

**From:** [Camille Leung](#)  
**To:** [Bharat Singh](#)  
**Cc:** [Maria Gonzalez](#)  
**Subject:** FW: Ox Mountain landfill requests 11/6/25 10am zoning meeting. PLN2005-00469 Item 1  
**Date:** Tuesday, November 4, 2025 7:32:33 AM

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My response

-----Original Message-----

From: Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
Sent: Tuesday, November 4, 2025 7:32 AM  
To: Kristi Corley [REDACTED] >  
Subject: RE: Ox Mountain landfill requests 11/6/25 10am zoning meeting. PLN2005-00469 Item 1

Thanks Kristi. I have forwarded this comment to the Zoning Hearing Officer and applicant. If you attend the hearing and submit a speaker slip, this item will be moved off of the consent calendar and staff (me) and the applicant can answer your questions. Here's a link to the staff report that answers some of your questions:

See Item 1 Staff Report:

<https://www.smcgov.org/planning/event/zoning-hearing-november-6-2025>

-----Original Message-----

From: Kristi Corley [REDACTED] >  
Sent: Monday, November 3, 2025 5:53 PM  
To: Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
Subject: Ox Mountain landfill requests 11/6/25 10am zoning meeting. PLN2005-00469 Item 1

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Camille,

Happy Tuesday!

I have some questions about Ox Mountain Landfill consent agenda item #1 (PLN2005-00469) in zoning meeting on 11/6/25 at 10am.

Please take Ox Mountain Landfill proposal (12310 San Mateo rd, half moon bay ) regarding adding generator # 7 item "OFF the consent agenda" for a thorough public discussion and ability to ask questions within the meeting. The public would like to be better informed and have the ability to ask questions in this zoning meeting. Allowing this item in the consent agenda does not serve the public's educational needs for this item.

Please put "blue live links" for the "section #s" in the agenda/ staff report so the public can read it quickly.

Please have the inspector and supervisor (yourself) attend this meeting for public questions.

Why isn't SMC looking for new landfill site as this site has hit its maximum life-span as recommended in many articles.

Is this facility exempt from Ceqa?

( stormwater runoff, soil, air, water safety for those who live in half moon bay?)

Please describe the inspections on an annual basis and changes with the new laws.

When are public letters due for this meeting? (Time/date)


What's the plan after #7 generator added, do you add more cities to utilize Landfill? Describe the future plans for this site.

Whats the truck / vehicle accident # on hwy 92 over the last 20 years?

Thank you for your consideration.

Please call me,

Kristi C.

 ( black out my phone number & email if this is going to the public)

**From:** [Kristi C](#)  
**To:** [Maria Gonzalez](#)  
**Cc:** [Camille Leung](#)  
**Subject:** (Revised)Zoning hearing agenda 11/6/25 10am comments / PLN2005-00469  
**Date:** Thursday, November 6, 2025 8:40:59 AM

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Please post this one in comments and use Kristi C please. Please replace other one.

Zoning Hearing Officer Agenda  
11/6/25 @ 10AM

Thank you for your thorough report, Camille  
I learned a great deal reading your report.

Please take Item 1 (PLN2005-00469) off the consent agenda for discussion.

I do have a few questions.

### **Public notifications: Suggestions**

1) Make live links for "Section # 's" mentioned in staff reports, not dead links. They are "blue" and easy for the public to look up as we are not planners and want a quick read.

2) The local "Half Moon Bay Review" notification digitally would be ideal for residents.

What paper was noticed posted 10 days ago as the "San Mateo Times" is no longer a business, so I'm confused. Ideally it's posted in the Half Moon Bay Review (local paper)...in addition, even if digital.

3). 300 feet notification is not adequate for a 184 acre property. (1000 feet would be an improvement)

\*\*Idea: Two or more Acres needs to be 500-1000feet notification or it does not even notify the diagonal neighbor. I was 312 feet away and I was not notified of construction in my neighborhood.

List all properties (#) notified of the zoning meeting in the report.

Did all residents on Digges Rd get notified? (5+ houses)

Did all residents on Frenchmans Creek Rd (5+ houses)

Frenchman's Creek park and house - area

Half Moon Bay High School- principal and board.

I think **Entire town notification is warranted in this case** (184 acres and a landfill site.) We do it in our town for schools, wineries, large parks, and new larger developments.

