

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 27, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: After-the-Fact Coastal Development Permit (CDP), pursuant to Section 8.252.050 of the San Mateo County Ordinance Code, to legalize a 3.5 foot high fence and two gates constructed on a 25,077 sq. ft., vacant bluff-top parcel on Ocean Boulevard at Madrone Avenue, in the Moss Beach area of unincorporated San Mateo County. The project involved minimal grading and no tree removal. It is recommended that the Planning Commission find that the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (e), relating to accessory structures. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2025-00216/ VIO2025-00089 (Aguirre)

PROPOSAL

The proposal involves legalizing a 3.5-foot-high wooden split rail fence and two solid wood gates (3.5-foot) constructed in June 2025 on a vacant bluff-top parcel, located on the west side of Highway 1 (APN 037-271-040) (see pictures 1, 2 and 3 for the location of fence and gates), at the intersection of Ocean Boulevard and Madrone Avenue. The applicant and current owner states that the fence was constructed by the previous owners, and the property was purchased with the fence and gates (see Attachment E). The fence was built to prevent vandalism and trespassing onto the property. The site is currently vacant and contains the foundation of a house built in 1925 that was demolished in 2008 due to safety concerns resulting from bluff erosion. As there is no primary permitted use at this site, the development of a stand-alone fence is “development” as defined in San Mateo County Ordinance Code Section 8.252.040(h), and a CDP is required per Section 8.252.050. The CDP is appealable to the California Coastal Commission.

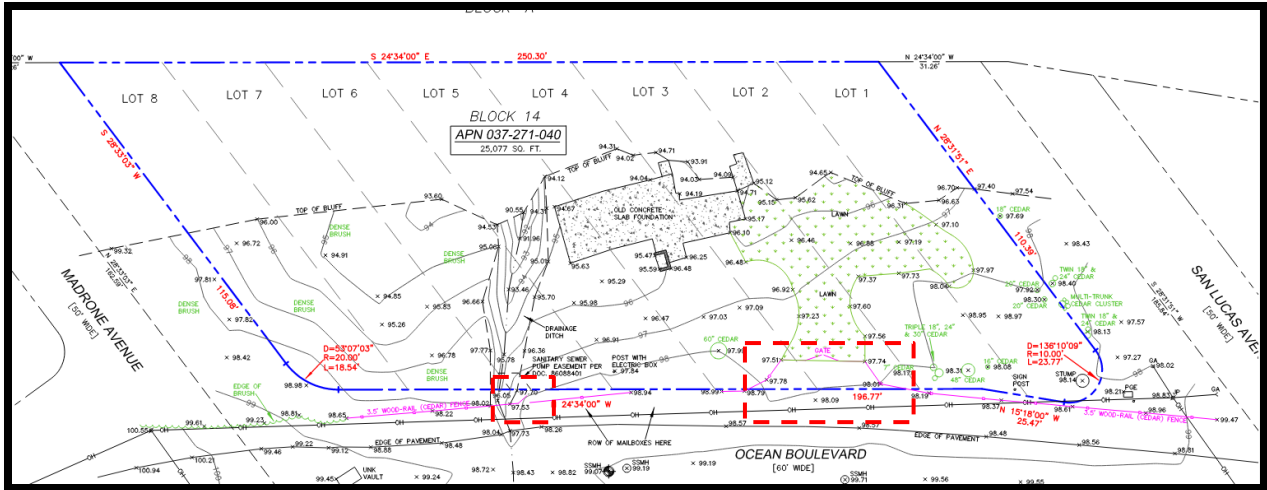


Figure 1 Picture showing location of two gates in Red



Figure 2 Picture of the vehicle-width gate



Figure 3 Picture of the pedestrian gate

RECOMMENDATION

That the Planning Commission approve the CDP for County File number PLN2025-00216, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III, 650/363-1860

Owner/Applicant: Jim and Maria Aguirre

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 0 San Lucas Avenue, Moss Beach, Unincorporated County of San Mateo

APN: 037-271-040 (previously referenced APN: 037-271-020)

Size: 25,077 sq. ft. (original size of the site) as per submitted survey

Existing Zoning: R-1/S-105/DR/GH/CD (One Family Residential District/Residential Density District (Mid-Coast)/Design Review District/Geological Hazard District/Coastal Development District)

