COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 19, 2026

TO: Zoning Hearing Officer

FROM: Code Compliance and Planning staff

SUBJECT: Appeal of Administrative Citation for Unpermitted Development

County File Number: VIO2024-00192 (Victor and Marina Aenlle)

APPEAL

This is an appeal of a citation for violations involving significant unpermitted development at the property located at 1600 Denniston Avenue and 1321 Park Street, Moss Beach, CA, APN 036-300-060 ("Property"). The violations were discovered in 2024 and, since then, the County has worked diligently with the property owners, appellants Victor and Marina Aenlle ("Appellants"), to resolve the violations. However, after over two years and five citations, the violations remain.

Appellants incorrectly argue that the County has failed to establish that a violation occurred at the Property. The County has provided substantial evidence to support that development has taken place on the Property without valid permits in violation of the California Building Code, Fire Code, Health and Safety Code, and the San Mateo County Local Coastal Program. The County has provided Appellants with sufficient information identifying the violations and more than ample opportunity to cure them. Therefore, staff recommends that the Zoning Hearing Officer deny the appeal and uphold the Administrative Citation.

PROPERTY INFORMATION

Owner/Responsible Party: Victor and Marina Aenlle

Owners Address: P.O. Box 2051 Burlingame, CA 94011

APN: 036-300-060

Address of Violation: 1600 Denniston / 1321 Park, Moss Beach, CA

Size: 350 acres

Land Use: Agricultural Preserve - Improved

Zoning: Planned Agriculture District (PAD), Coastal Development District (CD)

General Plan Land Use Designation: Agriculture

Sphere-of-influence: Moss Beach

Water Supply/Sewer District: Well water/Septic

Fire District: Coastside Fire Protection District

Flood Zone: A

ENFORCEMENT TIMELINE SUMMARY:

Date		Action
July 24, 2024	-	Initial inspection conducted as part of the County's Farm Labor Housing Task Force (Exhibit A)
September 9, 2024	-	Second inspection conducted as part of the County's Farm Labor Housing Task Force (Exhibit B)
September 20, 2024	-	Unpermitted development confirmed via investigative research and onsite inspections (Exhibit C)
September 27, 2024	-	Notice of Violation Issued (Exhibit D)
December 11, 2024	-	Incomplete Permit Application Letter issued (Exhibit E)
February 25, 2025	-	First Administrative Citation issued (Exhibit F)
March 17, 2025	-	Second Administrative Citation issued (Exhibit G)
April 14, 2025	-	Third Administrative Citation issued (Exhibit H)
May 1, 2025	-	Fourth Administrative Citation issued (Exhibit I)
May 22, 2025	-	Incomplete Permit Application Letter issued (Exhibit J)
August 7, 2025	-	Incomplete Permit Application Letter issued (Exhibit K)
March 20, 2026	-	Fifth Administrative Citation issued (Exhibit L)
April 15, 2026	-	Administrative Citation Hearing Request Received (Exhibit M)

June 18, 2026 - First scheduled administrative hearing postponed at the request of the appellant.

August 20, 2026 - Second scheduled administrative hearing postponed at the request of the appellant.

November 19, 2026 - Third scheduled administrative hearing.

KEY ISSUES

A. RELEVANT FACTS IN SUPPORT OF THE VIOLATIONS

In the wake of the mass shooting incident at two farms on the San Mateo County Coastside in January 2023, the County created the Farmworker Housing Compliance Task Force ("Task Force") comprised of inspection and compliance personnel from multiple County departments. The Task Force had two goals: (1) proactively identify and locate all farmworker housing on agricultural and ranch lands within the unincorporated area, whether permitted or illegally constructed; and (2) inspect such housing and work with property owners to ensure that all units comply with minimum health and safety standards.

The Task Force identified that Contreras Farm, located on the Property, as a farmworker housing site and, on July 24, 2024—with the consent of the Contreras Family—the Task Force conducted an inspection and discovered unpermitted trailers and structures at the Property, including, a dwelling unit, a laundry shed, two makeshift rooms serving as additional sleeping area for one of the trailers, and other structures. (Exhibit A.)

On September 9, 2024, the Task Force conducted a second inspection—again with consent—and discovered additional unpermitted trailers and structures on the Property, including a home with a yurt, a studio, a barn, a geodesic dome, two outdoor bathrooms and an outdoor shower. (Exhibit B.)

On September 20, 2024, following the two Task Force inspections, staff conducted further research to establish the permitting history of all structures found on the Property and determined that construction was completed without Planning Permits (PLN), Coastal Development Permits (CDP), Planned Agriculture District Permits (PAD), or Building Permits (BLD). (Exhibits C - E.)

On September 27, 2024, a Notice of Violation was issued via regular, certified, and electronic mail. (Exhibit F.) The Notice informed Appellants of the violations, the requirements to bring the Property into compliance, a timeline to complete each requirement, and consequences for failure to comply.

On October 16, 2024, San Mateo County Environmental Health Service Staff determined that the domestic water system serving tenants on the most western

area of the Property was unpermitted and its source was from untreated creek water diverted from San Vicente Creek. Environmental Health Service Staff collected water samples from the farm area on the Property, which tested positive for bacteria, and a boil water notice was issued.

On October 17, 2024, Senior Code Enforcement Officer Patty Camacho sent an email to Appellants requesting an inspection of areas on the Property not yet inspected.

On November 6, 2024, Code Enforcement and Environmental Health Services met with Appellant, Victor Aenlle, and his attorney Mark Haesloop, at the Property. Code Enforcement was granted access to the previously unseen portion of the Property, however, access to the interior of the single-family dwelling on the most eastern portion of the property was denied.

On November 12, 2024, a virtual meeting was attended by Director Planning and Building Steve Monowitz, Code Enforcement Manager Tim Sullivan, San Mateo County Counsel, and Appellants' attorney Mark Haesloop, regarding access to the single-family dwelling on the Property.

On November 22, 2024, Environmental Health Services issued a notice of Failure to Provide Potable Water with a deadline of December 6, 2024, warning of a possible red tag should the issue not be resolved by the deadline.

On December 4, 2024, an inspection of main dwelling was conducted with Appellants, their attorney Mark Haesloop, Building Official Chris Ragland, Building Inspector John Briel, and Sr. Code Enforcement Officer Patty Camacho. Although it appeared that some of the unit's foundation and footings have existed for several years, it also appeared that the unit has undergone substantial upgrades and has been extended from the original foundation. Appellants claimed that the original dwelling was damaged by a fallen tree and acknowledged that it was rebuilt in 2008. There is no evidence that permits were ever issued for the construction or reconstruction of the dwelling. Staff also discovered an unpermitted manufactured home and unpermitted barn on the Property. (Exhibit G.)

On December 11, 2024, an Incomplete Permit Application letter was issued to Appellants and their attorney, Mark Haesloop. (Exhibit H.)

On December 20, 2024, with the consent of Appellants, an inspection of the area between the Contreras Farm and the most western area of the Property was conducted. During the inspection, three additional structures were found within this area, including a large structure that had once been used for farm labor housing but was vacant. A large dumpster had been placed for cleaning up the area and Appellants said they would contact the Building Department to obtain a

demolition permit for the removal of the large structure (once used for farm labor housing. (Exhibit I.)

On February 25, 2025, the first citation, in the amount of $100 was issued to Appellants via regular and certified mail with a copy emailed to their attorney Mark Haesloop. (Exhibit J.) This citation was not appealed.

On March 17, 2025, the second citation, in the amount of $200 was issued to Appellants via regular and certified mail with a copy emailed to their attorney Mark Haesloop. (Exhibit K.) This citation was not appealed.

On April 14, 2025, the third citation, in the amount of $500 was issued to Appellants via regular and certified mail with a copy emailed to their attorney Mark Haesloop. (Exhibit L.) This citation was not appealed.

On May 1, 2025, the fourth citation, in the amount of $500, was issued to Appellants via regular and certified mail with a copy emailed to their attorney Mark Haesloop. (Exhibit M.) The citation advised Appellants that the County would begin to assess daily citations, per each code violation. This citation was not appealed.

On May 8, 2025, Appellant Marina Aenlle contacted staff requesting a return call to discuss the possible pause on daily fines so that she may work on a plan to move forward with permitting process.

On May 13, 2025, Appellants submitted a site plan but did not include other required information. The documentation was deemed insufficient to move the project forward and, on May 22, 2025, an Incomplete Permit Application letter was issued to Appellants and their attorney Mark Haesloop. (Exhibit N.)

On June 4, 2025, Appellant Marnina Aenlle emailed to request a meeting with Sr. Panner Angela Chavez, and Sr. Code Enforcement Officer Patty Camacho, and requested suspension of further citations while Appellants worked towards compliance.

On June 18, 2025, a meeting was held with Appellants, Victor and Marina Aenlle, Sr. Planner Angela Chavez, and Sr. Code Enforcement Officer Patty Camacho. Sr. Planner Angela Chavez explained the planning requirements to Appellants, who stated they will continue to work on drawing plans for the application.

On July 28, 2025, an application was received for building permit BLD2025-01918 for the barn, but the application was deemed incomplete and, on August 7, 2025, an Incomplete Permit Application Letter was issued to Appellants. (Exhibit O.)

On July 29, 2025, Environmental Health Services lifted the boil water notice. The domestic water system, however, remains unpermitted.

On March 20, 2026, the fifth citation in the amount of $500 was issued via regular and certified mail. (Exhibit P.) An electronic copy, with attachments of the enclosures, was emailed to Appellants and their legal counsel. This citation is the subject of the present appeal. (Exhibit Q.)

Previously scheduled hearings for Thursday, June 18, 2026, and Thursday, August 20, 2026, were continued at the request of the appellant.

B. BASIS OF VIOLATION

The Property is developed with, among other structures, a single-family home, farmworker housing, communal living spaces, and a barn. Based on site inspections, County records, aerial images, and interviews, staff determined that this development occurred without permits.

Specifically, the unpermitted development consists of the construction of dwelling units, accessory structures, and the placement of a manufactured home. In addition, the main single-family dwelling unit located on the most eastern portion of the property, allegedly damaged by a fallen tree, was demolished and re-built without the required permits. Based on aerial imaging timeline, staff concluded that the single-family home was re-constructed between 2007 and 2008. Aerial images show the original dwelling in 2002 and 2003, however, by 2005, imagery revealed the dwelling had been reduced to its foundation.

The development on the Property was completed without a Building Permit (BLD), Coastal Development Permit (CDP), or Panned Agriculture District Permit (PAD), and was not reviewed or approved for compliance with the Fire Code.

In addition, the source of domestic water to the occupied structures located on the most western area of the Property is from untreated creek water diverted from San Vicente Creek. Based on the number of service connections served by the creek, this system would be classified as a State Small Water System (5-14 service connections), which under California Health and Safety Code, must be permitted by Environmental Health Services for regulatory oversight. Currently, there are no reviews or approvals by Environmental Health Services for septic systems, water wells, or domestic water systems.

As the County informed Appellants on September 27, 2024, and on multiple occasions thereafter, the development on the Property was completed without the required permits pursuant to Sections 9006 and 9121 of Division VII of the County of San Mateo Ordinance Code (Building Regulations); Section 11627.5 of the California Health and Safety Code, California Safe Drinking Water Act; Chapter 20B Section 6328 Coastal Development District and Chapter 21A Section 6350 Planned Agricultural District, of the San Mateo County Zoning Regulations. Those provisions provide as follows:

SMC ORDINANCE CODE 4873 BUILDING REGULATIONS SECTION 9006. PERMITS REQUIRED. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, parcel of land, manufactured home, mobile home, trailer, recreational vehicle or to erect install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the Building Official and obtain the required permit.

SMC ORDINANCE CODE 4873 FIRE CODE SECTION 9121 GENERAL REQUIREMENTS Nothing stating in this code shall relieve a property owner from obtaining appropriate permits required by law for improvements imposed under the provisions of this code, including but not limited to a coastal development permit for improvements in the coastal zone.

SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT PERMIT. Except as provided by Section 6328.5, any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the "CD" District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

SECTION 6353. USES PERMITTED SUBJECT TO THE ISSUANCE OF A PLANNED AGRICULTURAL PERMIT. The following uses are permitted in the PAD subject to the issuance of a Planned Agricultural Permit, which shall be issued in accordance with the criteria set forth in Section 6355 of this ordinance. Applications for Planned Agricultural Permits shall be made to the County Planning Commission and shall be considered in accordance with the procedures prescribed by the San Mateo County Zoning Ordinance for the issuance of use permits and shall be subject to the same fees prescribed therefore.

1. On Prime Agricultural Lands.

2. Single-family residences.

3. Farm labor housing.

HEALTH AND SAFETY CODE SECTION 11627.5 (n) "State small water system" means a system for the provision of piped water to the public for human consumption that serves at least 5, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year.

Responsible Party:

Appellants have owned the Property since May 7, 1998, including in 2024, 2025, and 2026, when the Notice of Violation and Administrative Citations were issued, and they remain the current property owners today. As the property owners, Appellants are responsible for the work performed or that exists on the property (even if the work was performed by tenants), including the unpermitted construction, alterations, and additions of buildings.

Confirmed Violation:

The violations were confirmed by multiple onsite inspections and via investigative research of the County's permit database, mapbook, digital reel (microfiche/film), aerial images and County Assessor's records.

Due Process:

The Planning and Building Department has followed the codified procedures to ensure due process for the recipients of the Notice of Violation and Administrative Citation.

Integrity of Permit Requirements:

Permit requirements ensure that the proper permits are obtained, ensuring that the construction and modification of structures comply with building codes and safety standards, which protect property owners and residents from structural failures. To ensure this protection, administrative fines are often necessary to provide an incentive for compliance.

Actions Necessary for Case Resolution:

In order to close the active code violation case, Appellants must bring the Property into a state of compliance by obtaining the required Coastal Development Permit, Planned Agriculture District Permit, and Building Permits; building permits must pass a final building inspection. If the Zoning Hearing Officer orders requirements by a set date and requirements are met on or before the set date, no additional fines will be issued, provided continued compliance.

APPEAL PROCEDURES

Section 1.40.090 of the County Ordinance Code allows any recipient of an administrative citation to request an appeal hearing to contest that there was a violation or that he or she is the responsible party by completing a Request for Hearing form and returning it to the County within 14 days from the date of the administrative citation. The Request for Hearing form shall include a brief statement of material facts supporting the appellant's claim that no violation occurred, or no penalties or other remedies shall be

imposed. In accordance with these procedures, Appellant filed a timely and complete appeal.

Section 1.40.120 regulates the Zoning Hearing Officer's decision and administrative order. The Zoning Hearing Officer shall only consider evidence that is relevant to whether the violation occurred and whether the person responsible has caused or maintained the violation on the date specified in the administrative citation. After considering all of the testimony and evidence submitted at the hearing, the Zoning Hearing Officer shall issue a written decision to uphold or cancel all or part of the administrative citation and shall list the reasons for that decision.

STAFF RECOMMENDATION

Staff recommends that the Zoning Hearing Officer deny the appeal and uphold the Administrative Citation. Staff requests that the decision issued by the Zoning Hearing Officer include an Administrative Order that Appellants apply for and obtain the necessary permits to resolve the violations by a set date.

ATTACHMENTS

A. Inspection photos from July 24, 2024
B. Inspection photos from September 9, 2024
C. San Mateo County Assessor's Records
D. Digital Reel (Microfiche/film)
E. Aerial Images
F. Notice of violation dated September 27, 2024
G. Inspection photos from December 4, 2024
H. Incomplete letter from Steve Monowitz dated December 11, 2024
I. Inspection photos from December 20, 2024
J. First Administrative Citation dated February 25, 2025
K. Second Administrative Citation dated March 17, 2025
L. Third Administrative Citation dated April 14, 2025
M. Fourth Administrative Citation dated May 1, 2025
N. Incomplete letter from Patty Camacho on May 22, 2025
O. Incomplete letter from Angela Chavez on August 7, 2025
P. Fifth Administrative Citation dated March 20, 2026
Q. Appeal and Request for Hearing
R. EHS Boil Water Notice
S. EHS Failure to Provide Potable Water Notice
T. EHS Property Records

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Trailer #1
Used to sleep
No Cooking

Utilities

Electrical Extension Cord used as permanent electrica.

