:13 +0000
To: Carrie Blanton
Subject: RE: Questions about permitted work

Hi Carrie,

I have time tomorrow afternoon between 1-3, otherwise we can shoot for next week. Monday is open from 1-3pm

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, September 20, 2021 3:44 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Questions about permitted work

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Hi Camille,
Let's shoot for tomorrow around 2pm. I appreciate your help.
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From: Camille Leung
Sent: Wed, 22 Sep 2021 03:18:13 +0000
To: Carrie Blanton
Subject: Questions about permitted work

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting

Or call in (audio only)
+1 628-212-0105,,86477564# United States, San Francisco
Phone Conference ID: 864 775 64#
Find a local number | Reset PIN

Learn More | Meeting options

From: Carrie Blanton <clblanto@gmail.com>
Sent: Tuesday, September 21, 2021 3:42 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Questions about permitted work

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To: Camille Leung <cleung@smcgov.org>
Subject: Questions about permitted work

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~Carrie Blanton

From: Brad Lucas
Sent: Wed, 22 Sep 2021 12:06:33 -0700
To: Camille Leung
Subject: Fwd: Payment Confirmation

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT <noreply@elavon.com>
> **Date:** September 22, 2021 at 11:38:25 AM PDT
> **To:** lucasbrad@me.com
> **Subject: Payment Confirmation**
> **Reply-To:** PLANNING_FISCAL@smcgov.org

$473.80 USD

Your payment has been approved

Profile Name	SAN MATEO COUNTY PLANNING
Transaction Type	SALE
Payment	VISA 41**********8039
Transaction ID	220921A44-692DC864-30A0-4546-9F11-E05FF962E138
Approval Code	04578I
Approval Message	APPROVAL
Transaction Date/Time	09/22/2021 11:38:19 AM
Amount	$460.00 USD
Service Fee Profile Name	SAN MATEO COUNTY PLANNING SERV
Service Fee Transaction ID	220921A44-B448E0CA-17CC-46A4-B868-7E3B2C194293
Service Fee Approval Code	04562I
Service Fee Transaction Date/Time	09/22/2021 11:38:18 AM
Service Fee	$13.80 USD
Total of all charges and fees	$473.80 USD
Total	$473.80 USD

Please remember that this transaction includes a non-refundable Service Fee charged by Elavon that will appear on your credit or debit card statement as "Elavon-Service Fee".
All Service Fee inquiries should be directed to: Elavon 7300 Chapman Hwy Knoxville, TN 37920 800-725-1243 custsvc@elavon.com
Terms and Conditions
These Elavon payment terms and conditions apply to your payment to the biller and processed by Elavon, a third party payment processor engaged by the biller to process credit and debit card bill payments. Elavon charges you a non-refundable service fee for any payments processed by Elavon to make bill payments to the biller. The service fee is in addition to the amount paid to the biller and will appear as a separate charge on your credit or debit card statement under the name Elavon – Service Fee.

By paying your bill, you authorize the biller to charge your credit or debit card in the amount shown. You further authorize Elavon to separately charge your credit or debit card for the service fee shown. You represent that you are authorized to use the credit or debit card for this transaction, that you have sufficient funds in your credit or debit card account to make these payments and that your bill payment is being made for a lawful purpose.

Your obligation to pay your bill, including the payment amount, when payments are posted to your biller account, the billers refund policy (if any) and the billers use of your personal information, is governed by the biller's terms and conditions and privacy policy as posted on its website. Any information that Elavon collects to process your bill payment is governed by the Elavon Privacy Policy available at
https://elavonconverge.blob.core.windows.net/con/ElavonServiceFeePrivacyPolicy.pdf.

Elavon is not responsible for any disputes about the payment amount, when payments are posted to your biller account, refunds or other concerns about your bill payment, other than the service fee. You must contact the biller directly to resolve these disputes. You agree that Elavon's liability for any delay, failure of delivery, underpayment, or nonpayment is limited to the service fee paid to Elavon to process your bill payment. You agree that Elavon will not be liable for any direct, indirect, incidental, consequential, or punitive damages.

Custom Fields

ACA Transaction ID	PLN2021-00239

SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT
455 COUNTY CENTER 2ND FL REDWOOD CITY CA 94063 650-363-4161

The information contained in this e-mail and in any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. This message has been scanned for known computer viruses.

From: Camille Leung
Sent: Wed, 22 Sep 2021 20:20:35 +0000
To: Brad Lucas
Subject: RE: Payment Confirmation

Ok thank you

From: Brad Lucas <lucasbrad@me.com>
Sent: Wednesday, September 22, 2021 12:07 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Fwd: Payment Confirmation

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT <noreply@elavon.com>
> **Date:** September 22, 2021 at 11:38:25 AM PDT
> **To:** lucasbrad@me.com
> **Subject: Payment Confirmation**
> **Reply-To:** PLANNING_FISCAL@smcgov.org

$473.80 USD

Your payment has been approved

Profile Name	SAN MATEO COUNTY PLANNING
Transaction Type	SALE
Payment	VISA 41**********8039
Transaction ID	220921A44-692DC864-30A0-4546-9F11-E05FF962E138
Approval Code	04578I
Approval Message	APPROVAL
Transaction Date/Time	09/22/2021 11:38:19 AM
Amount	$460.00 USD
Service Fee Profile Name	SAN MATEO COUNTY PLANNING SERV
Service Fee Transaction ID	220921A44-B448E0CA-17CC-46A4-B868-7E3B2C194293
Service Fee Approval Code	04562I
Service Fee Transaction Date/Time	09/22/2021 11:38:18 AM

Service Fee	$13.80 USD
Total of all charges and fees	$473.80 USD
Total	$473.80 USD

Please remember that this transaction includes a non-refundable Service Fee charged by Elavon that will appear on your credit or debit card statement as "Elavon-Service Fee".
All Service Fee inquiries should be directed to: Elavon 7300 Chapman Hwy Knoxville, TN 37920 800-725-1243 custsvc@elavon.com
Terms and Conditions
These Elavon payment terms and conditions apply to your payment to the biller and processed by Elavon, a third party payment processor engaged by the biller to process credit and debit card bill payments. Elavon charges you a non-refundable service fee for any payments processed by Elavon to make bill payments to the biller. The service fee is in addition to the amount paid to the biller and will appear as a separate charge on your credit or debit card statement under the name Elavon – Service Fee.

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Custom Fields	
ACA Transaction ID	PLN2021-00239

SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT
455 COUNTY CENTER 2ND FL REDWOOD CITY CA 94063 650-363-4161

The information contained in this e-mail and in any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. This message has been scanned for known computer viruses.

From: Google Calendar on behalf of "Google Calendar" <clblanto@gmail.com>
Sent: Wed, 22 Sep 2021 20:58:33 +0000
To: Camille Leung
Subject: Accepted: Questions about permitted work @ Wed Sep 22, 2021 2pm - 3pm (PDT) (Camille Leung)
Attachments: invite.ics

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

---

clblanto@gmail.com has accepted this invitation.

Questions about permitted work

When Wed Sep 22, 2021 2pm – 3pm Pacific Time - Los Angeles

Where Microsoft Teams Meeting (map)

Calendar Camille Leung

Who
- Camille Leung - organizer
- clblanto@gmail.com - creator

Microsoft Teams meeting
Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 628-212-0105,,86477564# United States, San Francisco
Phone Conference ID: 864 775 64#
Find a local number | Reset PIN
[https://www.smcgov.org/profiles/sanmateo/themes/smc_base/images/seal-header.png]
Learn More | Meeting options

From: Carrie Blanton >
Sent: Tuesday, September 21, 2021 3:42 PM
To: Camille Leung >
Subject: Re: Questions about permitted work

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,
Let's shoot for tomorrow around 2pm. I appreciate your help.
~Carrie

On Tue, Sep 21, 2021 at 3:40 PM Camille Leung > wrote:
Hi Carrie,

I have time tomorrow afternoon between 1-3, otherwise we can shoot for next week. Monday is open from 1-3pm

Thanks

From: Carrie Blanton >
Sent: Monday, September 20, 2021 3:44 PM
To: Camille Leung >
Subject: Questions about permitted work

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

_____
Hello Camille,
I live at 655 Miramar Drive in Half Moon Bay.

I am emailing to see if I can schedule a virtual meeting with you to discuss some questions I have related to permitted work. I appreciate your time and help.

~Carrie Blanton

Invitation from Google Calendar

You are receiving this courtesy email at the account cleung@smcgov.org because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at https://calendar.google.com/calendar/ and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. Learn More.

Name: E00100000963.ntv.ics

Comments: Unsupported OR Excluded OR Password Protected File

From: Camille Leung
Sent: Thu, 7 Oct 2021 23:00:23 +0000
To: Brad Lucas
Subject: Recorded Notice of Merger
Attachments: Recorded Notice of Merger.pdf

Recorded at the Request of, and When Recorded Return to:	For Clerk Use Only
Camille Leung, Senior Planner Planning and Building Department 455 County Center, 2nd Floor Mail Drop PLN122 Redwood City, CA 94063	**2021-142865 CONF** **3:53 pm 10/07/21 NM Fee: 29.00** **Count of pages 5** **Recorded in Official Records** **County of San Mateo** **Mark Church** **Assessor-County Clerk-Recorder** *$R00031536 37$*

County of San Mateo
Planning and Building Department

NOTICE OF MERGER

Planning File No. PLN2021-00239

Notice is hereby given that the real property described below and on Exhibit A attached hereto and made a part hereof has merged pursuant to Section 66499.20.3 of the Government Code and Section 7123 of the San Mateo County Subdivision Ordinance.

Property Description

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOKS 5 of MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65• 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65" 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62• 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE

BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY,

PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907, IN BOOK 5 OF MAPS AT PAGE 19, BEING MORE PARTICUALLY DESCIRBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGHT OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISON BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

Parcel One is also identified as Assessor's Parcel Number 048-076-160. Parcel Two is also identified as Assessor's Parcel Number 048-076-140.

The above-described property now constitutes one lot as shown on Exhibit A, attached.