General Plan Designation: Residential, Low Density Residential

Local Coastal Plan Designation: Residential, Low Density Residential

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant

Water Supply: No water source available on site, Montara Water District is the service provider

Sewage Disposal: No sanitation facility available on site, Montara Sanitary district is the service provider

Flood Zone: X (Area of Minimal Flood Hazard), Panel 06081C0119F, effective date August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (e), relating to accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Setting: The project site is a vacant lot, located on the west side of Highway 1. It is a bluff-top property, which abuts Ocean Boulevard towards east, Pacific Ocean towards west, and other vacant lots towards the north and south. Approximately 53 feet of the formerly 115 feet wide lot has eroded into the Pacific Ocean.

Chronology:

Date

Action

- | | |
|------|--|
| 1925 | - House was built in 1925 (before any Planning or Building permit was required). The previously assigned property address was 888 Ocean Boulevard. |
|------|--|

- 2008 - Due to unsafe living conditions associated with structural damage resulting from bluff erosion, the house was red-tagged by the Building Department and demolished through a demolition permit (BLD2001-00760).
- June 5, 2025 - Complaint received for a fence, gates, and signage installed on the site without a primary permitted use; VIO2025-0089 opened.
- June 9, 2025 - Notice of Violation sent.
- July 16, 2025 - Planning Application submitted to resolve the VIO case.
- October 23, 2025 - Coastside Fire Protection District reviews and gives preliminary approval to the project with no comments.
- November 20, 2025 - Department of Public Works (DPW) reviews and gives preliminary approval to the project, requiring an after-the-fact encroachment permit with a road maintenance agreement for the fence and pedestrian gate in public right of way.
- July 2025 to November 2025 - Staff worked with the applicant to receive the documents necessary for a complete application.
- February 24, 2026 - Property boundary survey received which confirmed that a portion of the fence and pedestrian gate is in public right-of-way.
- May 27, 2026 - Planning Commission hearing.

DISCUSSION

A. **KEY ISSUES**

1. **Conformance with the County General Plan**

The County’s Local Coastal Program (LCP) is a subset of the County General Plan, and the two documents are internally consistent. The analysis of the project’s consistency with the LCP in Section 2, which is more specific than the General Plan with regard to issues raised by this project, also addresses, by extension, the project’s consistency with the County’s General Plan. Upon reviewing the applicable provisions of the General Plan, staff has determined that the project complies with all General Plan Policies, including the following:

a. Visual Qualities

Policy 4.15 (*Appearance of New Development*) seeks to regulate development to promote good design and site relationships. Policy 4.2. b. (*Protection of Shorelines*) Maximize the preservation of significant public ocean views. Policy 4.67 (*Fences*) Encourage fences which minimize visual impact.

The existing 3.5-foot-high wooden cedar fence has an open design and provides opportunities for visual continuity of views from Ocean Boulevard. Staff has added Condition no.3 to require replacement of the two solid wooden gates (as shown in Figures 2 and 3) with a wooden post-and-wire gate (or with more split rail fencing to match existing fencing). With these changes, the fence and gates would comply with the General Plan policies listed above and would preserve significant views of the ocean.

Staff notes that the applicant has expressed concern with this condition and desires to maintain the fence and gates as constructed.

2. Compliance with Local Coastal Program (LCP)

a. Visual Resources Component

Policy 8.5 (*Location of Development*). This policy requires that development be located on a portion of a parcel where it is least visible from State and County Scenic Roads, is least likely to significantly impact views from public viewpoints and best preserves the visual and open space qualities of the parcel overall.

Although the project site is not within a designated scenic corridor, it does provide scenic ocean views to members of the public traveling along Ocean Boulevard. The fence does not obstruct public views of the ocean and maintains the natural surroundings of the site. However, the two existing solid wooden gates unnecessarily block segments of these coastal views, as the use of an open gate design would achieve the same objective of discouraging trespassing while better preserving scenic views. Accordingly, Condition No.3 requires the existing gates to be replaced with ones that maintain the visual continuity of the coastal views along Ocean Avenue. The conditions also require the applicant to obtain an encroachment permit from the Department of Public Works for the portion of the fence that extends onto the public right-of-way. With these conditions, the project complies with LCP Policy 8.5.