Dilapidated structure use to be used for FLH
Tree fell on structure

Interior of dilapidated FLH structure

Carports with electrical wires hanging

Large deteriorated structure made of plywood

Interior of large deteriorated plywood structure has RVs



Deteriorated Electrical Extension Cord used in lieu of permanent electrical wiring

Deteriorated

Electrical Extension Cord used in lieu of permanent wiring

More electrical extension cords

Deteriorated plywood structure

View of Main Structure

Bedroom #1 Addition

Plywood ceiling

Hallway between rooms used as a bedroom without windows (no egress)

Master bedroom

Window in master bedroom

Bathroom #1



Bathroom
#2

Laundry room

Deteriorated Ceiling in Laundry room Plywood sinking in


Bathroom
#3
Mold, paint
chipping and
pealing,
dilapidated
ceiling,
and floor
lifting


Odor Eaters
Lubriderm
Advanced Therapy

Floor
Loose
tile


REFILL HAND SOAP
advanced clean
softsoap
Medicasso

Bathroom
#3
Ceiling

Bathroom
#3
Ceiling




LOREX

Structure used for
Storage
More electrical
extension cords


Dawn

Second dwelling unit

Bedroom #2



Bedroom
#3

Master bedroom

Master Bath

Bathroom #2

Laundry
room
WH

FLH
Entrance

Storage

RV used for cooking
Connected to
septic

Bedroom
Entrance


RICO
Baby Wipes
720
KIRKLAND
organic
coconut
water

Interior of RV

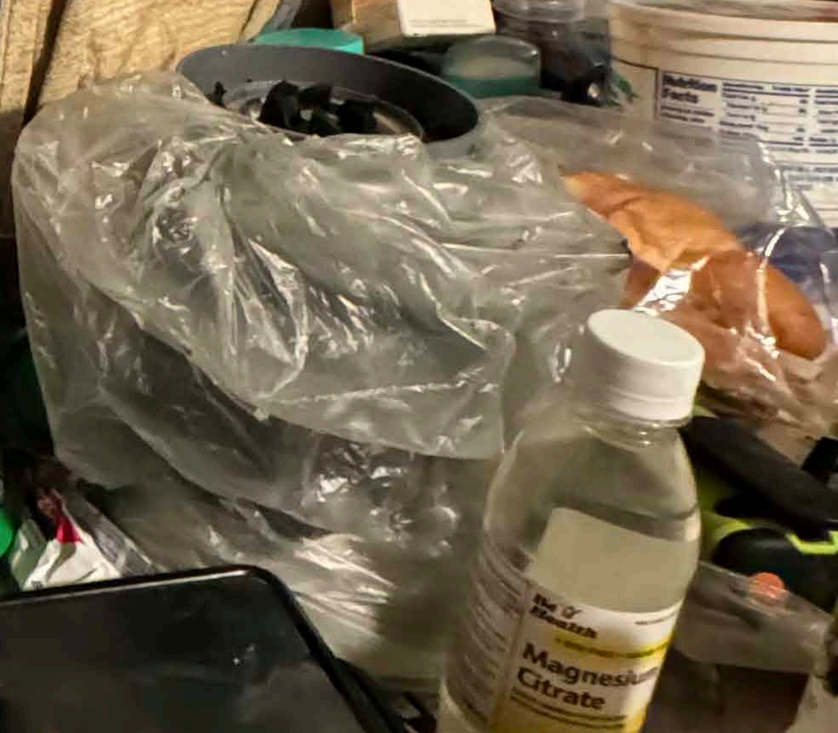
Interior RV



Interior RV


我投票了
I Voted
San Mateo County


Olive Garden


Magnesium Citrate


Pure
Baking Soda
30 DAYS
Pure
Baking Soda

Bedroom #1
Standing at
entrance


Bedroom #1

Bedroom #2

More electircal extension cords used in lieu of permanent electrical wiring

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B


Google Maps
#1
#1
#2
#3
Road into Property
#3
#2
San Vicente Creek
#4
#5
#5
Google
Imagery ©2024 Airbus, Map data ©2024
20 ft

Part 1 Zoom



03/08/2022

Contreras Farm



03/08/2022

2024-9-9 Western Portion of Property Owned by Victor Anelle:

Master Tenant Richard Henry yurtcloud@icloud.org

New gate installed at entrance to property with padlocks to enter.

RH has been a tenant for 50 years.

All units purchase water for drinking. All other water connections are from same source.

No permits found for anything on this portion of the property.

EHS took a water sample from Unit #1 – Blue House.

Living Units / Other	**Description and occupant**	**Required Corrections**	**Recommended Corrections**
#1 Blue House	Kendra (Lawyer) - 2bed/1 bath	Move the smoke detector from the living room to the office Install carbon monoxide detector	
#2 Home/Yurt Combination	Richard (Master tenant, plumber) - Bath, kitchen living room and yurt is the bedroom 1 bed/1 bath	Install smoke/carbon monoxide detector in yurt Install carbon monoxide detector in home	Replace/repair deck off of yurt
#3 Studio	Marina (Moss Beach Ranch ag employee) - Studio	Move the smoke detector 12 inches up the wall Install carbon monoxide detector	
#4 Two Airstreams	Kathy (Artist) – Airstream #1 =kitchen, eat-in Airstream #2 =bedroom, bathroom Outdoor shower, outdoor bathtub 2 sheds for storage		
#5 One Airstream	Nicole (Sysco) – Airstream = kitchen, living, sleeping Outdoor bathroom 1 shed for storage	Install smoke/carbon monoxide detector Replace garden hose with PEX	
Gate at entrance to property	New gate with padlocks	Knox Box for CalFire access	Costal Development Permit (CDP)
Geodesic Dome	Pottery Studio		
Space by Dome	Pottery kiln (building fell during storm)		
Barn	3 horses		Confined Animal Permit required for 5 or more horses on property OR Confined Animal Exemption

Tiny Home and Bath/kitchen trailer	Vacant – was occupied by son		
Traveler Trailers	Used when guests visit		
Pond	Water is pumped to gardens		


Unit #1


Sep 9, 2024 at 11:41:47 AM
Power line runs through this tree


Sep 9, 2024 at 11:31:24 AM


Sep 9, 2024 at 11:31:27 AM


Sep 9, 2024 at 11:31:30 AM


Sep 9, 2024 at 11:32:28 AM


Sep 9, 2024 at 11:32:31 AM

Sep 9, 2024 at 11:32:33 AM

Needs a smoke detector in office



Sep 9, 2024 at 11:32:38 AM

Needs a carbon monoxide detector in hallway

Sep 9, 2024 at 11:33:00 AM


Sep 9, 2024 at 11:35:18 AM

Sep 9, 2024 at 11:36:22 AM


Sep 9, 2024 at 11:36:25 AM


Sep 9, 2024 at 11:39:43 AM


Sep 9, 2024 at 11:40:08 AM
Power line running through tree in front of Unit #1


Power pole behind
Unit #2


Unit #2


Sep 9, 2024 at 11:45:27 AM
Yurt "bedroom" in Unit #2


Sep 9, 2024 at 11:45:38 AM


Sep 9, 2024 at 11:45:55 AM


Sep 9, 2024 at 11:48:36 AM


Deck between Unit #2 house and yurt needs to be repaired
Sep 9 2024 at 11:49:45 AM

Sep 9, 2024 at 11:49:48 AM




Creek is here


Communal space


Sep 9, 2024 at 11:52
Tiny Home
Kitchen/Bath


1300 Park S
Sep 9, 2024 a
11 52:52 AM
Stage backs up to creek


1300 Park St
Sep 9, 2024 at 11:53:43 AM
Tiny Home


Tiny Home Kitchen


Tiny Home
Bathroom


2024 at 11:58:28 AM
Water hooked up by hose


Sep 9, 2024 at 11:57:00 AM


Sep 9, 2024 at 11:57:25 AM
Traveler trailers
are not occupied


Sep 9, 2024 at 11:57:29 AM


Sep 9, 2024 at 11:57:38 AM
Pond




Sep 9, 2024 at 4:59:19 AM


Sun 9, 2024 at 11:58:22 AM
Connections by pond






Tiny Home


Communal Space


1300 Park St
Sep 9, 2024 at 11:59:5


Horse Barn


Unoccupied
Airstream




Richard's shop


Richard's office














Unit #3


at 12:01:09 PM


Sep 9, 2024 at 12:02:53 PM
Smoke detector needs to be moved up and carbon monoxide installed


Sep 9, 2024 at 12:06:17 PM
Unit #3 breaker box


Sep 9, 2024 at 12:06:22 PM




Unit #4


Bed/bath


Outdoor shower
Kitchen Airstream








Sep 9, 2024


Sep 9, 2024 at 12:28:04 PM




Unit #4 kitchen propane hookups
Sep 9 2024 at 12:22:47PM


Pottery studio


kiln


94019
Sep 9, 2024 at 12:27:31 PM
Kiln propane tank


Sep 9 2021 at 12:27:39 PM


Unit #5
Bathroom






Unit #5 propane hookups


Sep 9, 2021 at 12:37:17


Creek from Unit #5


94019
Sep 9, 2024 at 12:32:25 PM
Unit #5 storage


Unused greenhouse

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

RESIDENTIAL APPRAISAL RECORD

YEAR BUILT: 19____ EST. ☐ — 19

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REMARKS: SEE UNSECURED FILE FOR LOADER'S ACCOUNT OF $10,000 IMPS VALUE

1 – CLASS
Special ☐ Standard ☐
Owner ☐ Spec ☐ Tract ☐

2 – USE TYPE
Double ☐ Single ☐
Triplex ☐ Duplex ☐
Rms.__ B.R.__ Sup.__ Ba.__

3 – ARCHITECTURE
Rustic ☐ Convontional ☐
Modorn ☐ Old ☐

4 – STORIES
1 & B ☐ 1 ☐
Up ☐ Down ☐ 2 ☐
Limited ☐ Dual Quality ☐
3 ☐ 2 & B ☐
Attic F & S ☐ Finish ☐

5 – ROOF
Shingles: Comp. ☐ Wood ☐
T & G ☐ Shk-Hvy ☐ Med. ☐
Flat ☐ Hip ☐ Gable ☐
Pitch ½+ ☐ Dormers ☐

6 – EXTERIOR & TRIM
Wood ☐ Stucco ☐
Trim - Brick ☐ Wood ☐
Wn. Bay ☐ Stone ☐

7 – BASEMENT – None ☐
Pit ☐ Full ☐ Ptl. ☐
Excavated ☐ Grade ☐
Fin.Rm. ☐ Apt. ☐ Gar. ☐
Unf.___ @ $ ___
Fin.___ @ $ ___

8 – GARAGE – Stalls | 1 | 2 | 3
Doors
Auto Control
Carport ☐ Walls
S.R.Walls
Det. ☐ Rm/O ☐ Loft/O ☐
Roof___ Ext.___ Fl.___
___ @ $ ___

9 – INTERIOR Std. ☐
Above Std. ☐ Sub.Std. ☐

10 – FLOORS | 1 | 2 | B | E
Hardwood
Carpet
Plywood
Softwood
Vinyl
Linoleum
Concrete
Asphalt Tile
Flg.Sh.-Tile
Trzo.Orx.Mrbl.
Type: Slab ☐ Joist ☐
Settling: Minor ☐ Maj. ☐

11 – INTERIOR FINISH
Plaster ☐ S.R. ☐
W.Bd. ☐ Cloth ☐ Pa. ☐
Stn. ☐ Gl.Dr. ☐ Pnl. ☐
Acou.S.R. ☐ Exp.BM. ☐
Unfinished @ ___
Cracks Minor ☐ Maj. ☐

12 – HEAT
Gravity ☐ CFHA ☐
Frnco: Floor ☐ Wall ☐
Bsbd. ☐ Radiant ☐
Oil ☐ LPG ☐ Gas ☐
Floor ☐ Ceiling ☐
Steam ☐ Water ☐ Elect ☐
A.C. ☐ ___

13 – FIREPLS. | 1 | 2 | 3
Chimneys
Openings
Stories
R.Hearths
B.BQ ☐ Stone ☐ Brick ☐
Marble ☐ Metal F.P. ☐

14 – KITCHEN & CABINETS
Metal ☐ Paint ☐ Veneer ☐
Tops: Tile ☐ Plastic ☐
Splash: Ptl. ☐ Full ☐
Pantry ☐ Serv. Porch ☐
Original ☐ Rmdl. 19___

15 – ROOMS | 1 | 2 | B
Living
Dining
Breakfast
Kitchen
Family
Bedroom
Den
Library
Sun Room
Laundry
PowderRoom

16 – PLBG. | 1 | 2 | B
Tub Bath (3F)
Shower Head
Glass Encl.
S. Shower Ex.
Glass Door
Lav.Extra (1F)
W.C. Ex (1F)
S.S. Bath (2F)
½ Bath (2F)
Kit.Sink (1F)
Bar Sink (1F)
Ldy Tray (1F)
Wash Cn. (1F)
W.Heater (1F)
Rough In
Total Fixt.
Original ☐ Rmdl. 19___

17 – BATH FINISH
Ti.Wsct ___ Ove. Tub ___
Floor: Ti ___ Vinyl ___
Shwr.Walls Ti & Gl ___ Ti ___
Fbr.Gl ___ Metal ___
Partn ☐ Mirrors ☐ Van ☐
Snkn.Tub ☐ Pvt.Gdn. ☐

18 – BUILT-IN APPLIANCES
Slide In ☐ Drop In ☐ Range Top ☐
Oven Broiler ☐ Double Oven ☐ Oven ☐ 2 Ovens ☐
Dishwasher ☐ Disposal ☐ Hood & Fan ☐ Fan ☐

Quality Rating	A	G	E
R.T.–O-H & F 1			
R.T.–D/O-H & F 2			
R.T.–O-H & F-Dispos 3			
R.T.–D/O-H & F-D 4			
R.T.–O-H&F-D-D.W. 5			
R.T.–D/O-H&F-D.D.W. 6			

Electric ☐ Gas ☐
Grdl. ☐ BBQ ☐ Mxr. ☐
Cen.Vac ☐ R/Intrcm ☐
Warm.O. ☐ Rfdg. ☐
Water Soft ☐ Frzr. ☐
Comb.Appl.Unit ☐
Bath – Htr. ☐ Fan ☐

Deduct Appl. Group ___
Appliances: Plus___ Minus___ Net___

19 – BUILT-INS MISCELLANEOUS AND EXCEPTIONAL
Headings – – – Liv. ☐ Bed. ☐ Kit. ☐ Ba. ☐
Ceilings ☐ Glass ☐ Light ☐ Mill Work ☐ Walls ☐
Misc.B.I. Total ___

20 – RESIDENCE COMPUTATION

Story		Factor		Cost
1.___	@	$___	=	
2.___	@	$___	=	
___	@	$___	=	
Total___	@	$___	=	$___

ADJUSTMENTS	Plus	Minus
Corners		
Roof		
Floors		
Heat		
Fireplaces		
Plumbing		
Appliances		
Misc. B.I.		
Porches		
Decks – Balconys		
Sub Totals		

Total Adj.–Plus or Minus $___
Total $___ Per @ = $___

21 CONSTRUCTION DESCRIPTION & RENT REMARKS
4/3/68 – Reappraised as at owners request.
Manager at 6600 Folsom Dr. informed Value of
Gas Fired Ag Torch (F) 500 Pipeline MC
Patio Cover (F) 400 Block Chain D' Link
to RP. 25 Acres ? Tenant Leas. Torello
Addition 2 Apt Sts. Lease expires Yrly. Rn
3 Apt Sts. McDonald pays $70.00 for Duplex
Sts.