According to public records, the above-described property is owned by:

Brad J. Lucas and Melanie Lucas
681 Hermosa Avenue

Half Moon Bay, CA 94109

Signed: _____ Date: 10/7/21

Steve Monowitz
Deputy Community Development Director
County of San Mateo

Exhibit A: Map

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo }

On October 07, 2021 before me, Alicia Gonzalez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Steven Manowitz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

ALICIA GONZALEZ
Notary Public - California
San Mateo County
Commission # 2355667
My Comm. Expires Apr 26, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alicia Gonzalez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

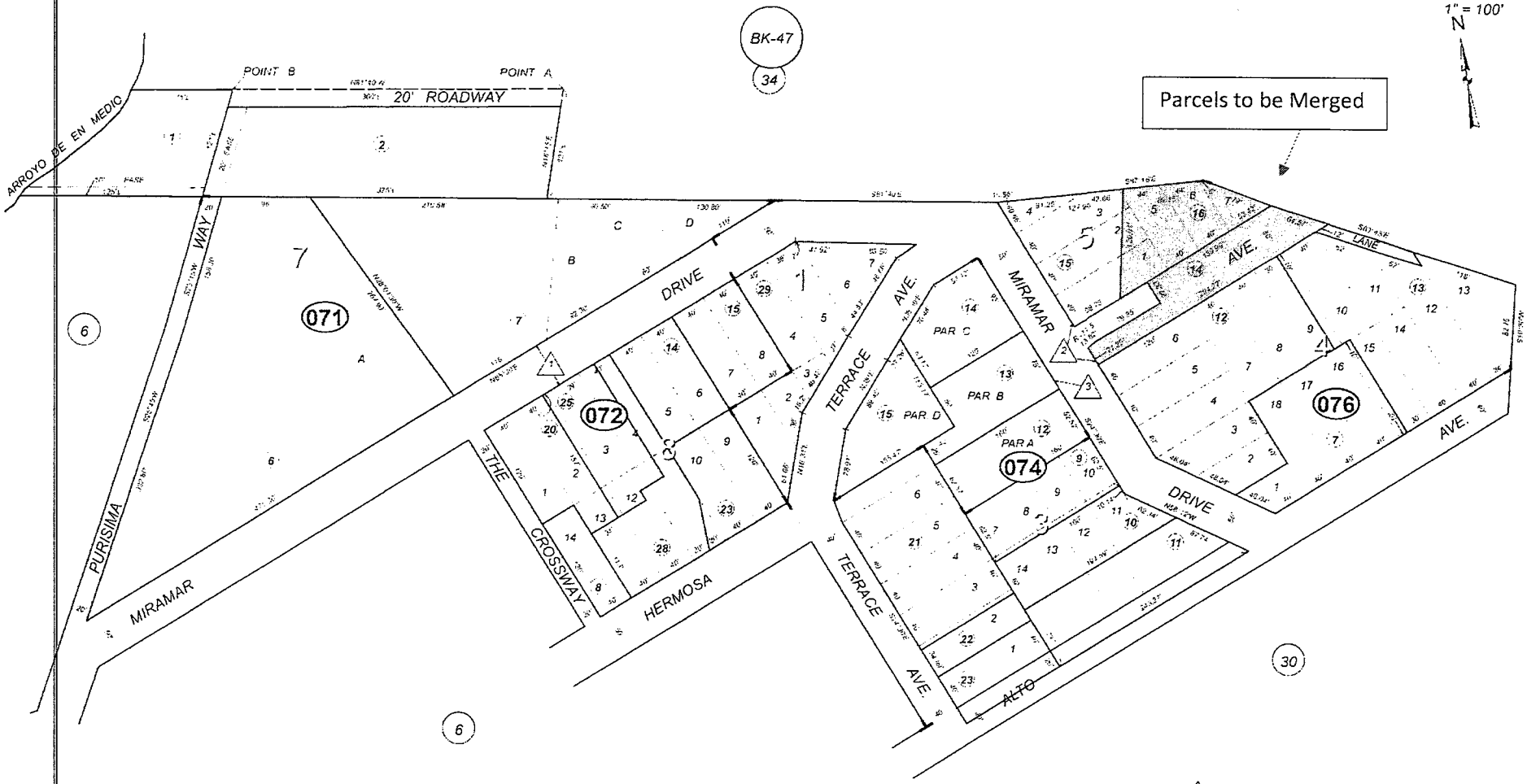
©2019 National Notary Association

48-7

1" = 100'

N

Parcels to be Merged



3 PARCEL MAP VOL 68/97-98

2 SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

1 MIRAMAR TERRACE RSM 4/12

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF

Exhibit A

From: Carrie Blanton
Sent: Fri, 15 Oct 2021 08:45:33 -0700
To: Camille Leung
Subject: question about a CDP

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Camille,
I am emailing to see if we can schedule some time early next week to connect. I have some questions about a CDP.
Thank you.
~Carrie Blanton

From: Camille Leung
Sent: Fri, 15 Oct 2021 19:39:56 +0000
To: Carrie Blanton
Subject: RE: question about a CDP

Hi Carrie,

I am free the following times next week:

2pm Monday
11am Wednesday
10am Thursday

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Friday, October 15, 2021 8:46 AM
To: Camille Leung <cleung@smcgov.org>
Subject: question about a CDP

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Camille,
I am emailing to see if we can schedule some time early next week to connect. I have some questions about a CDP.
Thank you.
~Carrie Blanton

From: Carrie Blanton
Sent: Fri, 15 Oct 2021 13:20:32 -0700
To: Camille Leung
Subject: Re: question about a CDP

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Camille,

Thank you for your email.

I would like to schedule time with you on Wednesday, October 20 at 11 am.

Take care,

~Carrie

On Fri, Oct 15, 2021 at 12:40 PM Camille Leung <cleung@smcgov.org> wrote:

> Hi Carrie,
>
> I am free the following times next week:
>
> 2pm Monday
>
> 11am Wednesday
>
> 10am Thursday
>
> Thanks
>
> ---
>
> **From:** Carrie Blanton <clblanto@gmail.com>
> **Sent:** Friday, October 15, 2021 8:46 AM
> **To:** Camille Leung <cleung@smcgov.org>
> **Subject:** question about a CDP

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Camille,

I am emailing to see if we can schedule some time early next week to connect. I have some questions about a CDP.

Thank you.

~Carrie Blanton

From: Camille Leung
Sent: Fri, 15 Oct 2021 21:24:57 +0000
To: Camille Leung; Carrie Blanton
Subject: question about a CDP

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting

Or call in (audio only)
+1 628-212-0105,,3260436# United States, San Francisco
Phone Conference ID: 326 043 6#
Find a local number | Reset PIN

Learn More | Meeting options

From: Carrie Blanton <clblanto@gmail.com>
Sent: Friday, October 15, 2021 1:21 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: question about a CDP

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2pm Monday
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10am Thursday

Thanks

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Sent: Friday, October 15, 2021 8:46 AM
To: Camille Leung <cleung@smcgov.org>
Subject: question about a CDP

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Hello Camille,
I am emailing to see if we can schedule some time early next week to connect. I have some questions about a CDP.
Thank you.
~Carrie Blanton

From: Google Calendar on behalf of "Google Calendar" <clblanto@gmail.com>
Sent: Fri, 15 Oct 2021 22:24:29 +0000
To: Camille Leung
Subject: Accepted: question about a CDP @ Wed Oct 20, 2021 11am - 12pm (PDT) (Camille Leung)
Attachments: invite.ics

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

---

clblanto@gmail.com has accepted this invitation.

question about a CDP

When Wed Oct 20, 2021 11am – 12pm Pacific Time - Los Angeles

Where Microsoft Teams Meeting (map)

Calendar Camille Leung

Who
- Camille Leung - organizer
- clblanto@gmail.com - creator

Microsoft Teams meeting
Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 628-212-0105,,3260436# United States, San Francisco
Phone Conference ID: 326 043 6#
Find a local number | Reset PIN
[https://www.smcgov.org/profiles/sanmateo/themes/smc_base/images/seal-header.png]
Learn More | Meeting options

From: Carrie Blanton >
Sent: Friday, October 15, 2021 1:21 PM
To: Camille Leung >
Subject: Re: question about a CDP

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Take care,

~Carrie

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Hi Carrie,

I am free the following times next week:

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11am Wednesday
10am Thursday

Thanks

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Sent: Friday, October 15, 2021 8:46 AM
To: Camille Leung >
Subject: question about a CDP

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_____
Hello Camille,
I am emailing to see if we can schedule some time early next week to connect. I have some questions about a CDP.
Thank you.
~Carrie Blanton

Invitation from Google Calendar

You are receiving this courtesy email at the account cleung@smcgov.org because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at https://calendar.google.com/calendar/ and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. Learn More.

Name: E00100001022.ntv.ics

Comments: Unsupported OR Excluded OR Password Protected File

From: Anne Martin
Sent: Mon, 25 Oct 2021 16:18:19 -0700
To: Steve Monowitz
Cc: Lisa Aozasa; Camille Leung
Subject: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve,

I wanted to bring to your attention two dangerous traffic incidents that occurred over the last few days related to the illegal fence on the boundary of APN 048-076-120 ("TEG Lot") owned by TEG Partners LLC ("TEG") and the CCWD parcel.

I'm aware that TEG has filed an appeal with respect to this violation, however in light of the fact this unpermitted fence on an undeveloped lot continues to pose a severe safety hazard to our community, especially during the current rainy season, I am requesting that the County consider taking action to have this fence removed before the hearing date due to the hazard this poses to public safety.

Over the last few days, our coastal community has experienced heavy rainfall making our roads – especially dirt roads - extremely hazardous. The ongoing safety issue posed by this unpermitted fence is highlighted by two recent incidents:

- On Thursday October 21, after a night and during a morning of steady rain, my security camera, showed a doggie daycare van drive up the dirt road leading to the Miramar water tank ("Upper Miramar Drive") at approximately 9:03 am to pick up the dog belonging to the Blantons who live at 655 Miramar Drive. Because of the unpermitted fence at the entrance to the Blantons' driveway, the van was unable to turn around to drive safely down Upper Miramar Drive and was forced drive backwards 77 yards down a steep muddy dirt road in order to reach the paved portion of Miramar Drive.

  Later that day at around 3 PM, the van attempted to drive up the Blantons' easement driveway but was unable to do so because of the muddy conditions. Once again, because of the illegal fence, the van was unable to turn around at the entrance to the driveway and was forced to drive backwards down Upper Miramar Drive under very muddy., slippery conditions.

This incident underscores the continuing danger posed by the illegal fence in forcing vehicles to drive backwards down a steep dirt road into an intersection where pedestrians, bicyclists and vehicles are coming from four different directions. When Upper Miramar Drive becomes muddy from winter storms, the likelihood of a vehicle skidding and losing control increases which increases the risk of a serious accident.

- The following day, Friday October 22, I witnessed on my security cameras a near accident caused by the illegal fence restricting vehicles' ability to safely maneuver at the entrance to the easement driveway for the home located at 655 Miramar Drive.

  At 6:01 PM, my camera showed Carrie Blanton, one of the homeowners of 655 Miramar Drive, driving up Upper Miramar Drive with her two young children toward her easement driveway. As she was about to turn into her driveway, a large work truck driven by a worker working for TEG, drove quickly down the driveway and stopped. Because the illegal fence creates a chokepoint making it very difficult for two vehicles to safely maneuver in the driveway, it appeared that Carrie was blocked from entering her driveway. The work truck then drove down the driveway toward her car and, because of the inability to maneuver due to the fence, almost hit her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Carrie to drive up her driveway to her home. Fortunately, an accident that could have injured young children was avoided. This is another example of the hazardous traffic situation caused by the chokepoint created by the illegal fence. It's only a matter of time before a serious collision occurs in that location.

Since the fence was installed in January 2017, no family has lived in the residence at 655 Miramar for any length of time. The prior owners, the McIvers, had a few tenants who lived there for relatively short periods, who were single people who didn't have children. For much of the time that the fence has been up, no one has been living at 655 Miramar Drive and using the easement driveway on a regular basis.

Now that a family is using this driveway on a regular basis, the illegal fence is becoming more and more of a safety issue. Now that we're in the rainy season, Upper Miramar Drive will become slippery and muddy and even more treacherous for vehicles forced to drive backwards down the road.

My concern is that if the county doesn't take decisive action to remove this fence, it will continue to be a hazard in our community while TEG continues its pattern of delays and appeals that have gone on for four years.

Please consider taking the appropriate action to have this fence removed as soon as possible.

Thank you for your consideration.