Policy 8.15 (*Coastal Views*). This policy prevents development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

The existing wooden split rail fence is substantially open and does not substantially block the coastal views available to members of the public that use Ocean Boulevard for lateral coastal access. As discussed above, the conditions or approval require the two solid wooden gates to be replaced with gates that have an open design. With this change, the fence would comply with the LCP policies listed above.

b. Shoreline Access Component

Policy 10.2 (*Definition of Development*). As stated in Section 30106 of the Coastal Act, define development in areas between the sea and the nearest public road to mean: a) On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal of harvesting of major vegetation other than agricultural purposes, kelp harvesting and timber operations which are in accordance with a timber harvesting plan submitted pursuant of the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (Commencing with Section 4511). b) Any structure which would close off, restrict, or impede access to an existing access trail.

Policy 10.3 (*Definition of Shoreline Access*). Define shoreline access as the provision of access for the general public from a public road to and along the shoreline. Classify shoreline access into two types: vertical and lateral. a) Define vertical access as a reasonably direct connection between the nearest public roadway and the shoreline. Define shoreline as a beach, where contact with the water's edge is possible, or a bluff, where only visual access is afforded. Call passageways which provide vertical access trails. b) Define lateral

access as a strip of land running along the shoreline, parallel to the water and immediately inland from the mean high tide line. Lateral access may include a beach, where contact with the water's edge is possible, or a bluff, where only visual access is afforded. Refer to lateral access areas as shoreline destinations.

Policy 10.9 (*Public Safety*) calls for the provision of public access where it can be done safely and discourages public use of trails that are hazardous because safety improvements have not been provided or cannot be built due to physical limitations.

The construction of a fence and gates on a vacant lot meets the definition of development listed above as it involves the placement of solid material. On properties improved with residential or other permitted uses, the addition of a fence typically does not require a CDP because the Coastal Act and the County's LCP exempt such improvements (with certain caveats) from the need to obtain a coastal development permit. In this case there is no established use on the site that the fence can be considered accessory to, and as a result, the fence is not eligible for the Coastal Development Exemption.

There are no trails present on this site, so the fence and gates will not impede established access to the shore - no access to the beach is available from the blufftop site. Due to the high vertical bluffs along the western edge of the property, the fence will discourage people from venturing towards the edge of these bluffs and the hazards they present. The site is located on an active landslide, which, in combination with coastal erosion and seismic risks, precludes the site from providing safe coastal access. Other than the gates, the fence is substantially open and maintains visual access to the bluff and coast.

3. Compliance with Coastal Act Access and Recreation Policies

To approve development located between the first public road and the sea, the County must find that the development is consistent with the access and recreation policies contained in Chapter 3 of the Coastal Act. These include:

Article 2, Public Access, Section 30210 (*Access; recreational opportunities; posting*). In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. (Amended by Stats. 1978, Ch. 1075.)

Article 2, Public Access, Section 30214 (*Implementation of public access policies; legislative intent*).

- (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:
 - (1) Topographic and geologic site characteristics.
 - (2) The capacity of the site to sustain use and at what level of intensity.
 - (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
 - (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.
- (b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.
- (c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Article 3, Recreation, Section 30221 (*Oceanfront land; protection of recreational use and development*). Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

For the reasons described in section 2.B. above, the site does not provide safe coastal access. Allowing the split rail fence to remain, with the replacement of the existing gates with a more open gate design, will preserve the public's access to coastal views across the site and protect public safety in a manner that is consistent with the applicable access and recreation policies of the Chapter 3 of the Coastal Act.

4. Compliance with Zoning Regulations

Design Review Regulations

The Design Review Officer has determined that the project is formally exempt from Design Review, as the fences and gates use a natural wood color with an open, split-rail design for the fencing. The view blocking aspect of the gates is addressed by Condition No. 3.

Fence Height Regulations

The project site is zoned R-1/S-105/DR/GH/CD. A maximum 4-foot-tall fence is allowed in the front setback pursuant to Section 8.332.010, Fences, Walls and Hedges, of the San Mateo County Ordinance Code. The existing wooden split rail fence is 3.5 foot tall and complies with the zoning requirements. The two wooden gates will be required to be replaced with new gates with wooden posts and railing not to exceed 4 feet in the first 20 feet of the lot. With this change, required by Condition No. 3, the project will be in compliance with the zoning regulations. No building permit is required to replace the fence and gate because it will not exceed 4 feet.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (e), relating to accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

D. PUBLIC COMMENTS

Staff has not received any public comments as of writing this report.