22 – RATING (E-G-A-F-P)

COND.	ARCH. ATTR.	ENG. PLAN	CON-FORM	STORAGE CABN'TS.	SP. CLOS.	WORK-MNSHIP	Appli-ances	Elect. Fix.	Fire-Place	Plumb-ing

App'l Year	Year Built	Actual Age	Physical Rating Adj.	Econ. Adj.	Effective Year	Remain. Life	Table	% Good
	MAJ. TRACT	Func.						

23 – PARCEL 036-300-060-5
Name TORELLO
Address
City Code Area 87-33
Cross Sts.
Sub HALF MOON BAY COMPANY District
Lot PTN 22-23-24-25 N-TYE78 Block
Acreage 350 AC MOL.
Location of Imps.

Sheet #1 of 6 Sheets

24 – CODES – RESIDENCE

Rm.	Sty.	Misc	Area	Age

Primary (Use) 45
MULTI APZ

Unit	Rm.	Misc	Age	Type

25 – ASSESSED

Yr.	Land	Imps
68	9205 X	
		225 X
69	9525 X	
70	6745 X	
71	8915 X	
78	16210	500

26 – APPRAISAL RECORD SEE MARGIN

Date	Appr	ASSN'T Yr.	Land	Imps.	Total
4/3/68	Ahern	68	32100	900	33000
5/25/78	MFC	78-79	64830	2000	66830
8-17-82	Tarpy	82-83	49508	1020	50528
2-11-82	Tarpy	82-83	43036	1020	44056

27 – VALUE ESTIMATE – COST APPROACH

	Cost	%	Value
Residence (2)			900
Basement			
Finish Basement			
Garage			
Outbuildings			
Yard Improvements			
Swimming Pool			
Total RCNLD	See #21		900
Equalizing Factor			
Total			
Review			

SAN MATEO COUNTY 65-10M

CONSTRUCTION RECORD

28-BLDG.PERMIT	Date	Amount	Description

29 – APPRAISED Date	Appr.	NET CHANGE Liv. Area sq.ft.	Appr'd Val.

30 – DATE & INITIALS			
Call	2	3	4
U.C.			
NOH			
Notice		2nd	
DO NOT CALL BACK BEFORE			
N.O.H. Days			
Res. Phone			
Bus. Phone			

36 – LAND VALUATION

1. RATINGS: Neighborhood
2. Street Parcel
3. BASE LOT VALUE $
4. Plottage Subdividable
5. METHOD: Front Foot $
6. Sq.Ft. $ Acre Site
7. DESCRIPTION and
8. or MODIFYING FACTORS

9. Description	Base Lot	Parcel	Factor
10. SIZE Actual			
11. SIZE Rating			
12. SHAPE			
13. CONTOUR			
14. SLOPE			
15. USABILITY			
16. VIEW			
17. STABILITY			
18. R. WALLS			
19. LANDSCAPE			
20. UTILITIES			
21. NUISANCES			
22. EASEMENTS			
23. BONDS			

24.
25.
26. NET Adjustment ±
27. Site or Interim Adj.
28. VALUE Adjusted

31 – MISCELLANEOUS STRUCTURES

Description	Yr. Built	Cls.	Fndn.	Ext.	Roof	Flr.	Plbg.	Int.	Cond.
	1								
	2								
	3								
	4								
	5								
	6								

Remarks

32 – OUTBUILDINGS VALUE ESTIMATE

	Area	Factor	Total	%	Value
1					
2					
3					
4					
5					
6					
Total Outbuildings					

33 – SWIMMING POOL 19

Size or Area	Value
x	
Heat	
Ladder	
Diving Board	
Slides	
Electric Run	
Gas Run	
Filter House	
Total	

Pool Remarks

34 – YARD IMPROVEMENTS

Description	Quan.	Factor	Value
Concrete			
Asphalt			
Stone			
Brick			
Lighting			
Steps			
Walls			
Fences			
Gates			
Sprinkler			
Sheds			
Greenhouses			
Lath Houses			
Patio Covers			
Total			

37 – LAND REMARKS

35 – SCALE 1" = ' CLASS CORNERS

38 – GENERAL REMARKS

39 – MARKET ANALYSIS

40 – Date	Transfer No.	Typ.	Indicated Price	Con.	Ratio	Grantee	Remarks

35 – AREA COMPUTATION

x =
x =
x =
x =
x =

OWNER - LAND 348-2378

TORELLO, ROBERT NORMAN - "TORELLO RANCH"

UNSECURED

MISC. ACREAGE, IMPROVED OR UNIMPROVED ☐

APT-ZONED LAND, UNIMPROVED ☐

RURAL ☐

PARCEL 036-300-01.0-

SHEET 4 OF 6

NAME LOADER, MAURICE G Bus Pr Acc TOO 5811-01N

85 PHONE 728-5878

USE CODE 45

LOCATION R.D. BOX 114 TIMNATH, OR 97498 ACRES

CODE AREA

LEGAL DESCRIPTION (CRANSTON) CRK RD 2 mi E

ZONING

1966

PROPERTY CHARACTERISTICS			ASSESSED					
PHYSICAL	UTILITIES		YR	LAND	IMPS	YR	LAND	IMPS
ACCESS	ELECTRICITY	PERCOLATION TEST	'80		2601X			
	GAS							
TOPOGRAPHY	TELEPHONE							
	WATER							
	SEWER							

METHOD-OF-VALUATION

AUTO-SI

SEE SECURED FILE 036-500-060 FOR TORELLO, IMP VALUES.

'75 BASE YR. COST EST. 9680 X 1.0612 = 10,272 FCV FOR '79

ROUND TO $10,000 X 1.0404 = $10,404 FCV FOR 1980. LEASEHOLD

COMMON LAW MADE 9-10-80. C.V.S.

10-9-89 OWNER OF LAND, TORELLO, TOOK OVER IMPS (HAVING PAID TENANT IN '88) MADE SITE INSP THIS DATE. OUTSIDE APPEARANCE SATISFACTORY. INSIDE HAS FEELING OF AN INEXPERIENCED-DO-IT-YOURSELF QUALITY OF CONST. SUBSTANDARD CEILING (7'), PANELING OVER STUD WALLS - NO INSULATION - WALLS BEND TO THE TOUCH. OWNER SPOKE OF EXPOSED WIRING WITH CEILING FIXTURES - SOME EVIDENCE STILL NOTICEABLE EVEN AFTER REPAIRS. WINDOWS PREVIOUSLY JUST TACKED IN PLACE - REPAIRS HAVE PUT TRIM & FINISH AROUND ALL WINDOWS TO REDUCE DRAFT. WOULD AGREE TO RURAL CL D-3.00

J CARLTON

APPRAISAL RECORD				
DATE	APPR.	LAND	IMPS	TOTAL
FEB. '82	LUCERO		10,404 X	
9/10/80	SAVELLS		10,404	10,404

LAND VALUATION

LAND SIZE:

ACRES

SQ. FT.

LAND VALUE PER:

$ PER ACRE

$ PER SQ. FT.

TOTAL LAND VALUATION

CURRENT PLANNING: (County, City, Coastal Commission, etc.)

NOTES:

SALES INFORMATION:

115-7

SMCA-210-RP-4/84

UNSECURED

DID NOT SEE INTERIOR - ESTIMATED BY L. 8-29-80 C.A.S.

DESCRIPTION OF IMPROVEMENTS

10-9-89

1—CLASS D-3	7—EXTERIOR		11—FL. COVER	1	2	B	15—HEAT — AC		19—KIT. CABS.		
	Wd. Fr.	X	Hdw.				CFHA	Grav	Paint	Metal	
2—DESIGN TYPE	Conc. Blk.		Pine				Wall	Fl	Ven. X		
Detach X			Carpet	X			Rad	Bsbd	Tops		
Attach	Stc.		Lino.	X					Tile	Plas. X	
Semi-Detach	Wood	X	Vin.				Gas	Elec.	Splash		
	Shg. ALUMINUM		Asp. Tile						Full	Ptl. X	
3—ARCHITECT	SASH WINDOWS		Conc.				16—BATHS	No.	20—APPLIANCES		
Mod.	Br. Ven.						Tub Bath	1	Av.	Gd.	Exc.
Convent.	Stn. Ven.						S.S. Bath		Rng. Top		
RUSTIC CABIN	Wd. Trim		12—FIREPLACE				½ Bath		Drop In R&O		
4—STORIES			Br. Open						Sl. In R&O		
Number 1	8—ROOF		St. Open				Total		Oven 1	2	
Dual Qual.	Flat	½ Pit	W.D. STOVE			1	S.S. Extra		Double Oven		
Down	Wd.Shg.	Comp.	Chimney				Powder Room				
Attic	M.Shk.	H.Shk.	1 Story No.			1			Hd & Fan		
5—FOUNDATION	T&G	Roll X	2 Story No.				17—BATH FIN.		Disposal		
Raised Conc.							Finish	Tile	Plas.	Dishwash.	
Conc. Slab			Avg. X	Gd.	Exc.		Wain			Intercom.	
CONC. PIERS X	9—INTERIOR						Vanity		X	Cent. Vac.	
6—GARAGE	S.R. X	Pl.	13—ELEC. FIX.				Shower		X		
Att. Det.	Hdw. Panel		Fair	Avg.			Floor		LINO		
Bsmt.	FIRTEX	X	Gd.	Exc.							
Stalls No.	WOOD TEX	X					18—MISC. ITEMS		21—SUPP. ROOMS		
	10—CEILING		14—BASEMENT				Item	Cost	Sun Room		
Finish	S.R. X	Pl.	Gr.	Fin. Rm.					Ldry. Room		
Stor. Area	Acou. Tile		Pit.	Excav.					Breakfast		
Rm. Over	Exp. Beam		Apt.						Sleep. Porch		
Carport	FIRTEX WOOD										

J C RESIDENTIAL UNIT APPRAISAL RECORD

LIVING ROOM 1	ZONING	A.P.N. 036-280-060-5	
DINING ROOM	WIDTH		
KITCHEN 1	DEPTH	FLD. INSP. DATE 8-29-80	2-78 6799
FAMILY ROOM	SQ. FT. ACTUAL	EMPLOYEE NO. 9070	
NO. OF BDR. 4		YR. BLT. EST. 1930	
DEN LIBRARY	SQ. FT. USABLE	DESIGN TYPE 01-D	
SUPP. ROOMS		USE CODE 01	
TOTAL ROOMS 6	ACRES	EFFECTIVE YEAR 1940	YOUTH ADDITIONS
NO. OF BATHS 1		DEPR. TABLE 017	

25—TOTAL PROPERTY SUMMARY

ASSESSMENT YEAR	19___	19___	19___
Appraiser			
Date			
R.C.N.			
R.C.N.L.D.			
Land Value			
Summation			
Date of Sale			
Indicated Sale Price			
Net Sales Price			
Market Data Indicator			
TOTAL PROPERTY			
Total Property Value			
Land Value			
Improvement Value			
Personal Property Value			

1975-BASE YEAR 23—COST SUMMARY COST ESTIMATE - 3890 OF 80

Story	Area	Factor	%	Cost	% Good	R.C.N.L.D.
1	1330	11.55		15,362	63	9680
2						
Basement						
Fin. Bsmt						
Additives Total						

RESIDENCE TOTAL

Item	Area	Factor	Cost	% Good	R.C.N.L.D.
Garage					
Flatwork					
Fence					
Misc.Struct.					
M.C.P	141 - 50 = 91				
Spec. Imps.					
Sub Total					
Pool					
Dock					
TOTAL IMP. VALUE			15,360	63	9680

AREA COMP.
18 X 28 = 518
2 X 24 = 60
21 X 36 = 756
1334

30—CONSTRUCTION RECORD

Bldg. Permit	Date	Amount	Description

APPRAISAL REPORT ASSESSOR'S OFFICE SAN MATEO COUNTY, CALIFORNIA

VOL. CODE No. APPRAISER DATE APPRAISED OCCUPIED

36-300-06
36-300-07

OWNER Carlo Torello et al

TRACT HMB Colony

LOTS ~~72,73,74,76,77,78~~ BLOCK
~~79,80,81,84,85 & S 16' of Lot~~ 70

LOT BLOCK

ACREAGE ~~6.415 Ac±~~ 060-5
(1/5 Int) 36-300-~~04~~

LOCATION OF IMPROVEMENTS ON PROPERTY

STORIES USE
1 SFD

NO. OF ROOMS

EXTERIOR WALL FINISH CONDITION

ROOF PITCH CONDITION

FOUNDATION
CONCRETE

CONSTRUCTION
WOOD FRAME

BASEMENT EXCAVATED ☐ GRADE LEVEL ☐

GARAGE X DOORS

WALLS ROOF FLOOR

YEAR BUILT NEW ☐ GOOD ☐ MEDIUM ☐ POOR ☐

FUNCTIONAL AND ECONOMIC DEFECTS (.725)

OUTBUILDINGS

LOT SIZE ZONING APPRAISED
$

REMARKS This is a 1/5 assessment from values derived on sheet 2 of 3 of 36-300-012
12-18-63 Kiddoo

BE #114 8/1/66 REDUCED LAND TO $2680

DISTRICT #114

SEE PARCEL
36-300-012
(REMARKS)

KEEP ATTACHED
WITH 36-300-012

NO. ST.

VALUE ESTIMATE—COST APPROACH—EQUALIZING FACTORS

BUILDING			COST	%GOOD	VALUE
SQ. FT. @ $					
BASEMENT " " " "					
GARAGE " " " "					
" " " "					
" " " "					
" " " "					
" " " "					
" " " "	x	2	1550	99	1535
TOTAL			775		

APPRAISER'S OPINION OF MARKET PRICE OBTAINABLE FOR PROPERTY $

ADDITIONS
B. P. No. DATE AMOUNT $ FOR

Keep For Reference Only
4/3/67 Flum

SALES

IMPROVEMENTS APPR.	IMPROVEMENTS ASSD.	PERSONAL APPR.	PERSONAL ASSD.	LAND APPR.	LAND ASSD.
775	310				2378
1525 @	380	X			3655 (52)
				66	5360
				BE 66	2680
				67	8240

Sheet #2 INTERIOR OF 6 Sheets

TRIM—PINE CONDITION

FLOORS—HDW CONDITION

WALLS & WAINSCOTS CONDITION

CEILINGS CONDITION

BATHS—No. FLOORS

WAINSCOTING WALLS

PLUMBING FIXTURES No.

SHOWERS

LIGHTING FIXTURES WIRING

HEATING

WATER HEATER

FIREPLACES

BUILT-IN FEATURES

RENTALS

APPRAISAL REPORT— ASSESSOR'S OFFICE— SAN MATEO COUNTY, CALIFORNIA

VOL. 9 CODE No. 65-10 APPRAISER R.E. L.B. DATE APPRAISED 9/29/52 OCCUPIED

OWNER

TRACT H M B COLONY Amended Plat

LOT S 72-73-74-77 BLOCK
17-28-29-30-31-34-85 AND
LOT S 10' OF LOT 70 BLOCK
of Half Moon Bay Colony 22.15 ACS MDL
ACREAGE 0605
(4/5 Int.) 36-300-012

LOCATION OF IMPROVEMENTS ON PROPERTY

SEE SHEET # 3

STORIES USE. 1 44

NO. OF ROOMS

EXTERIOR WALL FINISH CONDITION

ROOF PITCH CONDITION

FOUNDATION CONCRETE

CONSTRUCTION WOOD FRAME

BASEMENT EXCAVATED ☐ GRADE LEVEL ☐

GARAGE X DOORS

WALLS ROOF FLOOR

YEAR BUILT NEW ☐ GOOD ☐ MEDIUM ☐ POOR ☐

FUNCTIONAL AND ECONOMIC DEFECTS (20)

OUTBUILDINGS

LOT SIZE ZONING APPRAISED $

REMARKS R-1 THESE BLDGS
UNDER ASSESSED OR SOME
BLDGS WOODESCRIPTION
DIFF PRIOR TO '52 9/26/52
AMD TO PP. 10/1/52 LB
Assessment for '64 ($1240) is 4/5 of total fr sheet 2 of 3
Other 1/5 is ass'd to 36-300-011 12-18-63 Kibler

SEE REVERSE

VIA ALAMO ST, VINTONDALE OFF SUNSHINE VALLEY RD MOSS BEACH

NO. ST.