Sincerely,
Anne

Anne C. Martin

From: Summer Burlison
Sent: Thu, 28 Oct 2021 15:32:10 +0000
To: Anne Martin
Subject: RE: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

Hello Anne,

Sorry, my only involvement on the fence violation has been accepting fees at the counter from the property owner for payment of a citation and appeal related to the subject violation. I think Lisa and Code Compliance are working on the appeal. I will forward your email and questions over to Lisa and Code Compliance.

Regards,
Summer

Summer Burlison
Senior Planner

County of San Mateo Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
T: 650-363-1815 (O)

Please be aware I am out of the office every other Friday.

From: Anne Martin <annemartinmk@gmail.com>
Sent: Thursday, October 28, 2021 4:56 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Fwd: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI Summer,

Earlier this week I sent the the email below to Steve, Lisa and Camille relating two incidents that happened during last week's series of storms that clearly demonstrate the continuing safety hazard caused by the illegal fence obstructing access to the residence at 655 Miramar Drive.

I apologize for not including you on the initial email.

If you wish, I can send the videos from my security camera showing the incidents that occurred last week which could have resulted in serious accidents.

I would appreciate being advised of the date of the hearing on TEG's appeal of this violation and would also like to know if we can submit documentation to the hearing officer(s) in addition to making a statement. Also, is it possible for me to obtain the documents submitted by TEG supporting their appeal of the violation.

Thank you so much.

Best,

Anne Martin

---------- Forwarded message ---------
From: **Anne Martin** <annemartinmk@gmail.com>
Date: Mon, Oct 25, 2021 at 4:18 PM
Subject: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Lisa Aozasa <laozasa@smcgov.org>, <cleung@smcgov.org>

Dear Steve,

I wanted to bring to your attention two dangerous traffic incidents that occurred over the last few days related to the illegal fence on the boundary of APN 048-076-120 ("TEG Lot") owned by TEG Partners LLC ("TEG") and the CCWD parcel.

I'm aware that TEG has filed an appeal with respect to this violation, however in light of the fact this unpermitted fence on an undeveloped lot continues to pose a severe safety hazard to our community, especially during the current rainy season, I am requesting that the County consider taking action to have this fence removed before the hearing date due to the hazard this poses to public safety.

Over the last few days, our coastal community has experienced heavy rainfall making our roads – especially dirt roads - extremely hazardous. The ongoing safety issue posed by this unpermitted fence is highlighted by two recent incidents:

- On Thursday October 21, after a night and during a morning of steady rain, my security camera, showed a doggie daycare van drive up the dirt road leading to the Miramar water tank ("Upper Miramar Drive") at approximately 9:03 am to pick up the dog belonging to the Blantons who live at 655 Miramar Drive. Because of the unpermitted fence at the entrance to the Blantons' driveway, the van was unable to turn around to drive safely down Upper Miramar Drive and was forced drive

backwards 77 yards down a steep muddy dirt road in order to reach the paved portion of Miramar Drive.

Later that day at around 3 PM, the van attempted to drive up the Blantons' easement driveway but was unable to do so because of the muddy conditions. Once again, because of the illegal fence, the van was unable to turn around at the entrance to the driveway and was forced to drive backwards down Upper Miramar Drive under very muddy., slippery conditions.

This incident underscores the continuing danger posed by the illegal fence in forcing vehicles to drive backwards down a steep dirt road into an intersection where pedestrians, bicyclists and vehicles are coming from four different directions. When Upper Miramar Drive becomes muddy from winter storms, the likelihood of a vehicle skidding and losing control increases which increases the risk of a serious accident.

- The following day, Friday October 22, I witnessed on my security cameras a near accident caused by the illegal fence restricting vehicles' ability to safely maneuver at the entrance to the easement driveway for the home located at 655 Miramar Drive.

At 6:01 PM, my camera showed Carrie Blanton, one of the homeowners of 655 Miramar Drive, driving up Upper Miramar Drive with her two young children toward her easement driveway. As she was about to turn into her driveway, a large work truck driven by a worker working for TEG, drove quickly down the driveway and stopped. Because the illegal fence creates a chokepoint making it very difficult for two vehicles to safely maneuver in the driveway, it appeared that Carrie was blocked from entering her driveway. The work truck then drove down the driveway toward her car and, because of the inability to maneuver due to the fence, almost hit her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Carrie to drive up her driveway to her home. Fortunately, an accident that could have injured young children was avoided. This is another example of the hazardous traffic situation caused by the chokepoint created by the illegal fence. It's only a matter of time before a serious collision occurs in that location.

Since the fence was installed in January 2017, no family has lived in the residence at 655 Miramar for any length of time. The prior owners, the McIvers, had a few tenants who lived there for relatively short periods, who were single people who didn't have children. For much of the time that the fence has

been up, no one has been living at 655 Miramar Drive and using the easement driveway on a regular basis.

Now that a family is using this driveway on a regular basis, the illegal fence is becoming more and more of a safety issue. Now that we're in the rainy season, Upper Miramar Drive will become slippery and muddy and even more treacherous for vehicles forced to drive backwards down the road.

My concern is that if the county doesn't take decisive action to remove this fence, it will continue to be a hazard in our community while TEG continues its pattern of delays and appeals that have gone on for four years.

Please consider taking the appropriate action to have this fence removed as soon as possible.

Thank you for your consideration.

Sincerely,
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Thu, 28 Oct 2021 16:56:06 -0700
To: Summer Burlison
Subject: Fwd: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

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Thank you so much.

Best,

Anne Martin

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From: **Anne Martin** <annemartinmk@gmail.com>
Date: Mon, Oct 25, 2021 at 4:18 PM
Subject: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Lisa Aozasa <laozasa@smcgov.org>, <cleung@smcgov.org>

Dear Steve,

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Over the last few days, our coastal community has experienced heavy rainfall making our roads – especially dirt roads - extremely hazardous. The ongoing safety issue posed by this unpermitted fence is highlighted by two recent incidents:

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  Later that day at around 3 PM, the van attempted to drive up the Blantons' easement driveway but was unable to do so because of the muddy conditions. Once again, because of the illegal fence, the van was unable to turn around at the entrance to the driveway and was forced to drive backwards down Upper Miramar Drive under very muddy., slippery conditions.

This incident underscores the continuing danger posed by the illegal fence in forcing vehicles to drive backwards down a steep dirt road into an intersection where pedestrians, bicyclists and vehicles are coming from four different directions. When Upper Miramar Drive becomes muddy from winter storms, the likelihood of a vehicle skidding and losing control increases which increases the risk of a serious accident.

- The following day, Friday October 22, I witnessed on my security cameras a near accident caused by the illegal fence restricting vehicles' ability to safely maneuver at the entrance to the easement driveway for the home located at 655 Miramar Drive.

  At 6:01 PM, my camera showed Carrie Blanton, one of the homeowners of 655 Miramar Drive, driving up Upper Miramar Drive with her two young children toward her easement driveway. As she was about to turn into her driveway, a large work truck driven by a worker working for TEG, drove quickly down the driveway and stopped. Because the illegal fence creates a chokepoint making it very difficult for two vehicles to safely maneuver in the driveway, it appeared that Carrie was blocked from entering her driveway. The work truck then drove down the driveway toward her car and, because of the inability to maneuver due to the fence, almost hit her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Carrie to drive up her driveway to her home. Fortunately, an accident that could

have injured young children was avoided. This is another example of the hazardous traffic situation caused by the chokepoint created by the illegal fence. It's only a matter of time before a serious collision occurs in that location.

Since the fence was installed in January 2017, no family has lived in the residence at 655 Miramar for any length of time. The prior owners, the McIvers, had a few tenants who lived there for relatively short periods, who were single people who didn't have children. For much of the time that the fence has been up, no one has been living at 655 Miramar Drive and using the easement driveway on a regular basis.

Now that a family is using this driveway on a regular basis, the illegal fence is becoming more and more of a safety issue. Now that we're in the rainy season, Upper Miramar Drive will become slippery and muddy and even more treacherous for vehicles forced to drive backwards down the road.

My concern is that if the county doesn't take decisive action to remove this fence, it will continue to be a hazard in our community while TEG continues its pattern of delays and appeals that have gone on for four years.

Please consider taking the appropriate action to have this fence removed as soon as possible.

Thank you for your consideration.

Sincerely,
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Fri, 29 Oct 2021 10:15:19 -0700
To: Summer Burlison
Subject: Re: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Summer,

Thank you so much for clarifying. I has assumed you were handling the appeal since you name appeared on the case summary. I appreciate your forwarding my email to Lisa and the officials from enforcement who are handling it.

Best,

Anne

On Thu, Oct 28, 2021 at 8:32 AM Summer Burlison <sburlison@smcgov.org> wrote:

Hello Anne,

Sorry, my only involvement on the fence violation has been accepting fees at the counter from the property owner for payment of a citation and appeal related to the subject violation. I think Lisa and Code Compliance are working on the appeal. I will forward your email and questions over to Lisa and Code Compliance.

Regards,

Summer

Summer Burlison

Senior Planner

County of San Mateo Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

T: 650-363-1815 (O)

Please be aware I am out of the office every other Friday.

From: Anne Martin <annemartinmk@gmail.com>
Sent: Thursday, October 28, 2021 4:56 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Fwd: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

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Please consider taking the appropriate action to have this fence removed as soon as possible.

Thank you for your consideration.

Sincerely,

Anne

Anne C. Martin

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Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Deb Robinson
Sent: Wed, 10 Nov 2021 01:56:56 +0000
To: Anne Martin
Subject: RE: Nov 18 Zoning Officer Hearing

Hi Anne

The November 18th Zoning Hearing Officer Meeting has been cancelled, and the ZHO next meeting is scheduled for December 16, 2021.

I don't have any information on what items will be heard at the December 16th ZHO.

Thank you, Debra Robinson

From: Anne Martin <annemartinmk@gmail.com>
Sent: Wednesday, November 10, 2021 8:00 AM
To: Deb Robinson <drobinson@smcgov.org>
Subject: Fwd: Nov 18 Zoning Officer Hearing

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HI Deb, I just sent an email to the address listed on the ZHO agenda but then I found this email so I'm forwarding the email sent to the other address to your personal account.

Thanks

---------- Forwarded message ---------

From: **Anne Martin** <annemartinmk@gmail.com>
Date: Wed, Nov 10, 2021 at 7:50 AM
Subject: Nov 18 Zoning Officer Hearing
To: <Planning-Zoning@smcgov.org>

HI Deb,

I have a couple of questions about the upcoming Nov 18 Zoning officer hearing. I will be addressing the appeal re VIO2017-00054.

1. How many minutes will members of the public have to comment at the meeting?
2. What is the order of speakers? Does the Appellant speak first followed by members of the public or do members of the public speak first?
3. If members of the public speak before Appellant do members of the public have the opportunity to rebut the Appellant's comments?

4. Will we be able to show slides or share documents on our screen with the hearing officer?

5. If we have written comments to submit to be considered by Staff and the hearing officer what is the deadline to submit them?

6. How can I get a copy of Appellant's appeal of the violation and of documents submitted in support of the appeal.

I appreciate your answering these questions. I also left you a phone message.
Thanks so much.

Best,

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 10 Nov 2021 07:59:34 -0800
To: Deb Robinson
Subject: Fwd: Nov 18 Zoning Officer Hearing

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Thanks so much.

Best,

--

Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 10 Nov 2021 15:14:57 -0800
To: Deb Robinson
Cc: Genevieve Wortzman-Show
Subject: Re: Nov 18 Zoning Officer Hearing

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

HI Deb,

Do you have any idea why the Nov 18 meeting was cancelled? Who would be able to tell me why it was cancelled?
Thanks so much.