E. REVIEWING AGENCIES

Department of Public Works
California Coastal Commission
Coastside Fire Protection District

ATTACHMENTS

- A. Conditions of Approval
- B. Parcel Map
- C. Pictures of the Fence
- D. Boundary Survey
- E. Letter from previous owner for fence construction timeline



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2025-00216

Hearing Date: May 27, 2026

Prepared By: Sonal Aggarwal

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (e), relating to accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Regarding the General Plan, Find:

2. Policy 4.15 (*Appearance of New Development*) seek to regulate development to promote good design and site relationships. Policy 4.2. b. (*Protection of Shorelines*) Maximize the preservation of significant public ocean views. Policy 4.67 (*Fences*) Encourage fences which minimize visual impact. The existing 3.5-foot-high wooden cedar fence has an open design and provides opportunities for visual continuity of views from Ocean Boulevard. Staff has added Condition no.3 to require replacement of the two solid wooden gates (as shown in Figures 2 and 3) with a wooden post-and-wire gate (or with more split rail fencing to match existing fencing). With these changes, the fence and gates would comply with the General Plan policies listed above and would preserve significant views of the ocean.

Regarding the Coastal Development Permit, Find:

3. Policy 8.5 (*Location of Development*), which requires the development to be less visible from State and County Scenic roads The project site is located outside the scenic corridor and is undeveloped without a primary permitted use. The fence does not obstruct public views of the ocean and maintains the natural surroundings of the site. The two existing gates will be required to be replaced pursuant to Condition No. 3 to maintain the visual continuity of the ocean views along Ocean Avenue. The applicant will be required to obtain an encroachment

permit from the Department of Public Works. Given these conditions, the project complies with LCP Policy 8.5.

Policy 8.15 (*Coastal Views*), which prevents developments that substantially block views from coastal roads, roadside rests, vista points, etc. The existing wooden split rail fence is substantially open and does not substantially block the coastal views available to members of the public that use Ocean Boulevard for lateral coastal access. As discussed above, the conditions or approval require the two solid wooden gates to be replaced with gates that have an open design. With this change, the fence would comply with the LCP policies listed above.

4. Policy 10.2 (*Definition of Development*), Policy 10.3 (*Definition of Shoreline Access*), and Policy 10.9 (*Public Safety*), which defines development and defines type of shoreline access (vertical and lateral) and calls for the provision of public access where it can be done safely and discourages public use of trails that are hazardous. The construction of a fence and gates on a vacant lot meets the definition of development listed above as it involves the placement of solid material. In this case there is no established use on the site that the fence can be considered accessory to, and as a result, the fence is not eligible for the Coastal Development Exemption. There are no trails present on this site, so the fence and gates will not impede established access to the shore - no access to the beach is available from the blufftop site. Due to the high vertical bluffs along the western edge of the property, the fence will discourage people from venturing towards the edge of these bluffs and the hazards they present. The site is located on an active landslide, which, in combination with coastal erosion and seismic risks, precludes the site from providing safe coastal access. Other than the gates, the fence is substantially open and maintains visual access to the bluff and coast.
5. The site does not provide safe coastal access. Allowing the split rail fence to remain, with the replacement of the existing gates with a more open gate design, will preserve the public's access to coastal views across the site and protect public safety in a manner that is consistent with the applicable access and recreation policies of the Chapter 3 of the Coastal Act.