VALUE ESTIMATE—COST APPROACH—EQUALIZING FACTORS

		COST	%GOOD	VALUE
BUILDING SQ. FT. @ $				
BASEMENT " " "				
GARAGE " " "				
" " "				
" " "				
" " "				
" " "				
" " "	X V -	7738	975	7544
TOTAL		3861		

APPRAISER'S OPINION OF MARKET PRICE OBTAINABLE FOR PROPERTY $

ADDITIONS
B. P. No. DATE AMOUNT $ FOR No App. Prior to 9-25-52

No SHEET Sheet-2-X-6-16-53 Rec'd Cos

REAPP AT THE REQUEST OF WM TORELLO 9/24/58 LB

BLDGS (E-1) (A) & (F) FOUND TO HAVE NO

VALUE FOR '59 ASSMNT REDUCED

ACCORDINGLY FOR '59 L.B.

SALES 1963 = REVERTED TABAR INTS TO LANDOWNER 11-22-63 ZC

Keep For Reference only

41/48 Flam

LAND VALUE $ 7550 (6)

IMPROVEMENTS 2700 59 3200-55 $ 3850-64

PERSONAL PROPERTY $

ASSESSED	LAND	IMPROVEMENTS	PERSONAL PROPERTY
VALUE	14 615-65		
21440	9550	12406	
11470	7810	3660 1080 59	1510 65 X
32960			

INTERIOR SHEET 3 - 6 SHEETS

TRIM CONDITION
PINE

FLOORS CONDITION
HARDWOOD

WALLS CONDITION

CEILINGS CONDITION

BATHS—No. FLOORS
WAINSCOTING WALLS

PLUMBING FIXTURES No.

SHOWERS

LIGHTING FIXTURES WIRING

HEATING

WATER HEATER

FIREPLACES

BUILT-IN FEATURES

RENTALS

SEE SHEET # 5 FOR LOCATION OF IMPS

ITEM #2 BEYOND THE FIRST FARM LABOR HOUSING COMPLEX, YOU BEAR LEFT + TAKE ROAD TO A SECOND COMPLEX. YOU'LL FIND COUPLE OF SMALL MOBILE HOMES W/ FRAME ADDNS (NO VALUE)

FOUND ADDNS 10-9-89 NOTED DX

REMARKS: SEVERE SHED & DISPROPORTIONATE SQUARE FOOTAGE TO MAIN DWELLING NOT SHOWN OR VALUED -

INFORMATION AS TO OWNERSHIP OF IMPS FROM MR CARLO TORELLO & TENANTS - 10/9/89

ITEM #1 NO VALUE 9/24/58 LB -

THIS FIRST RES IS OFF TO YOUR RIGHT AS YOU NEAR BOTTOM OF THE ROAD LEADING DOWN TO THE TORELLO PROP. + JUST BEFORE YOU COME TO SOME FARM LABOR HOUSING -

10-9-89 MADE EXT INSP OF VARIOUS IMPS ALL ABOUT PARCEL W/ MRS TORELLO. WAS ABLE TO VERIFY THE TWO RES' WE STILL ARE VALUING ON THE ROLL + THE ADD'N OF THE RES FORMERLY OWNED BY MAURICE LOHDER.

036-300-060

YOU COME UP TO THIS RES FROM THIS DIRECTION

OUT TO PARCEL 036-300-07

4/3/68 Flinn

INSTEAD OF TURNING TO VIEW ITEM #2, YOU CONTINUE STRAIGHT TO A GATE + BEYOND IT YOU COME TO ITEM #3

VIEW FROM FRONT GATE

NO VALUE 4/3/68 Flinn

FOUND ADDED FEB-78 L.L.

PP MAURICE LOHDER 4/3/68 Flinn

NO VALUE 9/24/58 LB

(A) & (B) R.P. TO: JOAN TABAR MONTARA CALIF

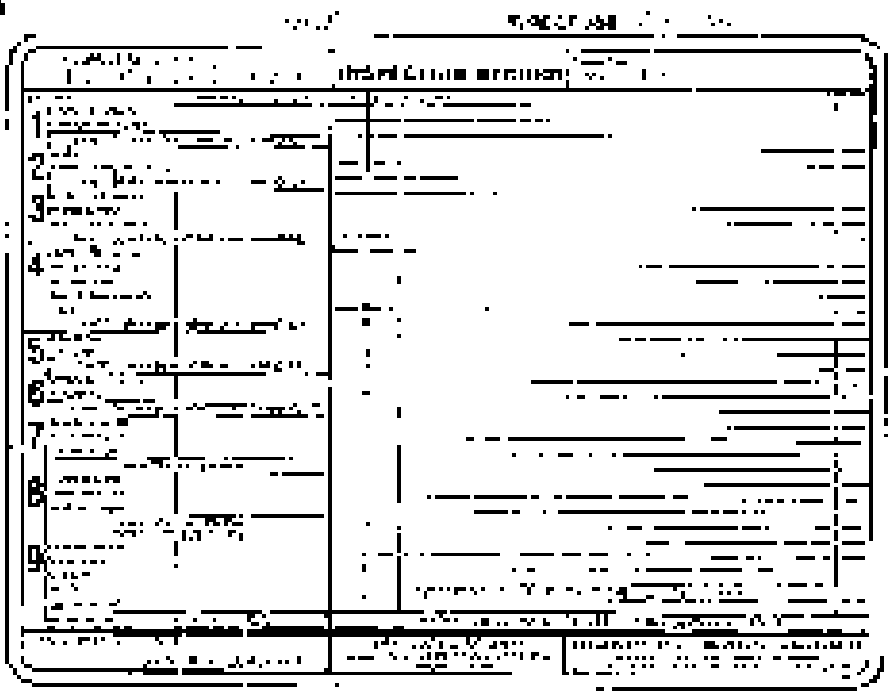
(C) & (C-1) R.P. TO: HERMAN COHEN MONTARA CALIF

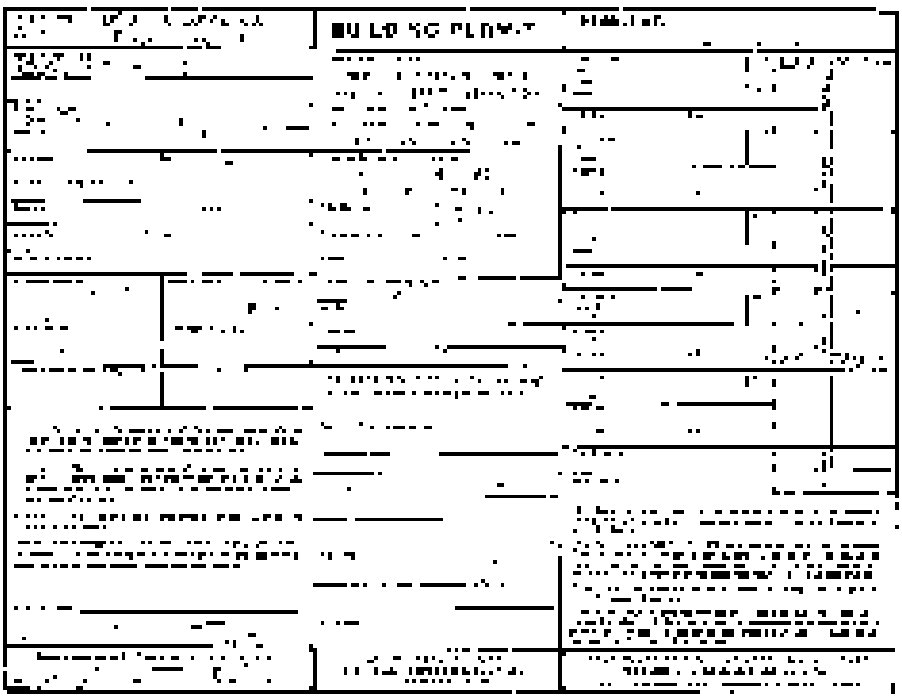
(D) ~~R.P. TO: MAURICE LOHDER~~ BUS. DIV. ACCT NO-20 5811-01 N MONTARA CALIF

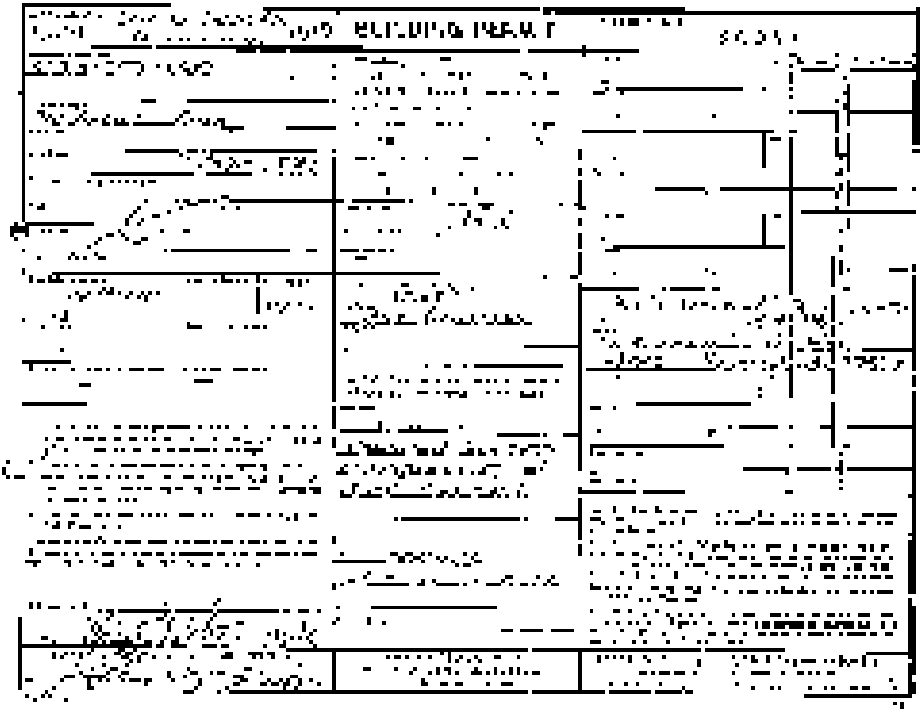
RECLAIMED BY LAND PLANNER '88

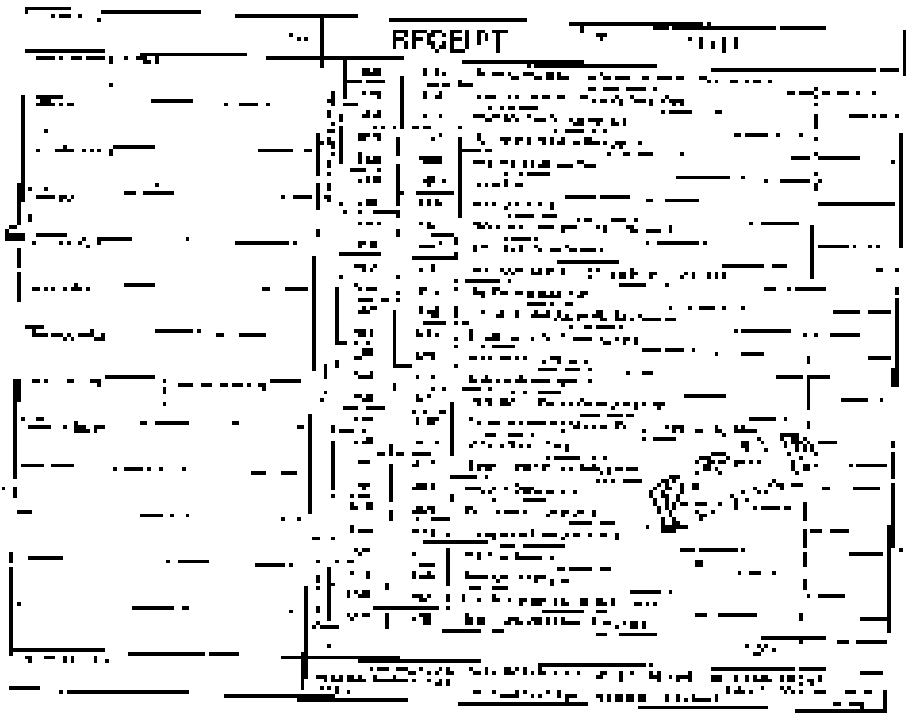
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D








RECEIPT

Inspection Record

San Mateo County

Planning and Building

[illegible]

[illegible]

[illegible]

San Mateo County

Planning and Building Division

NEGATIVE DECLARATION

NEGATIVE DECLARATION

San Mateo County

San Mateo County

Planning and Building Division

APPLICATION FOR PERMIT

Case No.



Payment Receipt

Receipt #

Customer Number

Name

Address

Payment Details

Planning and Building Division

Application for Building Permit

File Prevention

Fire Protection

Plan Review Requirements Category: Building Plan

Date of Report: [illegible] Reviewed by: [illegible]

Name: [illegible]

Address: [illegible]

City, State: [illegible]

Plan Number: [illegible] Job #: [illegible]

Job Name: [illegible]

Job Address: [illegible] Valuation: [illegible]

☐ Approved The plans you have submitted for review have been approved. This approval is based on the information and/or specifications provided and does not relieve you from any obligation to meet all applicable codes and standards. Please note that you must comply with all applicable codes and standards. Please contact us if you have any questions or if you would like to discuss any of the requirements.

☒ Approved Subject to The plans you have submitted for review have been approved subject to the following conditions. These conditions must be met before the project can be approved. Please contact us if you have any questions or if you would like to discuss any of the requirements. Please note that you must comply with all applicable codes and standards.

☐ Disapproved The plans you have submitted for review are disapproved. The plans do not comply with the applicable codes and standards. Please contact us if you have any questions or if you would like to discuss any of the requirements. Please note that you must comply with all applicable codes and standards.