Anne

On Tue, Nov 9, 2021 at 5:57 PM Deb Robinson <drobinson@smcgov.org> wrote:

> Hi Anne
>
> The November 18th Zoning Hearing Officer Meeting has been cancelled, and the ZHO next meeting is scheduled for December 16, 2021.
>
> I don't have any information on what items will be heard at the December 16th ZHO.
>
> Thank you, Debra Robinson

From: Anne Martin <annemartinmk@gmail.com>
Sent: Wednesday, November 10, 2021 8:00 AM
To: Deb Robinson <drobinson@smcgov.org>
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--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

--
Anne

Anne C. Martin

From: Deb Robinson
Sent: Fri, 12 Nov 2021 01:40:04 +0000
To: Anne Martin
Subject: Question

Hi Anne
I'm sorry, I have no prior information as to when an item will be on the agenda, when I receive an agenda request is when I know what will be heard. I forwarded your email to my boss and she may have more information, I'll let you know when I hear back.
Thank you, Deb

From: Anne Martin
Sent: Sat, 13 Nov 2021 07:03:01 -0800
To: Deb Robinson
Subject: Re: Question

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thanks Deb, I will wait to hear back from your boss. Have a good weekend!!

On Thu, Nov 11, 2021 at 5:40 PM Deb Robinson <drobinson@smcgov.org> wrote:

Hi Anne
I'm sorry, I have no prior information as to when an item will be on the agenda, when I receive an agenda request is when I know what will be heard. I forwarded your email to my boss and she may have more information, I'll let you know when I hear back.
Thank you, Deb

--
Anne

Anne C. Martin

From: Deb Robinson
Sent: Mon, 6 Dec 2021 16:40:51 +0000
To: Anne Martin
Subject: RE: Question

Good Morning Ann
I asked about this item when I created the 12/16 Zoning Hearing Officer Agenda and was told it was expected to be heard in January.
Deb

From: Anne Martin <annemartinmk@gmail.com>
Sent: Saturday, November 13, 2021 7:03 AM
To: Deb Robinson <drobinson@smcgov.org>
Subject: Re: Question

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Anne

Anne C. Martin

From: Brad Lucas
Sent: Fri, 7 Jan 2022 07:47:00 -0800
To: Camille Leung
Subject: Property Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,

Happy New Year!

Can you please drop me a line this morning to discuss the rebate to the property merge from my neighbors. I wen through it last night and it seems like it is not factual and I want to make sure that Tim and the county have the facts and what they need,

Thanks

Best Regards,
Brad
415.377.1472

From: Camille Leung
Sent: Fri, 7 Jan 2022 19:00:28 +0000
To: Brad Lucas
Subject: RE: Property Merge

Lets talk on Tuesday after my meeting with County Counsel at 11am

-----Original Message-----
From: Brad Lucas <lucasbrad@me.com>
Sent: Friday, January 7, 2022 7:47 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Property Merge

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Thanks

Best Regards,
Brad
415.377.1472

From: Brad Lucas
Sent: Fri, 7 Jan 2022 11:09:56 -0800
To: Camille Leung
Subject: Re: Property Merge

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Sounds good.

Have a nice weekend.

Sent from my iPhone

> On Jan 7, 2022, at 11:00 AM, Camille Leung <cleung@smcgov.org> wrote:
>
> Lets talk on Tuesday after my meeting with County Counsel at 11am
>
> -----Original Message-----
> From: Brad Lucas <lucasbrad@me.com>
> Sent: Friday, January 7, 2022 7:47 AM
> To: Camille Leung <cleung@smcgov.org>
> Subject: Property Merge
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>
> Thanks
>
> Best Regards,
> Brad
> 415.377.1472
>

From: Camille Leung
Sent: Thu, 24 Feb 2022 20:54:54 +0000
To: Brad Lucas
Cc: Timothy Fox
Subject: FW: 2021-142865
Attachments: 2021-128481 NM.pdf

FYI

From: Diana La <DLa@smcacre.org>
Sent: Thursday, February 24, 2022 11:51 AM
To: Camille Leung <cleung@smcgov.org>
Subject: 2021-142865

Hi Camille,

This is Diana from assessor's office. We just got a NM for 048-076-140 and 048-076-160. (attached) However, ownership is currently:
048-076-160: LUCAS BRADLEY J
048-076-140: LUCAS BRAD J

We cannot merge these parcels since the owner of parcel is listed as "Brad" and the other is "Bradley." I know its very likely the same person in reality, but our Change in Ownership said it has to be the same person/name. Can you let the homeowners know we cannot process this merger unless the ownership is identical?

Thank you. If you have any questions, please let me know.

Thanks,
Diana

Recorded at the Request of
and When Recorded Return to:

City Clerk

City of Menlo Park

701 Laurel Street

Menlo Park, CA 94025

2021-128481

County
2:57 pm 09/03/21 NM Fee: NO FEE
Count of Pages 6
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 3 1 3 5 8 1 8 $ *

Gov Code 6103 Exempt from recording fee

City of Menlo Park
Public Works Department, Engineering Division

6

NOTICE OF MERGER

Notice is hereby given that the real property described on Exhibit "A" and Exhibit " B " attached hereto and made a part hereof has merged pursuant to Section 66499.20.3/4 of the Government Code and Chapter 15.30 of the City of Menlo Park Subdivision Ordinance.

PROPERTY DESCRIPTION
(See Exhibits "A" and "B")

This property is also identified as Assessor's Parcel Number:

074-211-040, 074-211-050

The above described property now constitutes one lot as shown on Exhibits "A" and "B" attached.

According to public records, the above-described property is owned by:

Douglas John Galen, Trustee and Susan Elaine Galen, Trustee

Ebby Sohrabi Digitally signed by Ebby Sohrabi Date: 2021.09.02 15:36:19 -07'00'

Ebby Sohrabi, RCE 42982
Senior Civil Engineer

09-02-2021
Date

EXHIBIT "A"
LEGAL DESCRIPTION FOR
LOT MERGE
2316 & 2320 OLYMPIC AVENUE
MENLO PARK, CALIFORNIA

All that certain real property, situate in the City of Menlo Park, County of San Mateo, State of California, being all of Lot 17 and Lot 18 as shown in that certain map entitled "Sharon Heights Unit No 1", recorded in the office of the County Recorder of San Mateo County on September 22, 1958 in Volume 49 of Maps at Page 43 through 44, as shown on Exhibit "B" made a part hereof, more particularly described as follows:

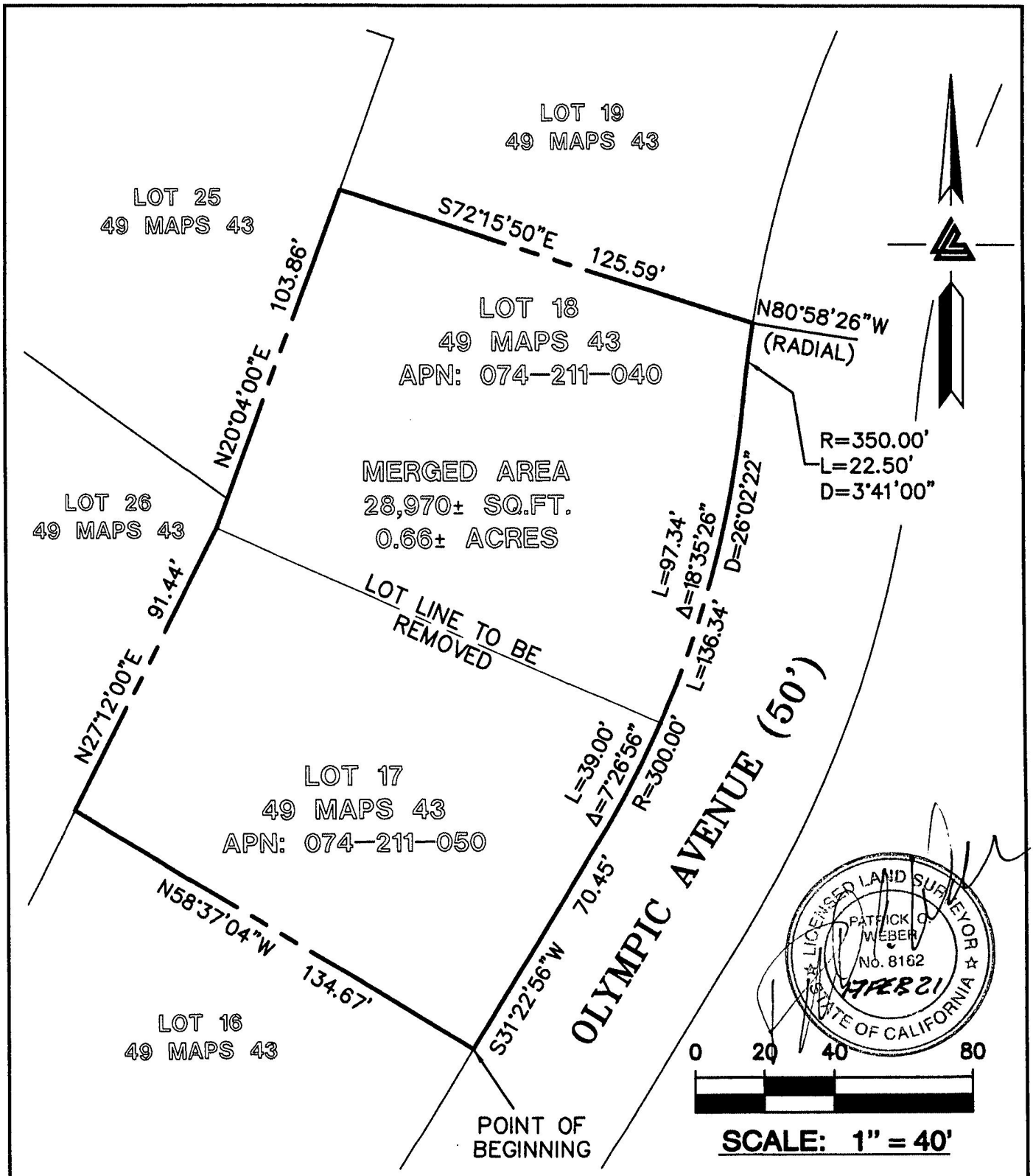
Beginning at the South corner of said Lot 17; thence along the southerly line of said lot North 58°37'04" West, 134.67 feet to the West corner of said lot; thence along the westerly line of said lot North 27°12'00" East, 91.44 feet to the North corner of said lot, said point also being the West corner of said Lot 18; thence along the westerly line of last said lot North 20°04'00" East, 103.86 feet to the North corner of said lot; thence along the North line of said lot South 72°15'50" East, 125.59 feet to the East corner of said lot, said point being on the westerly right of way of Olympic Avenue (50' wide) as shown on said map; thence along the East line of said Lot 17 and Lot 18 and along said right of way the following three (3) courses:

1. Along a non-tangent curve to the left to which a radial bears North 80°58'26" West with a radius of 350.00 feet, through a central angle of 03°41'00", an arc length of 22.50 feet
2. Along a reverse curve to the right with a radius of 300.00 feet, through a central angle of 26°02'22", an arc length of 136.34 feet
3. South 31°22'56" West, 70.45 feet to the **Point of Beginning**.

Containing 28,970 square feet (0.66 acres), more or less.