Regarding the Zoning Regulations, Find:

6. Design Review Regulations: The Design Review Officer has determined that the project is formally exempt from Design Review, as the fences and gates use a natural wood color with an open, split-rail design for the fencing. The view blocking aspect of the gates is addressed by Condition No. 3.
7. Fence Height Regulations: The project site is zoned R-1/S-105/DR/GH/CD. In this zone, a maximum 4-foot-tall fence is allowed in the front setback pursuant to Section 8.332.010, Fences, Walls and Hedges, of the San Mateo County Ordinance Code. The existing wooden split rail fence is 3.5 foot tall and complies with these regulations. The two wooden gates will be required to be replaced with

new gates with wooden posts and railing not to exceed 4 feet. The project will be in compliance with the zoning regulations as conditioned.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on May 27, 2026. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with this approval.
2. The Coastal Development Permit (CDP) shall be valid for one (1) year from the date of final approval, at which time the modifications required by Condition No. 3 must be completed, otherwise the CDP will expire, the fence and gates must be removed, and the site restored to its pre-development condition.
3. The applicant shall remove or replace the two wooden gates with gates that are no higher than the split rail fence and have an open design, such as gates that use wood to frame open wire. The applicant shall submit the design of the replacement gates to Project Planner at Saggarwal@smcgov.org for the review and approval of Planning and Building Director, or designee, prior to installation.
4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
5. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained in a dumpster or trash bin during construction to prevent debris from blowing onto adjacent properties or into the ocean. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

- c. The applicant shall ensure that no construction-related vehicles impede through traffic along the rights-of-way on Ocean Boulevard and Madrone Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Ocean Boulevard and Madrone Avenue. There shall be no storage of construction vehicles in the public right-of-way.
6. Land disturbance, vegetation removal, and additional construction (beyond required modifications) is not permitted unless a separate coastal permit is obtained prior to work.
7. The applicant shall follow best management practices for erosion control and tree protection at all times at the site, like not placing anything within the dripline of the trees and installing erosion control measures such as fiber roll before any future project.

Department of Public Works (DPW):

8. As the existing fence and pedestrian gate is in public right-of-way, the applicant shall apply for an After-the-Fact Encroachment Permit with the Department of Public Works and submit a road maintenance agreement to DPW with 30 days of the CDP approval.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



Pacific Ocean



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



PRIVATE
PROPERTY
NO TRESPASSING

HUNTING
NO TRESPASSING



NO PARKING
IN FRONT OF
BUS STOP

**PRIVATE
PROPERTY**
NO TRESPASSING

WARNING
24 HOUR



PRIVATE
PROPERTY
NO TRESPASSING

WARNING

NO TRESPASSING





NO PARKING
DO NOT BLOCK
DRIVEWAY

WARNING
24 HOUR SURVEILLANCE
NO TRESPASSING

NO TRESPASSING

PRIVATE PROPERTY
NO TRESPASSING





WARNING
NO VIDEO
SURVEILLANCE
NO TRESPASSING

PRIVATE
PROPERTY
NO TRESPASSING





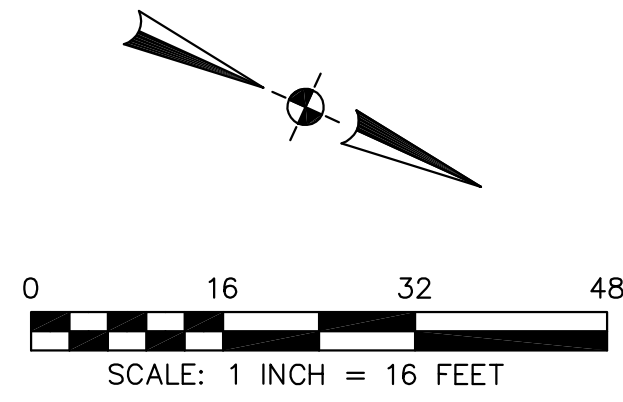






COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



BASIS OF BEARINGS

THE BEARING, NORTH 28°30' EAST, OF BERNAL AVENUE (OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "RIVIERA OCEAN TRACT" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 20 (AND PER THE BGT RECORD OF SURVEY R/S NO. 3518 PER 49 LLS 94), SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. CENTERLINES OF SAN LUCAS AND MADRONE AVENUES ARE EXTENDED FROM DEL MAR AREA DUE TO THE GROUND INSTABILITY OF CONTROLS FOUND NEAR SITE, WHICH CANNOT BE RELIED UPON.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORE STREET. ELEVATION = 60.91 FEET.

SITE BENCHMARK IS THE LID OF THE SANITARY SEWER MANHOLE IN OCEAN BOULEVARD WITH AN ELEVATION OF 99.07 FEET.