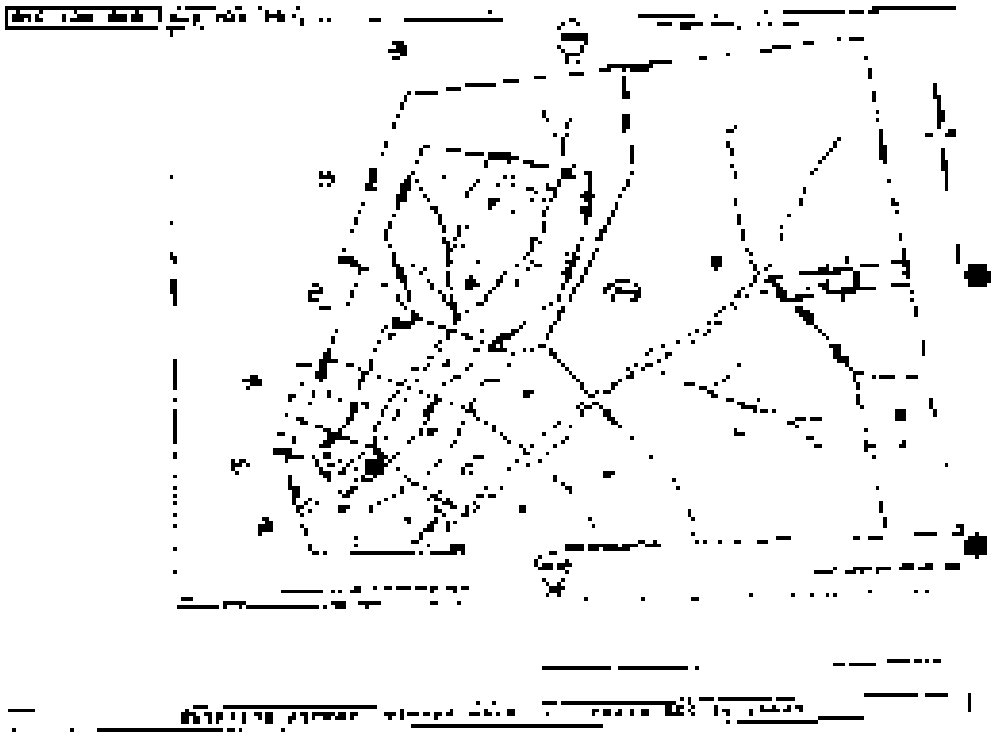
Reviewed by:		Date:		Fire Inspector ID:
Approved:	Denied	Phone:		

HMB

FPD

INSPECTION RECORD

San Mateo County



[redacted]



San Mateo County

Application for Building Permit

San Mateo County

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Anelle Property - APN: 036-300-060



03/02/2022 - 05/03/2022

Anelle Property Map of Parts 1-5



03/02/2022 - 05/03/2022

Aerials of Property in Parts 1-5
Years 2006-2022 (2024 Farm Labor Inspection)

	Part 1 – Richard Henry	**Aerial Photos**
#1 Blue House	Kendra (Lawyer) - 2bed/1 bath	2006
#2 Barn by Blue House		2022 (unable to get a good view prior)
#3 Home/Yurt Combination	Richard (Master tenant, plumber) - Bath, kitchen living room and yurt is the bedroom 1 bed/1 bath	2006
#4 Studio	Marina (Moss Beach Ranch ag employee) - Studio	2006
#5 Two Airstreams	Kathy (Artist) – Airstream #1 =kitchen, eat-in Airstream #2 =bedroom, bathroom Outdoor shower, outdoor bathtub 2 sheds for storage	2006
#6 One Airstream	Nicole (Sysco) – Airstream = kitchen, living, sleeping Outdoor bathroom 1 shed for storage	2022
#7 Geodesic Dome	Pottery Studio	2006
#8 Structure by Dome	Pottery kiln (building fell during storm)	2009 2024 - dilapidated
#9 Barn	3 horses	2014
#10 Tiny Home and Bath/kitchen trailer	Vacant – was occupied by son	2014
#11 Small trailer	Richard Henry's office	2006
#12 Traveler Trailers	Used when guests visit	2022
#13 Pond	Water is pumped to gardens	2006
#14 Greenhouse		2014
#15 Propane Tank		2007
#16 Vacant Airstream	vacant	2022
Gate at entrance to property	New gate with padlocks	2024

	Part 2 – Victor Anelle	2022 Excessive amounts of vehicles
#1 Structure 1		2006 2015 addition
#2 Structure 2		2006 2015 addition 2022 addition
#3 Structure 3 (next to Greenhouse)		2006
#4 Greenhouse		2006 2015 dilapidated
#5 Structure in Circular Area		2022
	Part 3 – Jesus Contreras	
#1 Main House	Jesus and his family	2006 2019 additions 2022 additions
#2 South Structure		2006 2022 dilapidated
#3 Small Barn		2006
#4 New Barn Westside		2022
	Part 4 – Mayra Contreras	
#1 Main House	Mayra and her family	2006
#2 Farm Labor Housing	Vacant	2006 2022 dilapidated
#3 Covered Trailers	Vacant	2006 2024 vacant
#4 Barns on Southside of Road		2022 barns
#6 Trailer on Southside		2015
	Part 5 – Victor Anelle	
#1 Main House		April 2007
#2 House #2		2006 2007 improvements
#3 South Barn		2006

#4 Small stable by South Barn		2022
#5 Horses - 3		2022
#6 North Barn (closest to house)		2006
#7 Corral with structure		2006 2022 structure is gone
#8 Structure 2 at corral		2008
#9 Barn at Corral		2011
#10 Grading	VIO2007 mitigated with PLN2008	2008

Part 1

	Part 1 – Richard Henry	Aerial Photos
#1 Blue House	Kendra (Lawyer) - 2bed/1 bath	2006
#2 Barn by Blue House		2022 (unable to get a good view prior)
#3 Home/Yurt Combination	Richard (Master tenant, plumber) - Bath, kitchen living room and yurt is the bedroom 1 bed/1 bath	2006
#4 Studio	Marina (Moss Beach Ranch ag employee) - Studio	2006
#5 Two Airstreams	Kathy (Artist) – Airstream #1 =kitchen, eat-in Airstream #2 =bedroom, bathroom Outdoor shower, outdoor bathtub 2 sheds for storage	2006
#6 One Airstream	Nicole (Sysco) – Airstream = kitchen, living, sleeping Outdoor bathroom 1 shed for storage	2022
#7 Geodesic Dome	Pottery Studio	2006
#8 Structure by Dome	Pottery kiln (building fell during storm)	2009 2024 - dilapidated
#9 Barn	3 horses	2014
#10 Tiny Home and Bath/kitchen trailer	Vacant – was occupied by son	2014
#11 Small trailer	Richard Henry's office	2006
#12 Traveler Trailers	Used when guests visit	2022
#13 Pond	Water is pumped to gardens	2006
#14 Greenhouse		2014
#15 Propane Tank		2007
#16 Vacant Airstream	vacant	2022
Gate at entrance to property	New gate with padlocks	2024

Part 1 - 1996

Untitled Map
Write a description for your map.

Legend

1

2

3

Google Earth

Part 1 - 2006 Aerial



05/13/2006

Part 1 - 2007



04/26/2007

Part 1 - 2009



04/05/2009

Part 1 - 2014



02/16/2014

Part 1 - 2022



03/08/2022

Part 1 - 2022



03/08/2022

Part 2

	Part 2 – Victor Anelle	2022 Excessive amounts of vehicles
#1 Structure 1		2006 2015 addition
#2 Structure 2		2006 2015 addition 2022 addition
#3 Structure 3 (next to Greenhouse)		2006
#4 Greenhouse		2006 2015 dilapidated
#5 Structure in Circular Area		2022

Untitled Map

Write a description for your map

Parts 2 and 3 - 1996

Legend

3

2

Google Earth

Part 2 - 2006



05/12/2006

Part 2 - 2015



07/24/2015

Part 2 - 2022



03/08/2022

Part 3

	Part 3 – Jesus Contreras	
#1 Main House	Jesus and his family	2006 2019 additions 2022 additions
#2 South Structure		2006 2022 dilapidated
#3 Small Barn		2006
#4 New Barn Westside		2022

Part 3 - 2006



05/12/2006

Part 3 - 2014



02/16/2014

Part 3 - 2022



03/02/2022 - 05/03/2022

Part 4

	Part 4 – Mayra Contreras	
#1 Main House	Mayra and her family	2006
#2 Farm Labor Housing	Vacant in 2024	2006 2022 dilapidated
#3 Covered Trailers	Vacant in 2024	2006 2024 vacant
#4 Barns on Southside of Road		2022
#5 Trailer on Southside	Vacant in 2024	2015

Part 4 - 2006



05/12/2006

Part 4 - 2022



03/02/2022 - 05/03/2022

Part 4 - 2015



07/24/2015

Part 4 - 2022



03/02/2022 - 05/03/2022

Part 5

	Part 5 – Victor Anelle	
#1 Main House		April 2007
#2 House #2		2006 2007 improvements
#3 South Barn		2006
#4 Small stable by South Barn		2022
#5 Horses - 3		2022
#6 North Barn (closest to house)		2006
#7 Corral with structure		2006 2022 structure is gone
#8 Structure 2 at corral		2008
#9 Barn at Corral		2011
#10 Grading	VIO2007 mitigated with PLN2008	2008

Untitled Map

Write a description for your map

Part 5 - 1996

Legend

5

Google Earth

N

Part 5 - 2006



05/12/2006

Part 5 - 2007



04/23/2007

Part 5 - 2008



05/01/2008

Part 5 - 2011



09/26/2011

Part 5 - 2022



03/08/2022

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

September 27, 2024

Victor Aenlle
PO Box 2051
Burlingame, CA 94011-2051

SUBJECT: **NOTICE OF VIOLATION** regarding unpermitted development on Assessor Parcel Number 036-300-060 (File No. VIO2024-00192)

Victor Aenlle:

This Notice of Violation is being issued following two inspections of your property identified as Assessor's Parcel Number 036-300-060 (**"Property"**) and extensive review of historical Property data.

The first relevant inspection of the Property occurred on July 24, 2024, with the consent of your tenants, as part of the County's Farm Labor Housing Task Force, which has inspected over 100 farms and ranches in the unincorporated area since January 2023. That first inspection revealed threats to life, health, and safety so severe that a number of occupants were prohibited from returning to their units/living spaces. The second relevant inspection occurred on September 9, 2024, with the consent of your tenant, and revealed a number of unpermitted structures used for residential purposes. In addition to the two physical inspections of the Property, staff has reviewed our permit database, mapbook, digital reel (microfiche/film), aerial imaging, and Assessor records.

We have discovered a number of significant violations, as described in this Notice. The violations include, without limitation, the unpermitted construction and/or placement of over 30 structures and trailers on the Property, at least nine (9) of which are being used for residential purposes. (The structures and trailers are identified in the attached aerial images and are referred to in this Notice collectively as the **"Development"**.) In light of the substantial health and safety risks posed by these violations, prompt action is required to avoid the escalation of enforcement action by the County.

1. Violations of Coastal Development Permit Requirements

Your Property is located in the California Coastal Zone and the County's Coastal Development zoning district. Development in this area requires a coastal development permit (CDP) unless exempt from the requirement by the California Coastal Act and the San Mateo County Local Coastal Program (LCP). Based on a thorough review of the County data sources described above, we have concluded that the Development on your Property was undertaken without the required CDPs and without regard to resource protection provisions of the LCP.

2. Violations of Planned Agricultural District

Your Property is also within the Planned Agricultural District (PAD), which limits the type, location, and intensity of non-agricultural development, and requires a PAD permit for uses not associated with agriculture. We have also concluded that the identified Development was undertaken without the required PAD permits and without regard to PAD standards.

3. Violations of Building and Fire Code Requirements

We have been unable to find any records documenting that the Development received required building permits and/or was reviewed by for compliance with fire code requirements. The resulting health and safety risks associated with the Development have been exacerbated by the recent unpermitted installation of a locked steel gate that blocks emergency access to the Property by first responders, which occurred at some point between the two inspections conducted on your Property.

4. Violations of Health and Safety Codes

There is a similar lack of documentation regarding the review and approvals required by the Environmental Health Services Division (**"Environmental Health"**) for septic systems, water wells, and domestic water systems throughout the Property. In addition, during the two inspections of the Property, Environmental Health collected water samples (from the eastern Contreras housing and western portion of the Property north of San Vicente Creek) that tested positive for total coliform bacteria and E. coli bacteria, in violation of primary drinking water standards, California Health & Safety Code, and County Ordinance 4.64 (Water Supply Systems) and 4.68 (Wells).

It was also reported to Environmental Health that the source of the domestic water to the structures in western portion of the Property is from untreated creek water, diverted from San Vicente Creek. Based on the number of service connections served by the creek source in the western area of the Property, this system would be classified as a State Small Water System (5 to 14 service connections), which, under California Health & Safety Code, must be permitted with Environmental Health for regulatory oversight.

REQUIRED ABATEMENT ACTIONS

The following actions are required to abate the above-described violations:

*Within **5 days** of the date of this Notice*

- Remove the locks from the gate recently installed at the entrance of the Property and keep the gate unlocked unless and until a locking system approved by County Fire is installed.

- Contact Senior Code Compliance Officer Patty Camacho to arrange for a full inspection of the Property by various County Departments/Divisions, including Environmental Health.

*Within **30 days** of the date of this Notice*

- Complete said inspection.

- Submit any evidence you may have that the required permits described above were obtained and/or that certain structures predate permit requirements.

- Meet with Planning and Building staff to discuss the permit application process required to potentially legalize the structures and materials placed on the Property without the necessary permits.

- Meet with Environmental Health staff to discuss the permit application process required to remove or attempt to legalize all septic systems, wells, and domestic water systems on the Property without the necessary permits.

*Within **60 days** of the date of this Notice*

- Initiate the removal of all Development that cannot be made to conform to applicable codes and regulations, as determined during your meeting and follow up interactions with Planning and Building staff. This includes submitting demolition permit applications where necessary, and commencing removal of any Development for which a demolition permit is not required.

- Submit the applications and required attachments for the planning permits required to retain any of portion of the Development that could be legalized (e.g., CDP and PAD permit applications) and diligently pursue these permits.[1]

- Submit any permit applications and required attachments to Environmental Health toward removal or legalizing of any septic systems, wells, and water systems, and diligently pursue these permits.

[1] Diligently pursue means submitting all required information and addressing additional information requests within 30 days unless an alternative timeframe is agreed to by the Planning and Building Director.

*Within **90 days** of the date of this Notice*

- Complete the removal of the unpermitted Development that is not subject of the above permit applications or otherwise determined to be allowed to remain unless an alternative timeline for removal is approved by the Director.

Failure to comply with the above abatement requirements may result in administrative fines/penalties in addition to other enforcement remedies available to the County.

Please note that, should any tenants be displaced from the Property due to enforcement activities, you, as the Property owner, would be responsible for paying such tenants relocation benefits pursuant to Chapter 3.108 of the County's Ordinance Code (Property Owner Obligations with Respect to Tenants Displaced from Unsafe or Substandard Units), a copy of which is enclosed for your convenience. Violation of Chapter 3.108 constitutes an infraction.

As stated above, in order to initiate the process to correct these violations you must contact Senior Code Compliance Officer Patty Camacho (PPCamacho@smcgov.org or (650) 363-7833) ***within 5 days*** of this letter (i.e., ***by close of business on Wednesday, October 2, 2024***) to arrange for an inspection of the areas and structures not previously inspected. To allow for access by first responders in the event of an emergency, you must also remove the locks from the entry gate as soon as possible, and no later than ***by close of business on October 2***. The gate must remain unlocked until such a time that a locking system approved by the County Fire Marshall is installed.