END OF DESCRIPTION

LICENSED LAND SURVEYOR
PATRICK C. WEBER
No. 8162
STATE OF CALIFORNIA



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS · LAND SURVEYORS

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2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363

WWW.LEABRAZE.COM

"EXHIBIT B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LOT MERGE
2316 & 2320 OLYMPIC AVENUE
MENLO PARK, CALIFORNIA

SAN MATEO COUNTY

JOB NO 2200879.01 CI SCALE: 1"= 40'

DRAWN BY: PCW

FEBRUARY 2021

CLOSURE CALCULATION
2316 & 2320 OLYMPIC AVENUE
MENLO PARK, CALIFORNIA

Point of Beginning : North: 3541.9386' East: 7994.8148'

Segment #1 : Line
Course: N58° 37' 04"W Length: 134.67'
North: 3612.0674' East: 7879.8453'

Segment #2 : Line
Course: N27° 12' 00"E Length: 91.44'
North: 3693.3936' East: 7921.6413'

Segment #3 : Line
Course: N20° 04' 01"E Length: 103.86'
North: 3790.9502' East: 7957.2781'

Segment #4 : Line
Course: S72° 15' 50"E Length: 125.59'
North: 3752.6916' East: 8076.8977'

Segment #5 : Curve
Length: 22.50' Radius: 350.00'
Delta: 3°41'00" Tangent: 11.25'
Chord: 22.50' Course: S07° 11' 04"W
Course In: S80° 58' 26"E Course Out: N84° 39' 26"W
RP North: 3697.7820' East: 8422.5636'
End North: 3730.3719' East: 8074.0842'

Segment #6 : Curve

Length: 136.34' Radius: 300.00'
Delta: 26°02'22" Tangent: 69.37'
Chord: 135.17' Course: S18° 21' 45"W
Course In: N84° 39' 26"W Course Out: S58° 37' 04"E
RP North: 3758.3061' East: 7775.3876'
End North: 3602.0827' East: 8031.5013'

Segment #7 : Line
Course: S31° 22' 56"W Length: 70.45'
North: 3541.9386' East: 7994.8148'

Perimeter: 684.85' Area: 28970.14 Sq. Ft.

LICENSED LAND SURVEYOR
PATRICK C. WEBER
No. 8162
17 FEB 21
STATE OF CALIFORNIA

JOB NO. 2200879

OWNER CONSENT

I (We), as Owner(s) of Record, hereby acknowledge our consent to the above described lot merger.

Douglas John Galen and Susan Elaine Galen Trust

By: _____ Date: 9/1/21
Douglas John Galen, Trustee

By: Susan Elaine Galen Date: 9/1/21
Susan Elaine Galen, Trustee

Owner Address: 2316 Olympic Avenue
Menlo Park, CA 94025

PLEASE SEE ATTACHED ACKNOWLEDGEMENT/JURAT FROM NOTARY PUBLIC

(Owner's signatures must be notarized.)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On Sept. 01, 2021 before me, Maribel Sanchez Aguilera, Notary Public,
(insert name and title of the officer)

personally appeared Douglas John Galen & Susan Elaine Galen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MGC1 MARIBEL SANCHEZ AGUILERA MGC1
COMM. # 2315478
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES DEC. 13, 2023

Signature Maribel Sanchez Aguilera (Seal)

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC

From: Brad Lucas
Sent: Thu, 24 Feb 2022 13:40:02 -0800
To: Camille Leung
Cc: Timothy Fox
Subject: Re: 2021-142865
Attachments: 2021-128481 NM.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

What do I need to do to fix this? It seems a bit nuts given the middle initial is the same.

Sent from my iPhone

On Feb 24, 2022, at 12:55 PM, Camille Leung <cleung@smcgov.org> wrote:

FYI

From: Diana La <DLa@smcacre.org>
Sent: Thursday, February 24, 2022 11:51 AM
To: Camille Leung <cleung@smcgov.org>
Subject: 2021-142865

Hi Camille,

This is Diana from assessor's office. We just got a NM for 048-076-140 and 048-076-160. (attached)
However, ownership is currently:
048-076-160: LUCAS BRADLEY J
048-076-140: LUCAS BRAD J

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Thank you. If you have any questions, please let me know.

Thanks,
Diana

Recorded at the Request of
and When Recorded Return to:

City Clerk

City of Menlo Park

701 Laurel Street

Menlo Park, CA 94025

2021-128481

County
2:57 pm 09/03/21 NM Fee: NO FEE
Count of Pages 6
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 3 1 3 5 8 1 8 $ *

Gov Code 6103 Exempt from recording fee

City of Menlo Park
Public Works Department, Engineering Division

6

NOTICE OF MERGER

Notice is hereby given that the real property described on Exhibit "A" and Exhibit " B " attached hereto and made a part hereof has merged pursuant to Section 66499.20.3/4 of the Government Code and Chapter 15.30 of the City of Menlo Park Subdivision Ordinance.

PROPERTY DESCRIPTION
(See Exhibits "A" and "B")

This property is also identified as Assessor's Parcel Number:

074-211-040, 074-211-050

The above described property now constitutes one lot as shown on Exhibits "A" and "B" attached.

According to public records, the above-described property is owned by:

Douglas John Galen, Trustee and Susan Elaine Galen, Trustee

Ebby Sohrabi Digitally signed by Ebby Sohrabi Date: 2021.09.02 15:36:19 -07'00'

Ebby Sohrabi, RCE 42982
Senior Civil Engineer

09-02-2021
Date

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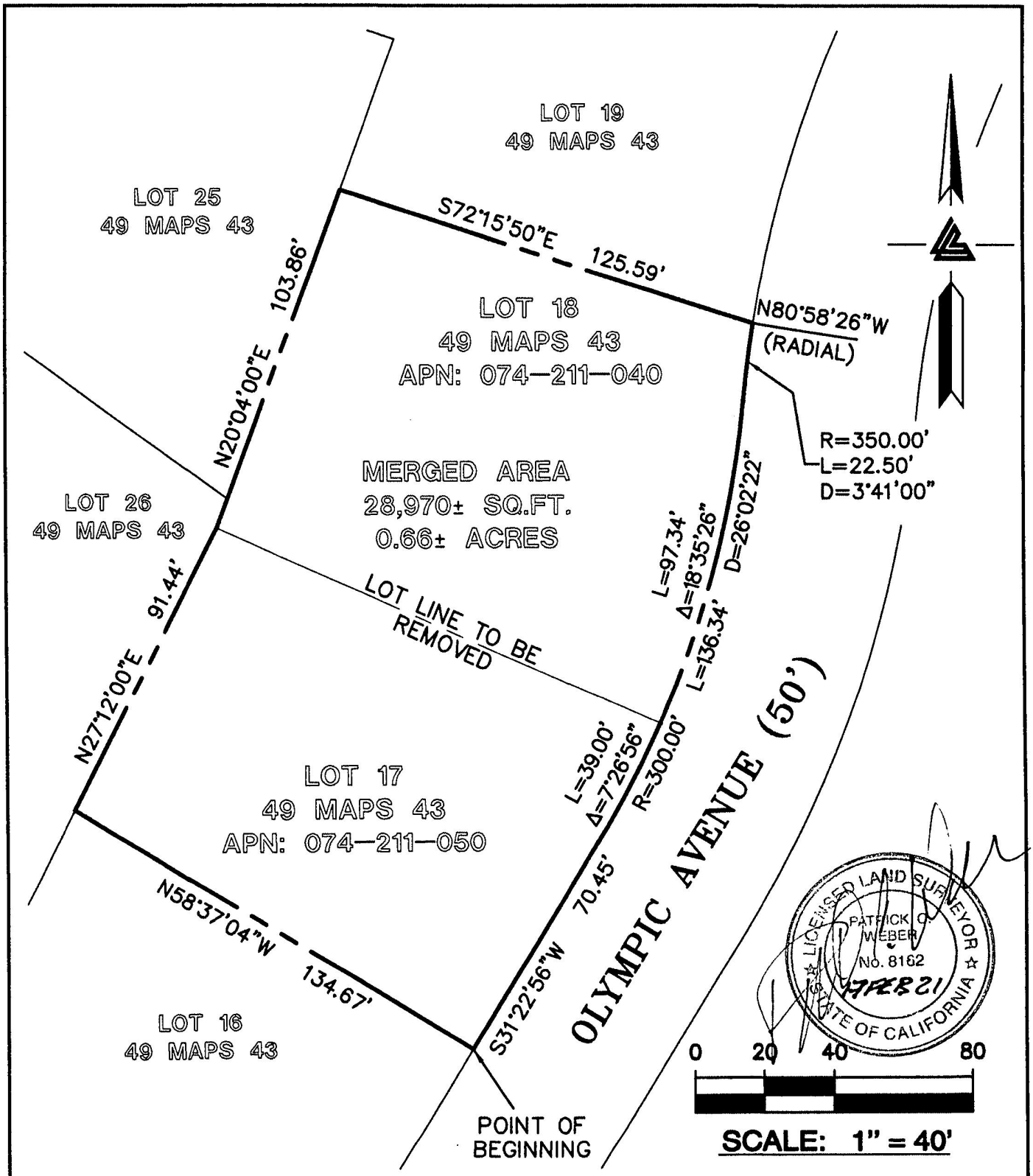
LICENSED LAND SURVEYOR
PATRICK C. WEBER
No. 8162
STATE OF CALIFORNIA



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MENLO PARK, CALIFORNIA

SAN MATEO COUNTY

JOB NO 2200879.01 CI SCALE: 1"= 40'

DRAWN BY: PCW

FEBRUARY 2021

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No. 8162
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By: _____ Date: 9/1/21
Douglas John Galen, Trustee

By: Susan Elaine Galen Date: 9/1/21
Susan Elaine Galen, Trustee

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County of San Mateo)

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(insert name and title of the officer)

personally appeared Douglas John Galen & Susan Elaine Galen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MGC1 MARIBEL SANCHEZ AGUILERA MGC1
COMM. # 2315478
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES DEC. 13, 2023

Signature Maribel Sanchez Aguilera (Seal)

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC

From: Camille Leung
Sent: Thu, 24 Feb 2022 21:44:29 +0000
To: Brad Lucas
Cc: Timothy Fox
Subject: RE: 2021-142865

Please work with Diana to see what she recommends

From: Brad Lucas <lucasbrad@me.com>
Sent: Thursday, February 24, 2022 1:40 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Timothy Fox <tfox@smcgov.org>
Subject: Re: 2021-142865

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

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Thank you. If you have any questions, please let me know.

Thanks,
Diana

From: Brad Lucas
Sent: Thu, 24 Feb 2022 14:00:21 -0800
To: Camille Leung
Cc: Timothy Fox
Subject: Re: 2021-142865

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Will do. Thx

Sent from my iPhone

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Thank you. If you have any questions, please let me know.