NOTES:

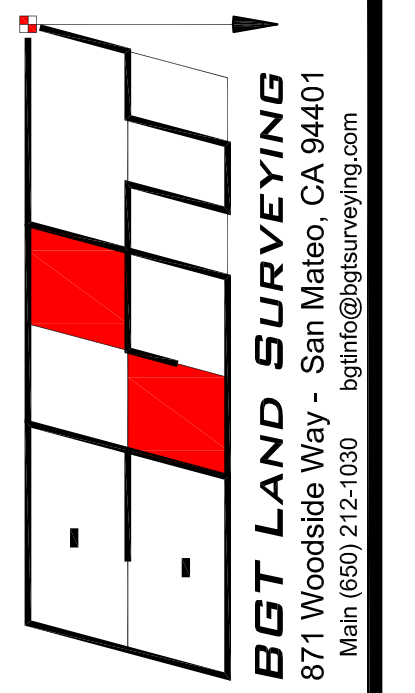
BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NUMBER 0623019672-KS, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

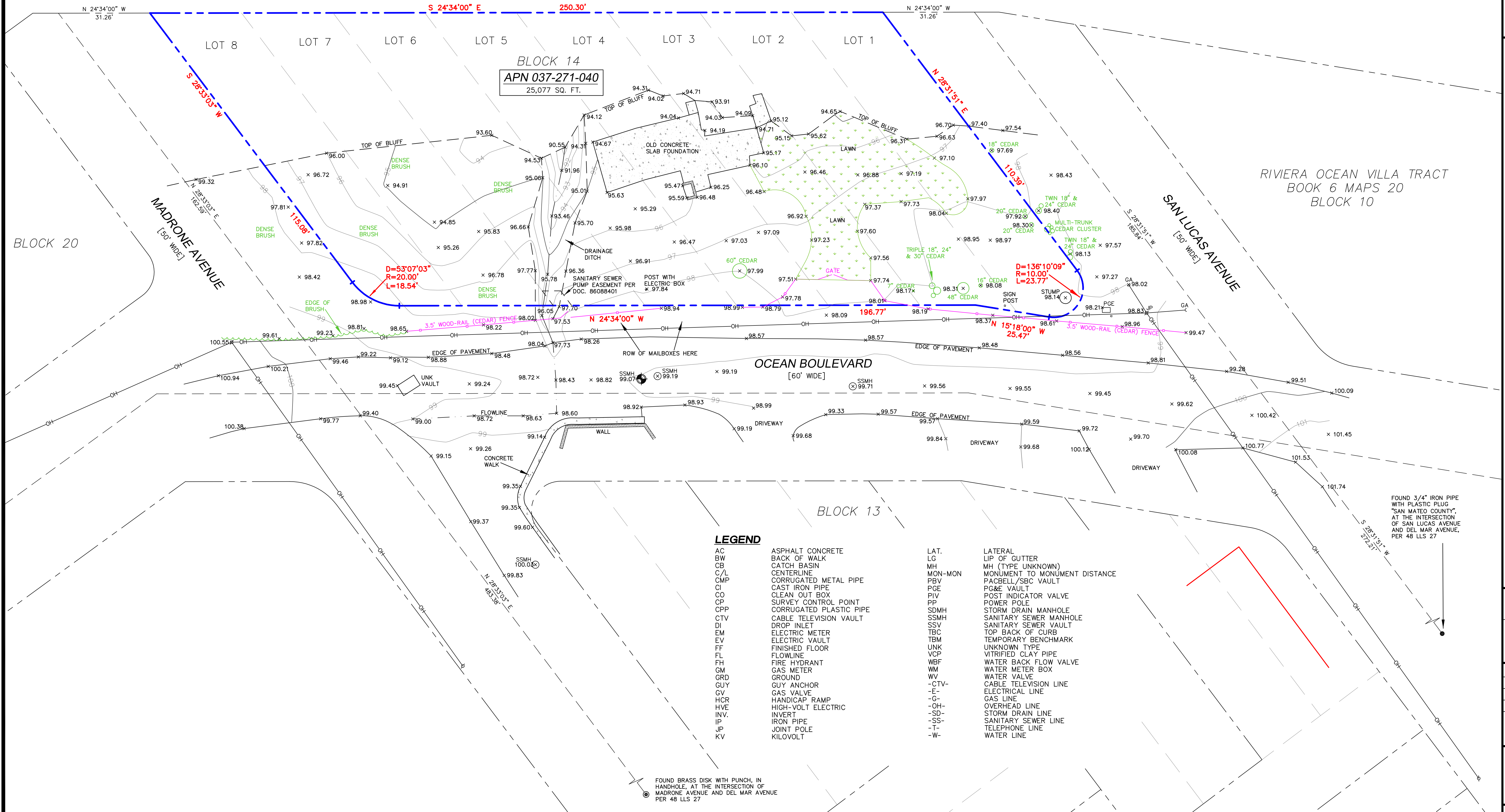
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: FEBRUARY 10, 2026
JOB NUMBER: 26-003