Sincerely,

Steve Monowitz
Director of Planning and Building

cc: Heather Forshey, Director of Environmental Health
Jo Ginsberg, California Coastal Commission North Central District Code Enforcement

Encl.: Photographs identifying Development; Chapter 3.108

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G




12/04/2024 10:52


12/04/2024 10:52


12/04/2024 10:59


12/04/2024 11:00





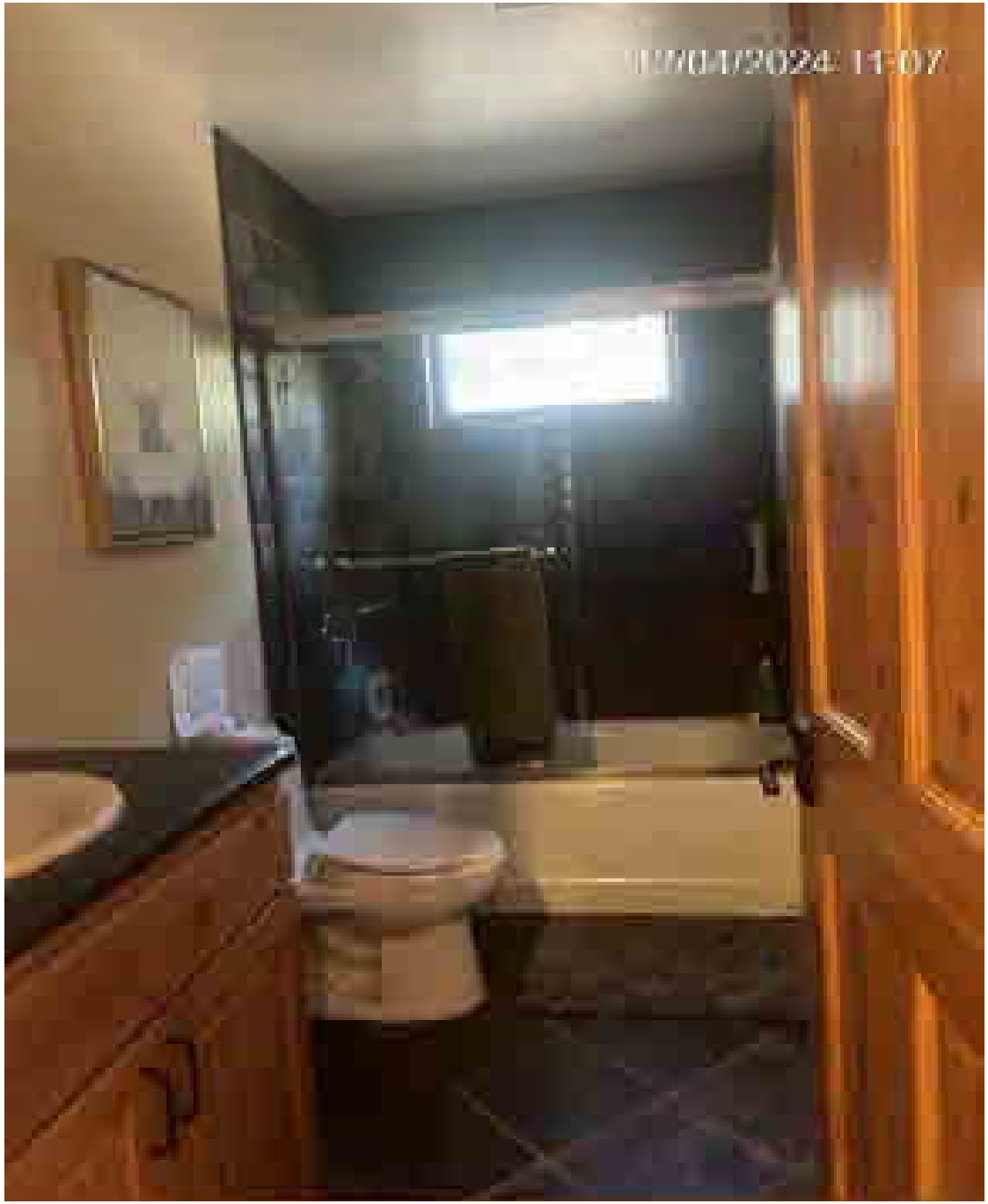



12/04/2024 11:15


12/04/2024 11:15


12/01/2024 11:14


12/04/2024


07/01/2024 11:07




12/04/2024 11:08


/04/2024 11:08

024 11:08
Dryer


12/04/2024 11:09


12/04/2024 11:38


04/2024 11:21


12/04/2024 11:21


12/04/2024 11:22


12/04/2024


12/04/2024 11:31




12/04/2020 11:31




12/04/2024 11:37


12/04/2024 11:41


12/01/2024 11:39


12/04/2024


12/04/2024 11:39

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

COUNTY of SAN MATEO
PLANNING AND BUILDING

[illegible]
Redwood City, CA 94063
(650) 363-4161
[illegible]

September 11, 2025

Mark Hoeslop, C+S Development Group
600 California Blvd, Suite 201 C
Burlingame, CA 94002

SUBJECT: Incomplete Permit Application Submitted in Response to VIO2024-00102
Regarding APN 036-220-010

Dear Mr. Hoeslop

While your efforts to address the violations described by the Notice of Violation (NOV) posted by the owner of the above referenced property (Property) on September 27, 2024, are appreciated your aforementioned submittal to date is insufficient and many of the necessary abatement actions have not been adequately implemented. As a result, we have rejected the requested permits and recommend the actions listed below. Your continued cooperation and diligence in addressing these requirements is essential to avoid further escalation of enforcement action.

1. *Violation: Unpermitted installation of new locked gate at entrance to Property*

Initial requirement: Remove the locks from the gate and provide a key or other means of access to the Property and keep the gate unlocked during business hours or a locking system approved by County Fire and Cal Fire.

Revised deadline: October 2, 2025

The submitted application indicates that the owner intends to install a locking system that complies with County Fire requirements, and that the gate has been and would remain unlocked during business hours. No update has been provided regarding the status of the locking system and the

presence to keep the gate unlocked is not an acceptable compliance solution. In addition, your recently submitted permit application did not include a request to retain the gate.

Outstanding requirements: Provide evidence that a drainage system acceptable to County Fire has been installed by December 20, 2024, and supplement your submitted permit application to include the request to retain the gate in accordance with the timeline described below.

2. *Violation: Lack of required permits for all the other development that has occurred on the property*

Initial requirements:

- Conduct staff by October 2, 2024, to arrange for an inspection of all developed portions of the Property not recently inspected and complete those inspections by October 27, 2024.
- Submit evidence that permits for work previously determined not to require historical review or that document the development occurred prior to the establishment of permitting requirements by October 27, 2024.
- Meet with Planning and Building personnel to discuss potential next steps in the permit application process by October 27, 2024.
- Initiate the process of removing the unpermitted development that was not identified in the permit applications by October 27, including the submittal of demolition applications for all structures to be removed.
- Submit the permit applications required to legalize the existing new construction proposed to remain by November 27, 2024.
- Complete the removal of the unpermitted development that is not included in the required permit applications and is otherwise determined to be allowed to remain based on its historical presence or the issuance of prior permits by December 27, 2024, unless an alternative timeline for removal is approved by the Director.

Current status:

- Inspections – To date, staff has inspected the portions of the Property leased by Mr. Hawshaw and Mr. Tortorici, as well as the portion of the owner's personal residence and those that have only recently been given permission to inspect the portions of the Property not leased by owners on which numerous vehicles are stored and on which we recently learned that there is another residential structure currently inhabited by persons described as guests of the owner. An inspection of this portion of the property is scheduled for December 20, 2024.
- Historical evidence – Although you have submitted certain materials that indicate the presence of some structures on the Property, these materials are insufficient to establish that the structures predate permit requirements. Given the statements that have been made about the historical nature of the structures, it is surprising that no photographs or documentation establishing the approximate dates of construction have been provided.

without such evidence we will continue to rely on the aforementioned construction
[illegible] in the attachment by the NOV.

- Prior permits – the prior permitting activities that have been identified in the Coastal Development Permit Exemption 5-06-[illegible] and Plan 2002 for the basement to the owner's residence, and a Building Permit application for the basement was abandoned and never completed or issued.
- Limitation of permitting process – the only applications submitted to date are a new building permit application for the basement and demolition for a SFR and Building Permit for what has been described as the repair and remodel of a pre-existing main house. These applications were inadequate to address the totality of the violations on the Property, and did not bring the information and application fees needed to allow for their processing. These active items are described in greater detail below.
- Removal of unpermitted development – that does not require permit approvals and are not the subject of current permit applications – may require removal of the unpermitted structures, unless an after-the-fact application has been submitted.

Next steps:

- Inspections – the inspection of the portion of the property where the owner's agents are legally required to be on December 20, 2024 – is there are any additional areas of the Property that we are not currently aware of, such areas must be shown to us during the inspection.
- Pending and/or prior permits – although the deadline for submitting such information has passed, we will consider any such documentation that can be provided. Unless and until such evidence is received, we will continue to proceed with our understanding that the structures and development on the Property were installed and/or substantially altered after the permit requirements were established.
- Initiation and completion of permit application process – all of the required building permit applications and supplemental information, and all applicable fees must be submitted by January 31, 2025.

    - Density dwelling application

A condition determining the allowable types and intensity of development that can be permitted on the Property is the completion of a Density Analysis. This application requires a map that accurately depicts each of the features of the Property, as described by the application form.

    - Complete [illegible] site plan as required by the [illegible] of structures and uses to remain and to be removed, [illegible]

Regarding the existing unpermitted uses and development on the Property as a whole, accordingly, it is essential to provide [illegible] and photographic evidence to [illegible] of existing and non-

on the Property, in comparison to a conceptual description of the uses and structures to remain, and those that will be abandoned/demolished. The type and density of development to remain may not exceed that which is allowed by the number of density units allocated to the Property, as determined by the Density Analysis.

In addition to density controls, the type and density of development allowed on the Property is limited by a Wetlands Act control. The provisions of this section must also be considered in the preparation of the site plan.

It is also essential that you consult with applicable fire code requirements in order to ensure emergency access, and you are strongly encouraged to consult with County Fire in the preparation of the site plan.

- Demolition and restoration plan, accompanied by demolition permit application

A building permit is required for the demolition of all structures on the Property that will be removed. Although no permit is required to remove things like trees, vehicles, and stored materials, it is important to identify what and how these items will be removed, as well as how the ground cover and vegetation will be restored so they do not present hazards or become overgrown by invasive species.

- *New PDR or Coastal Development Permit application and electronic copies of the building plans for the home*

The previously approved Coastal Development Exemption (CDX) for the barn expired due to the nature and complexity of the building permit process. As a result, a new application is required. The regulations governing the issuance of CDP exemptions establish criteria based on criteria such as the use served by the barn and access to the barn from the road and/or any new driveway. Thus, the findings of the technical studies identified below must be considered to determine whether the barn qualifies for a CDX or requires a CDP.

If pending the building permit application that has been submitted, the photographs of the barn previously provided by the Applicant have become different from the current barn, electronic versions of these plans will need to be submitted to show planning approved changes to the barn.

- *CDP and Planned Development Permit (PDP), permit application, and building plans for the new house*

The CDP application will require the following technical studies, unless the Applicant requests a waiver of any of these requirements because the property was rebuilt after a natural disaster or there is an approved major remodel project. Specifically, they have asserted that a falling tree caused "substantial damage to the pre-existing house." Per our review of historic images from 2016, it appears that the prior structure may have existed at this location with some modifications

to foundation. That the rebuilding of any legal nonconforming structure would not result in any additional encroachments that exceed 50% of the value of the cost of the structure to reconstruct a structure which is out of compliance with all relevant standards at the time of the request.

Regarding the claim that the home was destroyed by a natural disaster, it is unclear from the application if the applicant would be willing to accept a condition of approval which would require the home to be rebuilt in accordance with the current code requirements. The current code requires that the floor area, height, and bulk of the rebuilt structure does not exceed that which existed prior to the destruction, among other things. Similarly, the expansion for repair and maintenance of legal uses states that the repair shall not result in any additional nonconformity or expansion of the structure.

Due to our current inability to confirm whether or not the home was previously legal and the extent to which it was damaged or destroyed, as well as that any replacement shall not increase the size or change the location of the original structure, a complete CUP application is required. If you disagree with this conclusion, please provide documentation that the existing home was legally established.

Currently, it cannot be established that the ADU complies with requirements, a PAD permit application will also be required. This is because the property is located in the Primary Agricultural zoning district and that would allow development in accordance with those that require a PAD permit.

The building permit applications submitted for the main and secondary dwellings were processed and they received approvals and were issued. Plans which met all applicable codes and standards for building dwellings that comply with current code requirements will be required. However, it may be in your interest to begin preparation of these plans, so that you, the property owner, and the builder can assess which, if any, portions of the original house remain and which portions have been added and which, if any, modifications will be necessary to comply with current code requirements.

- CUP and PAD applications are also required for all other non-agricultural structures and uses that are proposed to remain on the Property. The only one of these apparent that is proposed to remain is the main house, barn, and any other structures and uses that are not associated with agriculture. The appropriate level of environmental review required by the California Quality Act (CEQA) can be determined once the applicant has provided the requested information.

- Technical studies required for accompanying applications for certain developments

Due to the extensive information that must be submitted with a Coastal Development Permit application, there may not be enough time to

Soils/Geotechnical Report

A soils report is needed to determine if there are any soil conditions or geologic hazards that should have been considered as part of the design and construction of the structures on the property, and to identify any structural or soil actions required to ensure the safety and integrity of the structures.

It should also be noted that, according to the data shown on the County's Geographic Information System, most, if not all, of the developable portion of the property is located on prime agricultural soils. The LCP regulations limit the type of uses allowed on prime soils. This should be considered in the development of the site plan that will document what is proposed to remain and what will be removed. If you so desire, the soils report can evaluate whether the soils at a particular location be developed/graded. Such documentation will be needed to ensure any structures and uses that are not otherwise allowed on prime soils

Biological Report

A significant concern regarding the structures and barn are their proximity to San Vicente Creek. The Local Coastal Program (LCP) requires that all structures be at least 50 feet away from the limit of the riparian vegetation along the creek. Please refer to the type of uses allowed in this buffer area. A biological assessment is required to determine if the structures comply with this requirement. It is not clear from the current condition, but according to the applicant, the structures were built/placed on the site before 1970. Historical images during this time period show a much greater coverage of riparian vegetation which appears to have been substantially removed without the required permits.

In addition to addressing riparian setbacks, the biological report must evaluate if there are any other sensitive habitats within the boundary of the site (current and historical). Riparian habitats are known to support the San Francisco Garter Snake and California Red-Legged Frog, both of which are listed species. The presence or absence of these or other rare or unique plant and animal species will need to be documented by the biological report, and recommendations to avoid and mitigate impacts to such areas must be provided.

Historical/Archaeological Report

Based on the questions that have been made regarding the age of the main house on the site, a review of the historical nature and significance of this and any other structures that are over 50 years old must be conducted. There is also the potential for archaeological and cultural resources to exist

or the soils. According to a qualified professional most owners in the public hall should resources may have occurred starting during the construction and establishment of the structures and to the property owners during the demolition and removal of structures and uses that will be eliminated. In the event of the potential disturbance to historical, archaeological, and/or cultural resources, avoidance and mitigation measures must be identified.

Flood Hazard Area Issues

According to the County's GIS, some of the structures and uses on the properties are located within Flood Hazard Zone A, as designated by FEMA. Because there is no established base flood elevation (BFE) for Zone A, any proposal to retain the structures and uses in the area will need to be accompanied by plans and documentation prepared by a qualified engineer, in accordance with FEMA criteria, that determine the BFE and show how each of the structures and uses will be protected to comply

3. *Water Supply and Wastewater Disposal Violations*

As identified by the NOV, there is a history of permit from Environmental Health (EH) for the water systems and wastewater system installations, and among other potential problems there are back-to-back exceedances of the water systems that exceed drinking water standards. Immediately address the bacteria problem and report compliance, as described by the recent letters to you (most recent by the Property Owner of Environmental Health. Those letters dated December 6, 2024, and indicate the actions these problems. The site visit on was not met, and the health of residents on the farm that rely on these water sources continue to be at risk. As a result, it is essential that you take immediate action to correct the problem, and that you schedule a time for EH to collect samples to confirm that the problem has been solved by **December 18, 2024.**

Regarding the water supply and wastewater systems that have been developed and that are proposed to remain, realize that EH staff has reviewed and given preliminary approval of these system designs as submitted in conjunction with the permit applications identified above.

* * * * * *

Your continued cooperation in addressing these outstanding violations is appreciated and necessary to avoid further legal action by the County. The most important and immediate step that must be taken is to address the water supply violations identified above, and to have EH staff confirm that these problems have been solved prior to December 18, 2024. Failure to do so will result in the posting of red tags on the residential units that rely on these water sources. The next steps will be to provide evidence that a public system acceptable to County EH has been installed on the entry gate by December 20, 2024, permit submittals to be finalized for December 31, 2024, and obtain the required applications and documents as described above by January 31, 2025. Please let us know as soon as possible if you would like to meet to discuss

a specific schedule for December 20th or in earlier days to provide a better estimate for inspection. I would appreciate being kept informed of your client's progress in addressing these matters and am available to answer any questions you may have.

Sincerely,

Steve Mikorski
Planning and Building Director

cc: Pat Sheldon, Fire Marshall
Greg Simms, Environmental Health

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I




















Contreras Farm
MOSS BEACH, CA
SAN MATEO COUNTY
We are the growers
of what we sell here.
Vita-Pakt
WARNING
AVISO

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT J

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122 Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

February 25, 2025

Victor Aenlle
PO Box 2051
Burlingame, CA 94011-2051

SUBJECT: **Citation** regarding unpermitted development on Assessor Parcel Number 036-300-060 (File No. VIO2024-00192)

First Citation $100.00
Current Total Due for All unpaid Citations Issued for This/These Violation(s): $100

Victor Aenlle:

This citation is being issued to you as a result of your failure to meet the updated deadlines provided in the letter sent to you and your attorney, Mr. Haesloop, dated December 11, 2024. The Notice of Violation dated September 27, 2024 (**"Notice of Violation"**) listed the violations and corrective actions required for the property identified as Assessor's Parcel Number 036-300-060 (**"Property"**).