Thanks,
Diana

From: Brad Lucas
Sent: Thu, 10 Mar 2022 12:04:37 -0800
To: Camille Leung; Timothy Fox
Subject: Fwd: 2021-142865
Attachments: 2021-128481 NM.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

FYI - Corrected
Best Regards,
Brad Lucas

Sent from my iPhone

Begin forwarded message:

> **From:** Melanie Lucas <kimdoja@gmail.com>
> **Date:** March 10, 2022 at 11:28:30 AM PST
> **To:** Brad Lucas <lucasbrad@me.com>, DLa@smcacre.org
> **Subject: Fwd: 2021-142865**
>
> Hi Diana,
> The names have been corrected and should now read the same on both docs.
>
> > **048-076-160: LUCAS BRAD J**
> >
> > **048-076-140: LUCAS BRAD J**
>
> Please confirm this is what's required to complete the lot merger.
> Thank you!!!
> Melanie and Brad
>
> ---------- Forwarded message ---------
> From: **Brad Lucas** <lucasbrad@me.com>
> Date: Mon, Feb 28, 2022 at 8:13 PM
> Subject: Fwd: 2021-142865
> To: Haas Melanie <kimdoja@gmail.com>
>
> Sent from my iPhone

Begin forwarded message:

From: Camille Leung <cleung@smcgov.org>
Date: February 24, 2022 at 12:55:24 PM PST
To: Brad Lucas <lucasbrad@me.com>
Cc: Timothy Fox <tfox@smcgov.org>
Subject: FW: 2021-142865

FYI

From: Diana La <DLa@smcacre.org>
Sent: Thursday, February 24, 2022 11:51 AM
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Diana

Recorded at the Request of
and When Recorded Return to:

City Clerk

City of Menlo Park

701 Laurel Street

Menlo Park, CA 94025

2021-128481

County
2:57 pm 09/03/21 NM Fee: NO FEE
Count of Pages 6
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 3 1 3 5 8 1 8 $ *

Gov Code 6103 Exempt from recording fee

City of Menlo Park
Public Works Department, Engineering Division

6

NOTICE OF MERGER

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PROPERTY DESCRIPTION
(See Exhibits "A" and "B")

This property is also identified as Assessor's Parcel Number:

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According to public records, the above-described property is owned by:

Douglas John Galen, Trustee and Susan Elaine Galen, Trustee

Ebby Sohrabi Digitally signed by Ebby Sohrabi Date: 2021.09.02 15:36:19 -07'00'

Ebby Sohrabi, RCE 42982
Senior Civil Engineer

09-02-2021
Date

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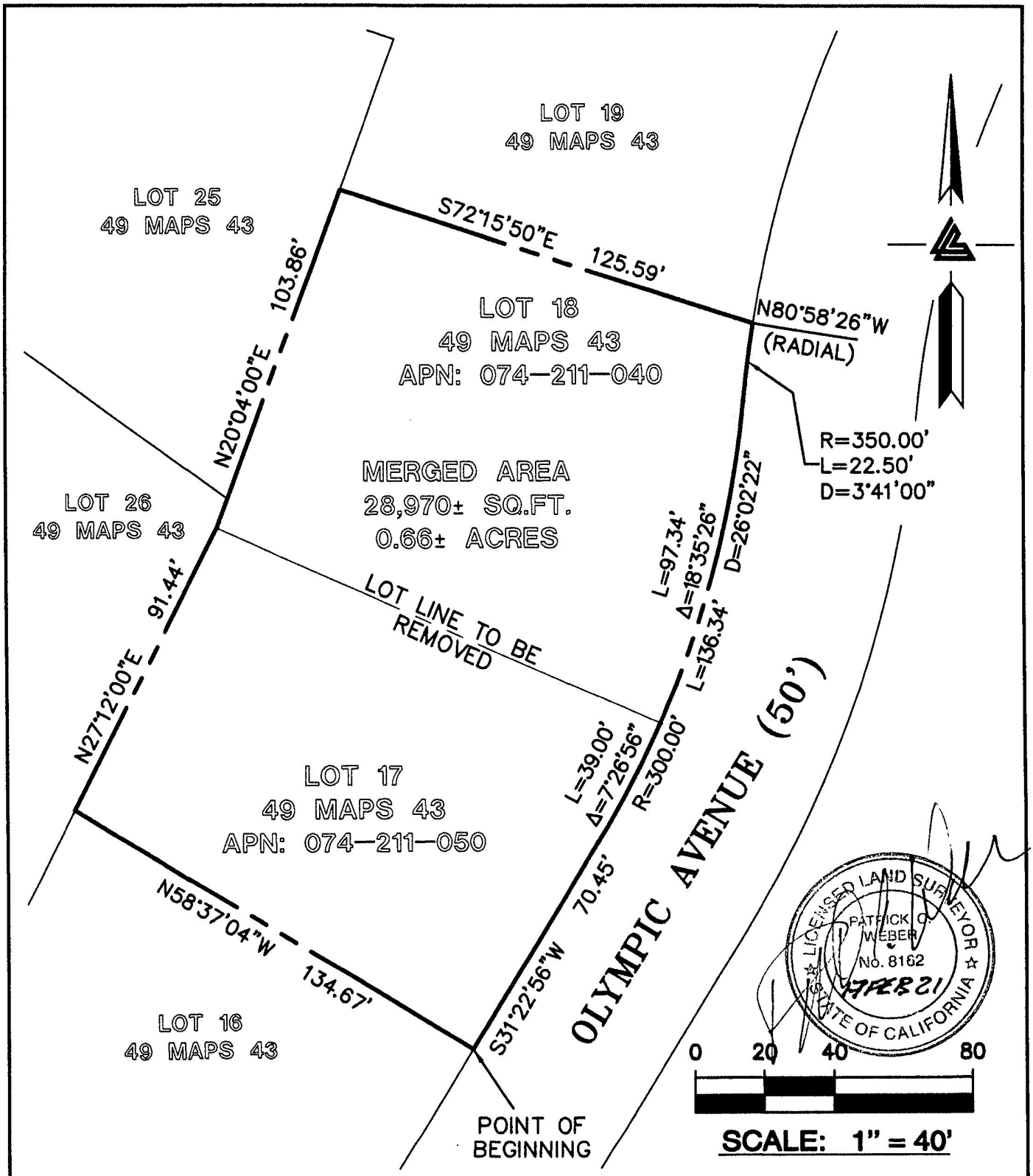

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DRAWN BY: PCW

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Segment #4 : Line
Course: S72° 15' 50"E Length: 125.59'
North: 3752.6916' East: 8076.8977'

Segment #5 : Curve
Length: 22.50' Radius: 350.00'
Delta: 3°41'00" Tangent: 11.25'
Chord: 22.50' Course: S07° 11' 04"W
Course In: S80° 58' 26"E Course Out: N84° 39' 26"W
RP North: 3697.7820' East: 8422.5636'
End North: 3730.3719' East: 8074.0842'

Segment #6 : Curve

Length: 136.34' Radius: 300.00'
Delta: 26°02'22" Tangent: 69.37'
Chord: 135.17' Course: S18° 21' 45"W
Course In: N84° 39' 26"W Course Out: S58° 37' 04"E
RP North: 3758.3061' East: 7775.3876'
End North: 3602.0827' East: 8031.5013'

Segment #7 : Line
Course: S31° 22' 56"W Length: 70.45'
North: 3541.9386' East: 7994.8148'

Perimeter: 684.85' Area: 28970.14 Sq. Ft.

LICENSED LAND SURVEYOR
PATRICK C. WEBER
No. 8162
17 FEB 21
STATE OF CALIFORNIA

JOB NO. 2200879

OWNER CONSENT

I (We), as Owner(s) of Record, hereby acknowledge our consent to the above described lot merger.

Douglas John Galen and Susan Elaine Galen Trust

By: _____ Date: 9/1/21
Douglas John Galen, Trustee

By: Susan Elaine Galen Date: 9/1/21
Susan Elaine Galen, Trustee

Owner Address: 2316 Olympic Avenue
Menlo Park, CA 94025

PLEASE SEE ATTACHED ACKNOWLEDGEMENT/JURAT FROM NOTARY PUBLIC

(Owner's signatures must be notarized.)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On Sept. 01, 2021 before me, Maribel Sanchez Aguilera, Notary Public,
(insert name and title of the officer)

personally appeared Douglas John Galen & Susan Elaine Galen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MGC1 MARIBEL SANCHEZ AGUILERA MGC1
COMM. # 2315478
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES DEC. 13, 2023

Signature Maribel Sanchez Aguilera (Seal)

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC

From: Anne Martin
Sent: Thu, 31 Mar 2022 13:30:42 -0700
To: Steve Monowitz; Lisa Aozasa
Cc: Camille Leung; Deb Robinson
Subject: ZHO Hearing re VIO2017-00054
Attachments: Attachment to March 31 Inquiry .docx

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve and Lisa

I'm writing to inquire when the appeal of the county citation for the illegal fence on APN 048-076-120 will be heard. Six months have passed since the owners of the lot, TEG Partners LLC ("TEG") filed their appeal of the citation on September 22.

Meanwhile, the illegal fence continues to be a public safety hazard in our neighborhood. Since October, I have documented several near accidents and numerous instances of vehicles forced to drive backwards down a steep gravel road into our neighborhood because they were unable to turn around because of the illegal fence. They are listed on the Attachment to this email.

Moreover, it's my understanding that pending the appeal, enforcement and fines are suspended. This is outrageous given the continuous hazard this fence poses to all of us who live, walk, and drive in this neighborhood – including the eight children who live here.

Summary of History of Fence Violation

February 2017 – TEG erected the fence on their undeveloped parcel

March 2017 – TEG informed that a CDP was needed for fence.

September 2017 – TEG's application for CDP deemed incomplete

November 3, 2017 – Violation notice sent to TEG

November 2017 – July 2021 – Three and half years of denial, delay, and arguments by TEG during which they were informed they didn't qualify for a CDX.

July 8, 2021 - County issued Notice of Violation after several residents of Miramar Drive expressed concerns about the hazards posed by the fence.

September 8, 2021 - Administrative citation for $100 was issued to TEG.

September 22, 2021 - TEG paid the fine and appealed to the Zoning Hearing Officer ("ZHO")

ZHO Hearing on TEG appeal scheduled for November 18

November 9 - Ms. Robinson emailed me that the November 18 ZHO hearing had been cancelled and that the next meeting would be December 16.

December 6 - Ms. Robinson emailed me that she had been told that the TEG appeal was expected to be heard in January 2022.

The appeal has not appeared on any Zoning Officer Agenda since November and is not on the upcoming April 4 agenda.

TEG's Illegal Fence Continues to pose a Threat to Our Neighborhood Safety

As I've mentioned in prior correspondence, the illegal fence makes it difficult and sometimes impossible for vehicles to turn around in the CCWD lot by the Miramar water tank. This forces the drivers to drive backwards 231 feet (77 yards) down a steep, curved one lane gravel road ("Upper Miramar Drive") that extends from the CCWD lot to the paved portion of Miramar Drive which is an intersection with vehicles and pedestrians coming from four different directions.

We have documented dozens of instances of reverse driving in our neighborhood caused by this fence as well as a few near accidents. Attached to this email is a list of near accidents and dangerous driving incidents created by the illegal fence since October 2021.

Questions and Request for Call

Considering the clear and present danger to neighborhood safety posed by TEG's illegal fence, I have several questions:

1. **Why has the hearing on TEG's appeal of the citation for their illegal fence not been scheduled?**

2. **How long can a hearing on an appeal be delayed when a zoning violation posing a danger to the community exists?**

3. **Under what circumstances can the County remove this documented threat to public safety prior to the appeal hearing? Does**

there have to be a tragic accident caused by the fence to justify this action?

As long as TEG's illegal fence remains in place, a neighborhood resident or visitor driving, walking, or biking on Miramar Drive is at risk of being struck by a reverse driving vehicle that loses control or skids down the steep hill. Several years ago, soon after the illegal fence was installed, a Sheriff's vehicle driving backwards down Upper Miramar Drive lost control, skidded into and knocked over several mailboxes along Miramar Drive. It's a miracle that no one was hurt.