BLOCK "A"



LEGEND

- | | | | |
|------|-------------------------|---------|-------------------------------|
| AC | ASPHALT CONCRETE | LAT. | LATERAL |
| BW | BACK OF WALK | LG | LIP OF GUTTER |
| CB | CATCH BASIN | MH | MH (TYPE UNKNOWN) |
| C/L | CENTERLINE | MON-MON | MONUMENT TO MONUMENT DISTANCE |
| CMP | CORRUGATED METAL PIPE | PBV | PACBELL/SBC VAULT |
| CI | CAST IRON PIPE | PGE | POST & VAULT |
| CO | CLEAN OUT BOX | PIV | POST INDICATOR VALVE |
| CP | SURVEY CONTROL POINT | PP | POWER POLE |
| CPP | CORRUGATED PLASTIC PIPE | SDMH | STORM DRAIN MANHOLE |
| CTV | CABLE TELEVISION VAULT | SSMH | SANITARY SEWER MANHOLE |
| DI | DROP INLET | SSV | SANITARY SEWER VAULT |
| EM | ELECTRIC METER | TBC | TOP BACK OF CURB |
| EV | ELECTRIC VAULT | TBM | TEMPORARY BENCHMARK |
| FF | FINISHED FLOOR | UNK | UNKNOWN TYPE |
| FL | FLOWLINE | VCP | VITRIFIED CLAY PIPE |
| FH | FIRE HYDRANT | WBF | WATER BACK FLOW VALVE |
| GM | GAS METER | WM | WATER METER BOX |
| GRD | GROUND | WV | WATER VALVE |
| GUY | GUY ANCHOR | -CTV- | CABLE TELEVISION LINE |
| GV | GAS VALVE | -E- | ELECTRICAL LINE |
| HCR | HANDICAP RAMP | -G- | GAS LINE |
| HVE | HIGH-VOLT ELECTRIC | -OH- | OVERHEAD LINE |
| INV. | INVERT | -SD- | STORM DRAIN LINE |
| IP | IRON PIPE | -SS- | SANITARY SEWER LINE |
| JP | JOINT POLE | -T- | TELEPHONE LINE |
| KV | KILOVOLT | -W- | WATER LINE |

FOUND BRASS DISK WITH PUNCH, IN HANDHOLE, AT THE INTERSECTION OF MADRONE AVENUE AND DEL MAR AVENUE PER 48 LLS 27

FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "SAN MATEO COUNTY", AT THE INTERSECTION OF SAN LUCAS AVENUE AND DEL MAR AVENUE, PER 48 LLS 27

BOUNDARY AND TOPOGRAPHIC SURVEY
 LOTS 1-8, BLOCK 14, "MAP OF RIVIERA OCEAN VILLA TRACT", 6 MAPS 20
 VACANT LOT, SAN LUCAS AVENUE
 MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:	037-271-040
Prepared For:	MARIA AGUIRRE 475 S. PASTORIA AVE. SUNNYVALE, CA 94086
Date:	FEB. 2026
Scale:	1" = 16'
Contour Interval:	1'
Drawn by:	N.W.
Revisions:	

SU-1

Job No. 26-003



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

David & Nancy Rivard
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San Salvador, El Salvador
+ 503 60614262
Sridave@aol.Com

August 4, 2025

San Mateo County Planning Department

To Whom It May Concern,

This is to confirm that a protective fence was in place around the property prior to the purchase by Jim and María Aguirre. The fence was installed under County instructions, both to safeguard the site and to ensure public safety.

Thank you for your attention to this matter,

David Rivard [Sent from the all new AOL app for iOS](#)