**\*\*Come to an open house and see what the entity/developer is proposing.**

It's a much nicer and relaxed interaction rather than a 5 minute comment period and writing a letter.

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1991 EIR for Ox Mountain Landfill was a long time ago.

Please include the past EIR as an attachment to the staff report for the public in the future.

**\*\*Should a "supplemental" or "new" EIR be needed in this case due to scope of project, design and operation changes. Changes in the surrounding environment, new development, and climate impacts would require an updated assessment. Legal requirements- Some jurisdictions mandate periodic reviews of EIR's, especially of long term projects. (this is a 60 yr landfill location and approval to go to 73 yrs with most landfills expiring and needing a new site after 20-30 years from what I've read, correct me if I'm wrong. (1965-2038 approval for Ox Mountain at this time)**

Environmental regulatory agencies could provide guidance on this. When does a CUP need to turn into a new application with Planning Commission Review?

Main Environmental concern at the Ox Mountain Landfill site which was mentioned a few times...

Page 4 "Recent exceedances for methane at landfill site, especially during LFGTE down times." Please explain in the meeting what "down time" means?

**\*\*What mitigation will be put in place "annually" to check "exceedance**

**of methane" at down times? Another location in the report said "exceedance of methane at the border of property."**

**\*\*What will SMC/HMB ask for as Mitigations?**

Page 7 - "Staff found the LFGTE to be in compliance with these conditions." seems to be an opposite statement of compliance from the one above.

BAAQMD "agreed the project would be "unlikely" to exceed CO/carbon monoxide threshold of significance.

**\*\*What mitigation annually will be put in place to check on carbon monoxide levels? How can we "make sure "vs "unlikely?"**

Question: Only one fire hydrant on site or is there more? (187 acres)

Question: Substation shall be placed with "redwood slats" for screening. Consider fireproof Metal slats or noncombustible wood composite as an alternative.

-Please attach 1991 EIR for the public in the staff report.

-Please attach the first application submission with "blue" changes so the public can be educated on the changes with the second submission.

Question: Will the site expect additional traffic? ( employees/garbage trucks, construction trucks) Report says no additional traffic. Please update if VMT projections have changed. Dump trucks can weigh up to 20,000-60,000 pounds.

**\*\*Whats the accident rate with dump trucks on HWY 92?**

I see in the report air testing- Methane and CO- Carbon Monoxide

**I don't see in the report "Soil Testing" ON or BELOW SITE, did I miss that because this is a Landfill?**

Soil, Water, Air, resident health is extremely important.

**\*\*Is there water testing in homes below the site to check annually?**

Water testing at the Half Moon Bay Beach?

Water test the Corinda Los Tranco Creek?

**\*\*How do you check for "public health & safety" in the local area?**

**\*\*Do you Survey of residents in Half Moon Bay regarding air, noise, smells, asthma, and other health issues?**

\*\*How do you check for noise, are there noise tests?

\*\*Watershed runoff. I see one storm water pond, should there be more ponds to keep water on their 184 acres? How can water collection pits or ponds be improved?

\*\*Stormwater runoff- is it performing the best it can possibly be for the city of Half Moon Bay.

\*\*How can Ox Mountain Landfill add to the infrastructure of the town below?

\*\*What is the land value of the land below and how to protect it?

\*\*How can this landfill facility add value to environmental protections around it?

\*\*Mitigation: "annual" storm drain and watershed(creeks) checked by a joint meeting of SMC / Half Moon Bay planners & public works.

\*\*What infrastructure support regarding water flow can the landfill facility provide to the town of Half moon bay?

\*\*What can SMC/Half Moon Bay ask for from a private entity for support on public works issues?

Revegetation: Is that being done? The site looks sparse. Mitigation- visit to ensure this is being done.

Visual Resources:

\*\*Ridge Line important: one place it says "eastern ridge of canyon near ridge." Another place in the report says it is located on the "inside face of the canyon below the top of the ridge."

\*\*How will this location affect water runoff? What measures to put in place to capture water?

Wildlife guidance in the area and fencing? What are workers to do if wildlife is inside the gate? Clear expectations are nice if it's a large acre site.

I like the recommendation of "Direct shear testing for slope stability analysis", good suggestion and I think follow up on this needs to be requested with a 30-50% slope.

Landfill facilities should begin to look for a new site 2-3 years prior to closure for a smooth transition.