It's only a matter of time before another accident is caused by the illegal fence.

I would appreciate the opportunity to speak with you at your earliest convenience.

Thank you

Sincerely,

Anne Martin

620 Miramar Drive Half Moon Bay

Attachment to Inquiry re: Hearing on VIO 2017-00054

Near Accidents and Dangerous Driving Incidents October 2021- Present

Thursday, October 21 – Van Forced to Drive Backwards Down Muddy Upper Miramar Drive - On Thursday October 21, after a night and during a morning of steady rain, a doggie daycare van attempted to drive up to the residence at 655 Miramar ("Blanton Residence") to pick up and later drop off the Blanton's dog. In both instances, the driver was unable to drive up the Blanton's driveway due to the muddy conditions and walked up to their residence to pick up and later drop off the dog. Because of the illegal fence, the van was unable to turn around at the entrance to the Blanton's driveway and on **two** occasions that day and was forced to drive backwards down a steep, muddy road in order to reach the paved portion of Miramar Drive.

Friday, October 22 - **Near Head on Collision Caused by Illegal Fence.** At 6:01 PM Mrs. Blanton, one of the homeowners of 655 Miramar Drive, driving home with her two young children, was blocked from entering her driveway by a large work truck driven by a TEG contractor that had parked there. The work truck drove down the driveway towards her car and, because of the narrow chokepoint created by the fence, almost hit her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Mrs. Blanton to drive to her home.

Friday November 5 – Truck Drives Backward Because It's Unable to Turn Around Due to Fence. A white work truck was forced to drive backward down Upper Miramar Drive into our neighborhood because several other vehicles had parked at the top of Upper Miramar Drive. The illegal fence made it impossible for the truck to maneuver to turn around to drive safely down the hill.

December 1 – PG & E Work Truck Forced Drive Backward Down Hill Because of Inability to Turn Around due to Illegal Fence

December 15 – UPS Truck Forced to Drive Backwards Down Hill Because of inability to Turn Around Due to Fence

Saturday, January 15, 2022 – Lost SUV Drove Backwards Down Hill Because Driver was Afraid to Turn Around Due to Fence – The illegal fence which makes turning difficult,

combined with the unfenced steep cliff along Upper Miramar Drive and the CCWD lot causes many drivers to hesitate to try to turn around. Several have told me that they prefer to risk driving backwards down the hill rather than risk falling off the cliff.

Saturday, January 22 - White Van Drove Backwards Down Hill Because of Inability to Turn around Due to Fence.

Saturday, February 5 - Pickup Truck Drove Backward Down Hill After Skidding on Gravel When Attempting to Turn Around in Tight Space Created by the Fence

Wednesday, February 9 – Lost driver Drove Backward Down Hill Because of Inability to Turn around Due to Fence.

Thursday, February 17 – Visitor to Blanton's Home Forced to Drive Backwards Down the Hill Due to a Car Blocking Blanton's Driveway – When the visitor drove up Upper Miramar Drive on her way to the Blanton's home, she noticed the TEG car was parked in the Blanton's driveway. Because the narrow chokepoint created by the illegal fence along the driveway makes it extremely difficult, if not impossible, for two vehicles to safely maneuver in the driveway, she stopped. The driver of the TEG car then indicated he wanted to drive down the hill, leaving the visitor no choice but to drive backwards all the way down the hill so that the TEG car could drive down.

Friday, February 25 – **TEG Contractor Drives Pickup Truck with Trailer Attached Backwards Down the Hill.**

Sunday March 13 - Lost Driver of Pickup Truck Drives Backward Down Hill. When I spoke with him, the driver stated that he felt it was less dangerous to drive backwards down a steep gravel dirt road than attempt to turn around in CCWD lot because the fence made it very difficult to maneuver and he was afraid of going off the cliff.

Tuesday March 15 – **Yellow Delivery Truck Delivering to Blanton Home Unable to Turn on to Blanton Driveway Due to Fence and Forced to Drive Backwards Down the Hill.**

Tuesday March 29, 7am – Work truck drives backward down Upper Miramar Drive
The driver met with TEG in the area adjacent to the Blanton driveway and because of the illegal fence was either unable or unwilling to turn around before driving down the hill.

From: Carrie Blanton
Sent: Thu, 2 Jun 2022 13:04:45 -0700
To: Camille Leung
Subject: request for meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,
I have some questions related to permitted work at 655 Miramar Drive in Half Moon Bay. Can we schedule a time to meet?
Thank you,
~Carrie

From: Camille Leung
Sent: Mon, 6 Jun 2022 22:28:48 +0000
To: Carrie Blanton
Subject: RE: request for meeting

Hi Carrie,

I am free the following times for a remote meeting this week:

Tuesday at 10am
Thursday at 10am

Otherwise, will need to shoot for next week (off Monday and Friday)

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Thursday, June 2, 2022 1:05 PM
To: Camille Leung <cleung@smcgov.org>
Subject: request for meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,
I have some questions related to permitted work at 655 Miramar Drive in Half Moon Bay. Can we schedule a time to meet?
Thank you,
~Carrie

From: Carrie Blanton
Sent: Mon, 6 Jun 2022 15:33:59 -0700
To: Camille Leung
Subject: Re: request for meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,
Thank you for getting back to me. Let's schedule Thursday at 10 am.
Take care,
~Carrie

On Mon, Jun 6, 2022 at 3:28 PM Camille Leung <cleung@smcgov.org> wrote:

> Hi Carrie,
>
> I am free the following times for a remote meeting this week:
>
> Tuesday at 10am
>
> Thursday at 10am
>
> Otherwise, will need to shoot for next week (off Monday and Friday)
>
> Thanks
>
> ---
>
> **From:** Carrie Blanton <clblanto@gmail.com>
> **Sent:** Thursday, June 2, 2022 1:05 PM
> **To:** Camille Leung <cleung@smcgov.org>
> **Subject:** request for meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,

I have some questions related to permitted work at 655 Miramar Drive in Half Moon Bay. Can we schedule a time to meet?

Thank you,

~Carrie

From: Camille Leung
Sent: Tue, 7 Jun 2022 00:22:36 +0000
To: Camille Leung; Carrie Blanton
Subject: request for meeting

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting

Or call in (audio only)
+1 628-212-0105,,66271741# United States, San Francisco
Phone Conference ID: 662 717 41#
Find a local number | Reset PIN

Learn More | Meeting options

From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, June 6, 2022 3:34 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: request for meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,
Thank you for getting back to me. Let's schedule Thursday at 10 am.
Take care,
~Carrie

On Mon, Jun 6, 2022 at 3:28 PM Camille Leung <cleung@smcgov.org> wrote:

Hi Carrie,

I am free the following times for a remote meeting this week:

Tuesday at 10am
Thursday at 10am

Otherwise, will need to shoot for next week (off Monday and Friday)

Thanks

From: Carrie Blanton <clblanto@gmail.com>
Sent: Thursday, June 2, 2022 1:05 PM
To: Camille Leung <cleung@smcgov.org>
Subject: request for meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,
I have some questions related to permitted work at 655 Miramar Drive in Half Moon Bay. Can we schedule a time to meet?
Thank you,
~Carrie

From: Anne Martin
Sent: Tue, 19 Jul 2022 16:54:27 -0700
To: Steve Monowitz; Lisa Aozasa
Subject: Public Records Act Request
Attachments: PRA July 2022 Planning final.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve and Lisa,

Attached is a Public Records Act request submitted pursuant to Government Code §§ 6250 et seq.

I would appreciate acknowledgement that my PRA has been received.

Thank you so much.

Best,

Anne

Anne C. Martin

Anne Martin
annemartinmk@gmail.com

July 20, 2022

San Mateo County
Planning and Building Department
Public Records Custodian
455 County Center
Redwood City, CA 94063

Re: PUBLIC RECORDS ACT REQUEST

To the Building Division of the San Mateo County Planning and Building Department:

This is a Public Records Act Request pursuant to Government Code §§ 6250 et seq." Your response is due within ten (10) days of your receipt of this request. We acknowledge the extraordinary circumstance caused by the COVID-19 pandemic that may require additional time to produce records. Please contact me at (614) 512-2353 to advise when you expect to comply with this request.

For purposes of this request, the following terms have the following definitions:

"All" and **"any"** each mean "any and all."

"**TJ Singh"** shall refer to Tejinder Singh.

"Trip Choudhry" shall refer to Tripatinder S. Chowdhry.

"TEG" shall refer to TEG Partners, LLC.

"TEG Property" shall refer to the property owned by TEG Partners, LLC located at San Mateo County APN 048-076-120.

"Miramar Drive" shall refer to the street known as Miramar Dr. located in Half Moon Bay, California 94019.

"Communications" include all verbal and written communications of every kind, including but not limited to telephone calls, conferences, conversations, meetings, notes, correspondence, and all memoranda concerning the requested communications. Where communications are not in writing, provide copies of all memoranda and documents made relating to the requested communication and describe in full the substance of the **communication to the extent that the substance is not reflected in the memoranda and documents provided.**

"Documents" include, without limitation, all writings and records of every type in your possession, control, or custody, including but not limited to the following items, whether printed or reproduced by any process, including documents sent and received by electronic

mail, or written or produced by hand, and whether or not claimed to be privileged or otherwise excludable from discovery: computer data files, information stored in electronic media, including on computer tapes, disks, or diskettes, tapes, inputs, outputs, and printouts; notes; letters; correspondence; communications; telegrams; memoranda; summaries and records of telephonic and telegraphic communications; summaries and records of personal conversations; diaries; appointment books; reports (including any and all draft, preliminary, intermediate, and final reports); surveys; studies (including, but not limited to, load flow, engineering, general economic, and market studies; comparisons; tabulations; budgets; workpapers; charts; plans; maps; drawings; engineering and other diagrams (including "one-line" diagrams); photographs; film; microfilm; microfiche; tape and other mechanical and electrical audio and video recordings; data compilations; log sheets; ledgers; vouchers; accounting statements; books; pamphlets; bulletins; minutes and records of meetings; transcripts; stenographic records; testimony and exhibits, including workpapers; copies, reports, and summaries of interviews and speeches; reports and summaries of investigations; opinions and reports of consultants; reports and summaries of negotiations; press releases; newspaper clippings; drafts and revisions of draft of documents; and any and all other records, written, electrical, mechanical, and otherwise. "Documents" shall also refer to copies of documents (even though the originals thereof are not in your possession, custody, or control), every copy of a document which contains handwritten or other notations or which otherwise does not duplicate the originals or any other copy, and all attachments or appendices to any documents.'

"Relating to" means concerning, pertaining to, referring to, describing, mentioning, containing, evidencing, constituting, dealing with, discussing, considering, analyzing, studying, reporting on, commenting on, setting forth, supporting, recommending or otherwise concerning in any manner whatsoever the subject matter of the inquiry.