The Notice of Violation set November 26, 2024 as the deadline to apply for the permits to legalize the unpermitted development that has occurred on the Property, and December 25, 2024 as the deadline to complete the removal of all unpermitted development that is not subject of the required permit applications or otherwise determined to be allowed to remain unless an alternative timeline for removal is approved by the Planning and Building Director (**"Director"**).

On November 27, 2024, you submitted incomplete applications for the barn and main house located on the Property. In response, on December 11, 2024, the Director detailed in an eight-page letter the deficiencies of these applications, documented the additional materials required, and established January 31, 2025 as the new deadline to submit these materials. The update Mr. Haesloop provided to the Director by email dated January 27, 2025 failed to meet the relevant requirements. Therefore, as noted in the Director's email response to Mr. Haesloop dated January 31, 2025, we are initiating the citation process.

Consistent with standard practice, and as explained in detail below, additional citations will be issued every 14 days until all outstanding violations are resolved. The next citation issued will be for $200 and the third and all subsequent citations will be for $500. Please be aware that, pursuant to County Ordinance Code, each day each violation on the Property (of which there are many) continues to exist is subject to a separate citation and associated penalty.

The nature of the violations that exist on the Property, and that provide the basis for this citation, were identified in the Notice of Violation and are summarized as follows:

FAILURE TO OBTAIN COASTAL DEVELOPMENT PERMIT

The Property is located in the California Coastal Zone and the County's Coastal Development zoning district. Development in this area requires a coastal development permit (CDP) unless exempt from the requirement by the California Coastal Act and the San Mateo County Local Coastal Program (LCP). (*See* San Mateo County Zoning Reg. 6328.4.) Based on a thorough review of County data sources as detailed in the Notice of Violation, we have concluded that the identified development on the Property was undertaken without the required CDPs and without regard to resource protection provisions of the LCP.

FAILURE TO OBTAIN PLANNED AGRICULTURAL PERMIT.

The Property is also located within the Planned Agricultural District (PAD), which limits the type, location, and intensity of non-agricultural development, and requires a PAD permit for uses not associated with agriculture. (*See* Zoning Reg. 6353.) We have also concluded that the identified development was undertaken without the required PAD permits and without regard to PAD standards.

FAILURE TO OBTAIN BUILDING, FIRE, AND ENVIROMENTAL HEALTH PERMITS.

We have been unable to find any records documenting that the identified development on the Property received required building permits and/or was reviewed/approved for compliance with applicable Fire Code requirements. (*See e.g.* San Mateo County Building Regs. 9003, 9005; 9120, *et seq*.)

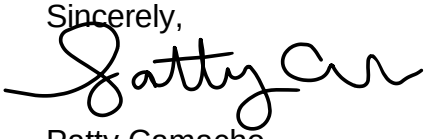
There is a similar lack of documentation regarding the review and approvals required by the Environmental Health Services Division for septic systems, water wells, and domestic water systems throughout the Property. (*See* Cal. Health & Saf. Code, § 116275.)

It was also reported to Environmental Health Services Division that the source of the domestic water to the structures in the western portion of the Property is from untreated creek water, diverted from San Vicente Creek. Based on the number of service connections served by the creek source in the western area of the Property, this system would be classified as a State Small Water System (5 to 14 service connections), which, under California Health & Safety Code, must be permitted with Environmental Health Services Division for regulatory oversight.

* * * * * *

To rectify these violations and avoid additional fines you must submit all the materials identified in the Director's letter of December 11, 2024, ***by March 11, 2025***. We are available to address any questions you may have about this citation, and to work with you on a timeline that is both achievable and that recognizes the urgency of the situation, given the health, safety, and environmental impacts involved. Please contact me if you would like to arrange for a meeting to discuss these matters further.

Sincerely,



Patty Camacho
Senior Code Compliance Officer

cc: Heather Forshey, Director of Environmental Health
Jo Ginsberg, California Costal Commission North Central District Code Enforcement
Pat Griffin, Fire Marshall

IMPORTANT INFORMATION-READ CAREFULLY

Administrative Citation: The San Mateo County Ordinance Code Section 1.40.010 provides for the issuance of administrative citations for violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulations. There are three levels of citations that can be issued progressively for a violation. The fines, as indicated on the front of the citation, are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same San Mateo County Ordinance Code Section(s) within 12 months. These citations may be issued each day the violations(s) exist.

How to Pay Penalty: The penalty shall be paid within fourteen (14) days from the date of the administrative citation, the amount of the penalty is indicated on the front of the administrative citation. You may pay by mail or in person at the Planning and Building Department Located at 455 County Center, 2nd floor, Redwood City, CA 94063. Payments can be made by Visa, Master Card, personal check, cashiers' check, or money order payable to San Mateo County. Please write the CASE # on your check or money order. Please follow the instruction to ensure proper processing of your payment.

Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation that is the subject of the administrative citation, nor shall it bar further enforcement action by the County of San Mateo.

Consequences of Failure to Pay Fine: Failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation may result in any legal remedy available to collect such penalty. The County may collect any past due administrative citation penalty, late payment charge, and costs of collection by use of any and all available legal means. Recovery of penalties may be found in the San Mateo County Ordinance Code Section 1.40.150.

Consequences of Failure to Correct Violation(s): San Mateo County Ordinance Code Chapter 1.40. Provides the County with remedies to correct violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulation. These remedies shall be in addition to other remedies available at law or equity. Nothing in this chapter shall prevent the County from using one or more other remedies to address violations, whether those remedies are administrative, civil or criminal. These remedies include, but are not limited to civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement at owner's expense, lien and recordation of the violation(s) with the County Recorder's Office. Any of these or other remedies may be used if administrative citations do not achieve compliance.

Your Appeal Rights: You have the right to request an appeal hearing to contest that there was a violation or that you are the responsible party. You may do so by completing a Request for a Hearing Form and returning it to the County within fourteen (14) days from the date of the administrative citation,

together with a processing fee listed in the County's fee schedule and an advance deposit of the penalty. The Request for Hearing Form shall include a brief statement of material facts supporting the claim that no violation occurred, or no penalties or other remedies shall be imposed.

Failure to file a complete request for an appeal within fourteen (14) days shall constitute a waiver of your right to an administrative hearing and adjudication of the administrative citation. Hearing procedures may be found in the San Mateo Ordinance Code Section 1.40.110.

If you need further clarification about payment of the citation, please call San Mateo County Code Compliance at (650) 363-4825.

If you need further information about the violation(s) and/or how to comply, please contact the officer designated on the front of the citation.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT K

455 County Center, 2nd Floor | Mail Drop PLN 122 Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

March 17, 2025

Victor Aenlle
PO Box 2051
Burlingame, CA 94011-2051

SUBJECT: **Citation** regarding unpermitted development on Assessor Parcel Number 036-300-060 (File No. VIO2024-00192)

First Citation $200.00
Current Total Due for All unpaid Citations Issued for This/These Violation(s): $300

Victor Aenlle:

This citation is being issued to you as a result of your failure to meet the updated deadlines provided in the citation sent to you and your attorney, Mr. Haesloop, dated February 25, 2025. The Notice of Violation dated September 27, 2024 (**"Notice of Violation"**) listed the violations and corrective actions required for the property identified as Assessor's Parcel Number 036-300-060 (**"Property"**).

The Notice of Violation set November 26, 2024 as the deadline to apply for the permits to legalize the unpermitted development that has occurred on the Property, and December 25, 2024 as the deadline to complete the removal of all unpermitted development that is not subject of the required permit applications or otherwise determined to be allowed to remain unless an alternative timeline for removal is approved by the Planning and Building Director (**"Director"**).

On November 27, 2024, you submitted incomplete applications for the barn and main house located on the Property. In response, on December 11, 2024, the Director detailed in an eight-page letter the deficiencies of these applications, documented the additional materials required, and established January 31, 2025 as the new deadline to submit these materials. The update Mr. Haesloop provided to the Director by email dated January 27, 2025 failed to meet the relevant requirements. Therefore, as noted in the Director's email response to Mr. Haesloop dated January 31, 2025, we are initiating the citation process.

Consistent with standard practice, and as explained in detail below, additional citations will be issued every 14 days until all outstanding violations are resolved. The next citation issued will be for $200 and the third and all subsequent citations will be for $500. Please be aware that, pursuant to County Ordinance Code, each day each violation on the Property (of which there are many) continues to exist is subject to a separate citation and associated penalty.

The nature of the violations that exist on the Property, and that provide the basis for this citation, were identified in the Notice of Violation and are summarized as follows:

FAILURE TO OBTAIN COASTAL DEVELOPMENT PERMIT

The Property is located in the California Coastal Zone and the County's Coastal Development zoning district. Development in this area requires a coastal development permit (CDP) unless exempt from the requirement by the California Coastal Act and the San Mateo County Local Coastal Program (LCP). (*See* San Mateo County Zoning Reg. 6328.4.) Based on a thorough review of County data sources as detailed in the Notice of Violation, we have concluded that the identified development on the Property was undertaken without the required CDPs and without regard to resource protection provisions of the LCP.

FAILURE TO OBTAIN PLANNED AGRICULTURAL PERMIT.

The Property is also located within the Planned Agricultural District (PAD), which limits the type, location, and intensity of non-agricultural development, and requires a PAD permit for uses not associated with agriculture. (*See* Zoning Reg. 6353.) We have also concluded that the identified development was undertaken without the required PAD permits and without regard to PAD standards.

FAILURE TO OBTAIN BUILDING, FIRE, AND ENVIROMENTAL HEALTH PERMITS.

We have been unable to find any records documenting that the identified development on the Property received required building permits and/or was reviewed/approved for compliance with applicable Fire Code requirements. (*See e.g.* San Mateo County Building Regs. 9003, 9005; 9120, *et seq*.)

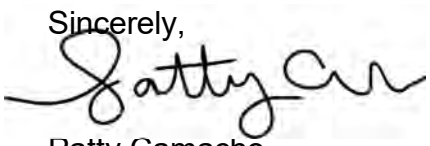
There is a similar lack of documentation regarding the review and approvals required by the Environmental Health Services Division for septic systems, water wells, and domestic water systems throughout the Property. (*See* Cal. Health & Saf. Code, § 116275.)

It was also reported to Environmental Health Services Division that the source of the domestic water to the structures in the western portion of the Property is from untreated creek water, diverted from San Vicente Creek. Based on the number of service connections served by the creek source in the western area of the Property, this system would be classified as a State Small Water System (5 to 14 service connections), which, under California Health & Safety Code, must be permitted with Environmental Health Services Division for regulatory oversight.

* * * * * *

To rectify these violations and avoid additional fines you must submit all the materials identified in the Director's letter of December 11, 2024, ***by March 31, 2025***. We are available to address any questions you may have about this citation, and to work with you on a timeline that is both achievable and that recognizes the urgency of the situation, given the health, safety, and environmental impacts involved. Please contact me if you would like to arrange for a meeting to discuss these matters further.

Sincerely,



Patty Camacho
Senior Code Compliance Officer

cc: Heather Forshey, Director of Environmental Health
Jo Ginsberg, California Costal Commission North Central District Code Enforcement
Pat Griffin, Fire Marshall

IMPORTANT INFORMATION-READ CAREFULLY

Administrative Citation: The San Mateo County Ordinance Code Section 1.40.010 provides for the issuance of administrative citations for violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulations. There are three levels of citations that can be issued progressively for a violation. The fines, as indicated on the front of the citation, are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same San Mateo County Ordinance Code Section(s) within 12 months. These citations may be issued each day the violations(s) exist.

How to Pay Penalty: The penalty shall be paid within fourteen (14) days from the date of the administrative citation, the amount of the penalty is indicated on the front of the administrative citation. You may pay by mail or in person at the Planning and Building Department Located at 455 County Center, 2nd floor, Redwood City, CA 94063. Payments can be made by Visa, Master Card, personal check, cashiers' check, or money order payable to San Mateo County. Please write the CASE # on your check or money order. Please follow the instruction to ensure proper processing of your payment.

Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation that is the subject of the administrative citation, nor shall it bar further enforcement action by the County of San Mateo.

Consequences of Failure to Pay Fine: Failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation may result in any legal remedy available to collect such penalty. The County may collect any past due administrative citation penalty, late payment charge, and costs of collection by use of any and all available legal means. Recovery of penalties may be found in the San Mateo County Ordinance Code Section 1.40.150.

Consequences of Failure to Correct Violation(s): San Mateo County Ordinance Code Chapter 1.40. Provides the County with remedies to correct violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulation. These remedies shall be in addition to other remedies available at law or equity. Nothing in this chapter shall prevent the County from using one or more other remedies to address violations, whether those remedies are administrative, civil or criminal. These remedies include, but are not limited to civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement at owner's expense, lien and recordation of the violation(s) with the County Recorder's Office. Any of these or other remedies may be used if administrative citations do not achieve compliance.

Your Appeal Rights: You have the right to request an appeal hearing to contest that there was a violation or that you are the responsible party. You may do so by completing a Request for a Hearing Form and returning it to the County within fourteen (14) days from the date of the administrative citation,

together with a processing fee listed in the County's fee schedule and an advance deposit of the penalty. The Request for Hearing Form shall include a brief statement of material facts supporting the claim that no violation occurred, or no penalties or other remedies shall be imposed.

Failure to file a complete request for an appeal within fourteen (14) days shall constitute a waiver of your right to an administrative hearing and adjudication of the administrative citation. Hearing procedures may be found in the San Mateo Ordinance Code Section 1.40.110.

If you need further clarification about payment of the citation, please call San Mateo County Code Compliance at (650) 363-4825.

If you need further information about the violation(s) and/or how to comply, please contact the officer designated on the front of the citation.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT L

455 County Center, 2nd Floor | Mail Drop PLN 122 Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

April 14, 2025

Victor Aenlle
PO Box 2051
Burlingame, CA 94011-2051

SUBJECT: **Citation** regarding unpermitted development on Assessor Parcel Number 036-300-060 (File No. VIO2024-00192)

Third Citation $500.00
Current Total Due for All Citations Issued for This/These Violation(s): $500

Victor Aenlle:

This citation is being issued to you as a result of your failure to meet the updated deadlines provided in the citation sent to you and your attorney, Mr. Haesloop, dated March 17, 2025. The Notice of Violation dated September 27, 2024 (**"Notice of Violation"**) listed the violations and corrective actions required for the property identified as Assessor's Parcel Number 036-300-060 (**"Property"**).

The Notice of Violation set November 26, 2024 as the deadline to apply for the permits to legalize the unpermitted development that has occurred on the Property, and December 25, 2024 as the deadline to complete the removal of all unpermitted development that is not subject of the required permit applications or otherwise determined to be allowed to remain unless an alternative timeline for removal is approved by the Planning and Building Director (**"Director"**).

On November 27, 2024, you submitted incomplete applications for the barn and main house located on the Property. In response, on December 11, 2024, the Director detailed in an eight-page letter the deficiencies of these applications, documented the additional materials required, and established January 31, 2025 as the new deadline to submit these materials. The update Mr. Haesloop provided to the Director by email dated January 27, 2025 failed to meet the relevant requirements. Therefore, as noted in the Director's email response to Mr. Haesloop dated January 31, 2025, we are initiating the citation process.

Consistent with standard practice, and as explained in detail below, additional citations will be issued every 14 days until all outstanding violations are resolved. The next citation, and all additional subsequent citations will be for $500. each. Please be aware that, pursuant to County Ordinance Code, each day each violation on the Property (of which there are many) continues to exist is subject to a separate citation and associated penalty.