"You" and **"Your" include**, without limitation, San Mateo Community Development Department, San Mateo Planning Division, all San Mateo Planning Department personnel and staff, and all agents, employees, and representatives affiliated and associated with these individuals.
Specifically, this request seeks the following documents:

1. All planning and building permit applications submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

2. All applications to the San Mateo County Planning Commission relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of the production of the documents. Included in this request are all correspondence, memos, reports and records of

meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

3. All permit applications relating to grading submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

4. All permit applications relating to clearing vegetation submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

5. All permit applications relating to tree pruning submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

6. All permit applications relating to tree removal submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

7. All permit applications relating to masonry fencing submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

8. All permit applications relating to wood fencing submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

9. All permit applications relating to any other type of fencing not previously mentioned submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

10. All permit applications and communications relating to any type of water storage tanks or irrigation systems submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

11. All permit applications not otherwise requested submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive from September 2021 to the date of production of the documents. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

12. All permit applications of any kind submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to any property that adjoins the TEG Property, including but not limited to the real property known as San Mateo County Assessor Parcel Nos. 048-076-080 - 048-076-150 from September 2021 to the date of production of the documents.

13. All planning applications not otherwise requested submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG from September 2021 to the present relating to any property that adjoins the TEG Property, including

but not limited to the real property known as San Mateo County Assessor Parcel Nos. 048-076-080 - 048-076-150 from September 2021 to the date of production of the documents.

14. All records relating to action taken by YOU on the above permit application from September 2021 to the date of production of the documents.

15. All Communications, inquiries, memos, reports, and records of meetings relating to the planning of any proposed development of the TEG Property, including the portion of Miramar Drive adjacent to the TEG Property and the retaining wall and median located within Miramar Drive from September 2021 to the date of production of the documents.

16. All Communications, memos, reports, and records of meeting relating to any proposal by TEG, Trip Choudhry or TJ Singh to cut trees and clear vegetation from the Median of Miramar Drive from September 2021 to the date of production of the documents.

17. All Complaints submitted to YOU regarding the TEG Property or the portion of Miramar Drive that runs adjacent to the TEG Property or the Median of Miramar Drive from September 2021 to the date of production of the documents including documentation reflecting how each complaint was resolved.

18. All records of any actions taken by YOU with respect to Complaints submitted to YOU regarding the TEG Property or the portion of Miramar Drive that runs adjacent to the TEG Property from September 2021 to the date of production of the documents including documentation reflecting how each Complaint was resolved.

19. All notices of violation or abatement issued to TEG and/or TJ Singh or Trip Choudhry relating to the TEG Property, including the portion of Miramar Drive adjacent to the TEG Property and the retaining wall and median located within Miramar Drive from September 2021 the date of production of the documents including documentation reflecting the status of each violation and/or how each violation was resolved.

20. All intra-department communications regarding the TEG Property from September 2021 to the date of production of the documents.

21. All Communications, not otherwise requested, between TEG and/or TJ Singh or Trip Choudhry and You relating to the TEG Property from September 2021 the date of production of the documents.

22. All Documents relating to any easement across the TEG Property from September 2021 to the date of production of the documents.

23. All Documents relating to any easement that benefits the TEG Property from September 2021 the date of production of the documents.

24. All Communications, memos, reports, and records of meeting relating to VIO #2021-00164 and the appeal of said violation including all appeal documents and exhibits submitted to YOU including but not limited to affidavits, letters and statements submitted by any individuals or entities supporting the appeal from September 2021 the date of production of the documents.

25. All Communications, memos, reports, and records of meeting relating to VIO-2017-00054 and the appeal of said violation including all appeal documents and exhibits submitted to YOU including but not limited to affidavits, letters and statements submitted by any and all individuals or entities supporting the appeal from September 2021to the date of production of the documents.

26. All Communications, memos, reports, and records of meeting relating to VIO#2017-00054 and VIO #2021-00164, including but not limited to all intra department communications, from September 2021 to the date of production of the documents.

27. All Communications, memos, reports, and records of meeting relating to any change of ownership of the TEG lot from September 2021 to the date of production of the documents.

I will accept electronic copies of the records through San Mateo's records portal. Please advise of any copying expenses for this request and if payment is required before releasing copies.

If your response is anything other than an unqualified agreement to produce copies of or allow inspection of all requested documents, then please attach to your response a copy of your regulations, if any, concerning the procedures to be followed for obtaining records under the California Public Records Act.

If you determine that some or all of the requested documents, or portions of documents, are exempt from disclosure, please describe the withheld documents and deleted portions of documents in detail. Please also specify the statutory bases for the denial as well as your reasons for believing that the statutory justification applies. Pursuant to Government Code

§ 6257, reasonably segregable portions of documents must be made available even if other portions of the requested documents are exempt. Pursuant to Government Code § 6256.2, you must provide the name and title or position of each individual responsible for denying access to any requested documents.

Pursuant to Government Code § 6253.1, if you have any difficulty identifying responsive records, we request that you provide assistance and suggestions for identifying responsive documents and for overcoming any practical basis for denying access.

Thank you for your assistance and cooperation in this matter.

Sincerely,

Anne Martin

Anne Martin
415-830-2373

From: Lisa Aozasa
Sent: Wed, 20 Jul 2022 00:09:34 +0000
To: Anne Martin; Steve Monowitz
Subject: Re: Public Records Act Request

Hi Anne --
Received. We'll forward to the County Attorney for response.
Regards,
Lisa Aozasa, Deputy Director
San Mateo County
Planning & Building Department

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, July 19, 2022 4:54 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Subject: Public Records Act Request

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve and Lisa,
Attached is a Public Records Act request submitted pursuant to Government Code §§ 6250 et seq.
I would appreciate acknowledgement that my PRA has been received.
Thank you so much.
Best,

Anne
Anne C. Martin

From: Anne Martin
Sent: Tue, 19 Jul 2022 20:17:58 -0700
To: Lisa Aozasa
Subject: Re: Public Records Act Request

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thanks so much, Lisa

On Tue, Jul 19, 2022 at 5:09 PM Lisa Aozasa <laozasa@smcgov.org> wrote:

Hi Anne --
Received. We'll forward to the County Attorney for response.
Regards,
Lisa Aozasa, Deputy Director
San Mateo County
Planning & Building Department

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, July 19, 2022 4:54 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Subject: Public Records Act Request

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Dear Steve and Lisa,
Attached is a Public Records Act request submitted pursuant to Government Code §§ 6250 et seq.
I would appreciate acknowledgement that my PRA has been received.
Thank you so much.
Best,

Anne
Anne C. Martin

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Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 19 Jul 2022 22:21:07 -0700
To: Steve Monowitz; Lisa Aozasa
Cc: John Bologna
Subject: Urgent Action Requested on Public Safety Hazard
Attachments: Att1.jpg, Att2.jpg, Att 3.jpg, Att 4.jpg, Att 5.jpg

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve and Lisa,

I'm writing to request your assistance in resolving an extremely hazardous situation created in my neighborhood by TJ Singh and Trip Choudhry arising from their failure to comply with the provisions of the Permit Exemption for Hazardous Trees – Effective July 1, 2021 – July 1, 2022 ("Exemption").

On June 2, 2022, Orchard Tree Service, with no prior notice to any of the neighborhood residents, cut down several large Eucalyptus trees growing on the planted median "Median" of Miramar Drive in front of several of my neighbors' homes. This work was performed at the direction of Singh and Choudhry.

<u>The tree cutting was done over the objections of the majority of property owners along Miramar Drive.</u>

Orchard left dozens of large heavy logs on the Median where they remain as of today. See Attachments 1 and 2.

It is my understanding that when contacted about their failure to remove the logs, Orchard stated that their tree removal contract with Singh and Choudhry did **NOT** require them to remove the logs from the trees they had cut down.

This is a gross violation of Sec. 2 of the Exemption which provides:

"Person(s) who remove such tree(s) shall be responsible for ensuring that all associated debris is chipped and retained on site and/or properly disposed of."

These large logs piled on the steeply sloped Median pose several hazards to pedestrians, vehicles, and homes along Miramar Drive in the following ways:

1. **The Heavy Eucalyptus Logs Piled Haphazardly on the Steeply sloped Median Could Slide Down the Median on to Miramar Drive Killing or Severely Injuring Pedestrians and Damaging Vehicles or Homes**

On Friday, June 15, a log on the Median was accidentally dislodged and rolled down into the driveway of the residence at 650 Miramar Drive. Although it fortunately didn't cause any damage, it was a frightening reminder of the dangers of keeping heavy eucalyptus logs precariously piled on a sloping hill that leads to a street where pedestrians, including myself, often walk and neighborhood children play.

What makes this situation even more dangerous is that the logs are stacked along the dirt road portion of Miramar Drive leading to the CCWD water tank ("Upper Miramar Drive"). See Attachments 3-5.

Because of the illegal fence installed by TEG (VIO2017-00054) on the boundary of their and the CCWD parcel, many vehicles are either unable or unwilling to turn around when they drive to the top of Upper Miramar Drive. As a result, an average of 3- 4 vehicles a week reverse drive down Upper Miramar Drive, which is also steeply sloped. It's only a matter of time before one of these reverse driving vehicles accidentally hits the logs piled along Upper Miramar Drive which could cause a cascade of logs to roll on to Miramar Drive injuring or killing people and/or damaging our vehicles and homes.

2. **The Piles of Eucalyptus Logs Stacked in the Middle of a Residential Neighborhood in a Very High Wildfire Hazard Zone During Fire Season Pose a Severe Fire Hazard**

In a December 13, 2021 email to the Planning Department inquiring about removing these trees, Singh expressed concern about the "serious fire hazard" and the risk of falling posed to the neighborhood by the Eucalyptus trees on the Median.

Now that the trees are cut down, he appears to have no concern about the fire danger posed by these highly combustible logs he has allowed to sit in our

neighborhood for almost six weeks less than 100 feet from my and my neighbors' homes!

As the weather gets hotter and drier and these logs dry out, a carelessly disposed of cigarette or other spark could create a raging inferno right across the street from our homes!

3. **Since Miramar Drive is the Only Road Available for Emergency Evacuations, Leaving Such a Large Number of Logs Perched Precariously on a Steep Hill Above Our Sole Access Road Poses a Grave Risk to Neighborhood Safety.**

Miramar Drive is the only access road in and out of our neighborhood for the eight families who live here. Falling logs could block the road and prevent emergency vehicles from entering the neighborhood in the event of a fire, earthquake or other emergency as well as trapping us in our neighborhood with no way to escape in the event of a wildfire or earthquake.

It should be noted that Singh and Choudhry don't live on Miramar Drive so their safety and property are not threatened by these logs.

Choudhry's and Singh's irresponsible failure to remove the logs from the trees they cut down on the Median is a gross abuse of the Exemption which poses a significant fire risk and a hazard to our lives and our homes.

In light of this grave hazard posed to public safety and private property by Singh's and Choudhry's failure to comply with the Exemption debris removal requirement, I'm requesting that the County order them and take any other appropriate action to compel them to remove all of the logs and tree debris that Orchard's tree cutting has left on the Median.

I thank you for your prompt attention to this urgent matter of public safety.

Sincerely,

Anne Martin

620 Miramar Drive

Half Moon Bay

WARNING

From: Anne Martin
Sent: Wed, 20 Jul 2022 12:03:50 -0700
To: Steve Monowitz; Lisa Aozasa
Cc: John Bologna
Subject: Update on Urgent Safety Issue on Miramar Median

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Steve and Lisa,
Last night I sent you an email alerting you to the public safety hazards posed by eucalyptus logs left on the Miramar median after TJ Singh and Trip Choudhry had their contractor cut down several large trees on the median on June 2.

This morning, Singh and Choudhry brought up a crew to remove the logs from the median. As of this writing the median is clear so no action by the County will be needed with respect to the median.

Thank you

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Anne

Anne C. Martin