The nature of the violations that exist on the Property, and that provide the basis for this citation, were identified in the Notice of Violation and are summarized as follows:

FAILURE TO OBTAIN COASTAL DEVELOPMENT PERMIT

The Property is located in the California Coastal Zone and the County's Coastal Development zoning district. Development in this area requires a coastal development permit (CDP) unless exempt from the requirement by the California Coastal Act and the San Mateo County Local Coastal Program (LCP). (*See* San Mateo County Zoning Reg. 6328.4.) Based on a thorough review of County data sources as detailed in the Notice of Violation, we have concluded that the identified development on the Property was undertaken without the required CDPs and without regard to resource protection provisions of the LCP.

FAILURE TO OBTAIN PLANNED AGRICULTURAL PERMIT.

The Property is also located within the Planned Agricultural District (PAD), which limits the type, location, and intensity of non-agricultural development, and requires a PAD permit for uses not associated with agriculture. (*See* Zoning Reg. 6353.) We have also concluded that the identified development was undertaken without the required PAD permits and without regard to PAD standards.

FAILURE TO OBTAIN BUILDING, FIRE, AND ENVIROMENTAL HEALTH PERMITS.

We have been unable to find any records documenting that the identified development on the Property received required building permits and/or was reviewed/approved for compliance with applicable Fire Code requirements. (*See e.g.* San Mateo County Building Regs. 9003, 9005; 9120, *et seq*.)

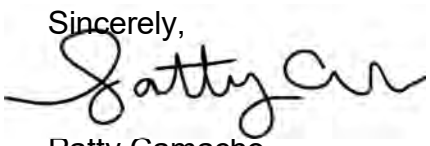
There is a similar lack of documentation regarding the review and approvals required by the Environmental Health Services Division for septic systems, water wells, and domestic water systems throughout the Property. (*See* Cal. Health & Saf. Code, § 116275.)

It was also reported to Environmental Health Services Division that the source of the domestic water to the structures in the western portion of the Property is from untreated creek water, diverted from San Vicente Creek. Based on the number of service connections served by the creek source in the western area of the Property, this system would be classified as a State Small Water System (5 to 14 service connections), which, under California Health & Safety Code, must be permitted with Environmental Health Services Division for regulatory oversight.

* * * * * *

To rectify these violations and avoid additional fines you must submit all the materials identified in the Director's letter of December 11, 2024, ***by April 28, 2025***. We are available to address any questions you may have about this citation, and to work with you on a timeline that is both achievable and that recognizes the urgency of the situation, given the health, safety, and environmental impacts involved. Please contact me if you would like to arrange for a meeting to discuss these matters further.

Sincerely,



Patty Camacho
Senior Code Compliance Officer

cc: Heather Forshey, Director of Environmental Health
Jo Ginsberg, California Costal Commission North Central District Code Enforcement
Pat Griffin, Fire Marshall

IMPORTANT INFORMATION-READ CAREFULLY

Administrative Citation: The San Mateo County Ordinance Code Section 1.40.010 provides for the issuance of administrative citations for violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulations. There are three levels of citations that can be issued progressively for a violation. The fines, as indicated on the front of the citation, are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same San Mateo County Ordinance Code Section(s) within 12 months. These citations may be issued each day the violations(s) exist.

How to Pay Penalty: The penalty shall be paid within fourteen (14) days from the date of the administrative citation, the amount of the penalty is indicated on the front of the administrative citation. You may pay by mail or in person at the Planning and Building Department Located at 455 County Center, 2nd floor, Redwood City, CA 94063. Payments can be made by Visa, Master Card, personal check, cashiers' check, or money order payable to San Mateo County. Please write the CASE # on your check or money order. Please follow the instruction to ensure proper processing of your payment.

Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation that is the subject of the administrative citation, nor shall it bar further enforcement action by the County of San Mateo.

Consequences of Failure to Pay Fine: Failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation may result in any legal remedy available to collect such penalty. The County may collect any past due administrative citation penalty, late payment charge, and costs of collection by use of any and all available legal means. Recovery of penalties may be found in the San Mateo County Ordinance Code Section 1.40.150.

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Your Appeal Rights: You have the right to request an appeal hearing to contest that there was a violation or that you are the responsible party. You may do so by completing a Request for a Hearing Form and returning it to the County within fourteen (14) days from the date of the administrative citation,

together with a processing fee listed in the County's fee schedule and an advance deposit of the penalty. The Request for Hearing Form shall include a brief statement of material facts supporting the claim that no violation occurred, or no penalties or other remedies shall be imposed.

Failure to file a complete request for an appeal within fourteen (14) days shall constitute a waiver of your right to an administrative hearing and adjudication of the administrative citation. Hearing procedures may be found in the San Mateo Ordinance Code Section 1.40.110.

If you need further clarification about payment of the citation, please call San Mateo County Code Compliance at (650) 363-4825.

If you need further information about the violation(s) and/or how to comply, please contact the officer designated on the front of the citation.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT M

455 County Center, 2nd Floor | Mail Drop PLN 122 Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

May 1, 2025

Victor Aenlle
PO Box 2051
Burlingame, CA 94011-2051

SUBJECT: **Citation** regarding unpermitted development on Assessor Parcel Number 036-300-060 (File No. VIO2024-00192)

Fourth Citation $500.00 (Assessed Daily)
Current Total Due for All Citations Issued for This/These Violation(s): $500

Victor Aenlle:

This citation is being issued to you as a result of your failure to meet the updated deadlines provided in the citation sent to you and your attorney, Mr. Haesloop, dated March 17, 2025. The Notice of Violation dated September 27, 2024 (**"Notice of Violation"**), a copy of which is enclosed, listed the violations and corrective actions required for the property identified as Assessor's Parcel Number 036-300-060 (**"Property"**).

The Notice of Violation set November 26, 2024 as the deadline to apply for the permits to legalize the unpermitted development that has occurred on the Property, and December 25, 2024 as the deadline to complete the removal of all unpermitted development that is not subject of the required permit applications or otherwise determined to be allowed to remain unless an alternative timeline for removal is approved by the Planning and Building Director (**"Director"**).

On November 27, 2024, you submitted incomplete applications for the barn and main house located on the Property. In response, on December 11, 2024, the Director detailed in an eight-page letter (a copy of which is enclosed) the deficiencies of these applications, documented the additional materials required, and established January 31, 2025 as the new deadline to submit these materials. The update Mr. Haesloop provided to the Director by email dated January 27, 2025 failed to meet the relevant requirements. Therefore, as noted in the Director's email response to Mr. Haesloop dated January 31, 2025, we are initiating the citation process.

This is the fourth citation issued. (Copies of the previous three citations are enclosed.) Consistent with standard practice and pursuant to the County's Ordinance Code, ***a daily fine of $500*** will now be assessed until all outstanding violations are resolved. If the violations remain unresolved after 14 days, the County reserves the right to issue ***a separate daily fine of $500 for each outstanding violation***. The County also reserves the right to pursue any and all other available enforcement remedies, including, without limitation, seeking an abatement warrant, injunctive relief, and/or appointment of a receiver pursuant to Health & Safety Code Section 17980.7.

The nature of the violations that exist on the Property, and that provide the basis for this citation, were identified in the Notice of Violation and are summarized as follows:

FAILURE TO OBTAIN COASTAL DEVELOPMENT PERMIT

The Property is located in the California Coastal Zone and the County's Coastal Development zoning district. Development in this area requires a coastal development permit (CDP) unless exempt from the requirement by the California Coastal Act and the San Mateo County Local Coastal Program (LCP). (*See* San Mateo County Zoning Reg. 6328.4.) Based on a thorough review of County data sources as detailed in the Notice of Violation, we have concluded that the identified development on the Property was undertaken without the required CDPs and without regard to resource protection provisions of the LCP.

FAILURE TO OBTAIN PLANNED AGRICULTURAL PERMIT.

The Property is also located within the Planned Agricultural District (PAD), which limits the type, location, and intensity of non-agricultural development, and requires a PAD permit for uses not associated with agriculture. (*See* Zoning Reg. 6353.) We have also concluded that the identified development was undertaken without the required PAD permits and without regard to PAD standards.

FAILURE TO OBTAIN BUILDING, FIRE, AND ENVIROMENTAL HEALTH PERMITS.

We have been unable to find any records documenting that the identified development on the Property received required building permits and/or was reviewed/approved for compliance with applicable Fire Code requirements. (*See e.g.* San Mateo County Building Regs. 9003, 9005; 9120, *et seq*.)

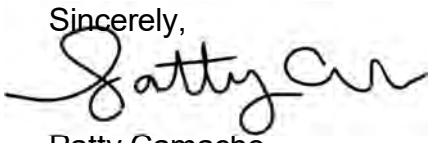
There is a similar lack of documentation regarding the review and approvals required by the Environmental Health Services Division for septic systems, water wells, and domestic water systems throughout the Property. (*See* Cal. Health & Saf. Code, § 116275.)

It was also reported to Environmental Health Services Division that the source of the domestic water to the structures in the western portion of the Property is from untreated creek water, diverted from San Vicente Creek. Based on the number of service connections served by the creek source in the western area of the Property, this system would be classified as a State Small Water System (5 to 14 service connections), which, under California Health & Safety Code, must be permitted with Environmental Health Services Division for regulatory oversight.

* * * * * *

To rectify these violations and avoid additional fines you must submit all the materials identified in the Director's letter of December 11, 2024, ***by May 14, 2025***. We are available to address any questions you may have about this citation, and to work with you on a timeline that is both achievable and that recognizes the urgency of the situation, given the health, safety, and environmental impacts involved. Please contact me if you would like to arrange for a meeting to discuss these matters further.

Sincerely,



Patty Camacho
Senior Code Compliance Officer

cc: Heather Forshey, Director of Environmental Health
Jo Ginsberg, California Costal Commission North Central District Code Enforcement
Pat Griffin, Fire Marshall

Encl.: Notice of Violation; correspondence dated Dec. 11. 2024; previous citations issued

IMPORTANT INFORMATION-READ CAREFULLY

Administrative Citation: The San Mateo County Ordinance Code Section 1.40.010 provides for the issuance of administrative citations for violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulations. There are three levels of citations that can be issued progressively for a violation. The fines, as indicated on the front of the citation, are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same San Mateo County Ordinance Code Section(s) within 12 months. These citations may be issued each day the violations(s) exist.

How to Pay Penalty: The penalty shall be paid within fourteen (14) days from the date of the administrative citation, the amount of the penalty is indicated on the front of the administrative citation. You may pay by mail or in person at the Planning and Building Department Located at 455 County Center, 2nd floor, Redwood City, CA 94063. Payments can be made by Visa, Master Card, personal check, cashiers' check, or money order payable to San Mateo County. Please write the CASE # on your check or money order. Please follow the instruction to ensure proper processing of your payment.

Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation that is the subject of the administrative citation, nor shall it bar further enforcement action by the County of San Mateo.

Consequences of Failure to Pay Fine: Failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation may result in any legal remedy available to collect such penalty. The County may collect any past due administrative citation penalty, late payment charge, and costs of collection by use of any and all available legal means. Recovery of penalties may be found in the San Mateo County Ordinance Code Section 1.40.150.

Consequences of Failure to Correct Violation(s): San Mateo County Ordinance Code Chapter 1.40. Provides the County with remedies to correct violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulation. These remedies shall be in addition to other remedies available at law or equity. Nothing in this chapter shall prevent the County from using one or more other remedies to address violations, whether those remedies are administrative, civil or criminal. These remedies include, but are not limited to civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement at owner's expense, lien and recordation of the violation(s) with the County Recorder's Office. Any of these or other remedies may be used if administrative citations do not achieve compliance.

Your Appeal Rights: You have the right to request an appeal hearing to contest that there was a violation or that you are the responsible party. You may do so by completing a Request for a Hearing Form and returning it to the County within fourteen (14) days from the date of the administrative citation,

together with a processing fee listed in the County's fee schedule and an advance deposit of the penalty. The Request for Hearing Form shall include a brief statement of material facts supporting the claim that no violation occurred, or no penalties or other remedies shall be imposed.

Failure to file a complete request for an appeal within fourteen (14) days shall constitute a waiver of your right to an administrative hearing and adjudication of the administrative citation. Hearing procedures may be found in the San Mateo Ordinance Code Section 1.40.110.

If you need further clarification about payment of the citation, please call San Mateo County Code Compliance at (650) 363-4825.

If you need further information about the violation(s) and/or how to comply, please contact the officer designated on the front of the citation.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT N

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

May 22, 2025

Marina and Victor Aenlle
P.O. Box 2051
Burlingame, CA 94010

SENT VIA E-MAIL

Dear Marina and Victor Aenlle:

SUBJECT: Incomplete Permit Applications Submitted in Response to VIO2024-00192 Regarding APN 036-300-060.

Your application materials have been reviewed and found to be incomplete. On December 11, 2024, a letter was sent to your attorney, Mark Haesloop, detailing the submittal items required to address the violations on your property. On May 14, 2024, Planning Staff received a completed application form for a Coastal Development Permit Exemption, a completed Building Permit application form, and a partial site plan/topographic survey. All other submittal requirements noted in the December 2024 letter remain outstanding. For your convenience a copy of the referenced letter has been included as an attachment.

Progress cannot be made in addressing your violations until a complete application is received. We have temporarily paused the accrual of fines to give you the opportunity to submit all required information no later than June 7, 2025. Should you fail to meet that deadline, we will reinitiate the citation process at the rate of $500 per day. The County also continues to reserve the right to issue separate daily fines of $500 ***for each outstanding violation*** as well as the right to pursue any and all other available enforcement remedies, including, without limitation, seeking an abatement warrant, injunctive relief, and/or appointment of a receiver pursuant to Health & Safety Code Section 17980.7.

If you have questions about the submittal requirements, please feel free to contact Angela Chavez at achavez@smcgov.org or by telephone at (650) 599-7217.

Sincerely,

Patty Camacho
Senior Code Compliance Officer

cc: Angela Chavez, Current Planning Section

encl: December 15, 2024 Correspondence

Letterhead Template (Revised 02-07-2025).dotx

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT O

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

August 7, 2025

Marina and Victor Aenlle
P.O. Box 2051
Burlingame, CA 94011

SENT VIA E-MAIL

Dear Marina and Victor Aenlle:

SUBJECT: Incomplete Building Permit Applications Submitted in Response to VIO2024-00192 Regarding APN 036-300-060

We appreciate your efforts to address the items noted in the previous incomplete application notices dated December 11, 2024 and May 22, 2025, copies of which are enclosed for your convenience. However, the information submitted to date remains insufficient and much of the requested documentation has not been provided. As a result, we have updated the required actions as described below. Your continued cooperation and diligence in addressing these requirements is essential to avoid an escalation in enforcement action.

Violation: Unpermitted Development on the Property

Initial Requirements:

1. Contact staff by October 2, 2024, to arrange for an inspection of all developed portions of the Property not recently inspected and complete these inspections by October 27, 2024.

2. Submit evidence that permits have been previously obtained and/or historical records that document the development occurred prior to the establishment of permitting requirements by October 27, 2024.

3. Meet with Planning and Building and Environmental Health staff to discuss the permit application process by October 27, 2024.

4. Initiate the process of removing the unpermitted development that will not be included in the permitting applications by October 27, including the submittal of demolition applications for all structures to be removed.

5. Submit the permit applications required to legalize the existing development proposed to remain by November 27, 2024.

6. Complete the removal of the unpermitted development that is not included in the required permit applications or otherwise determined to be allowed to remain based on its historical presence or the issuance of prior permits, by December 27, 2024, unless an alternative timeline for removal is approved by the Director.

Current Status:

1. Inspections: To date, staff has completed all requested inspections.

2. Historical evidence and Prior Permits: On June 9, 2025, you submitted documentation which included historical aerial photos, historical correspondence between the owners and previous tenants, a partial site survey with a narrative describing the uses, a copy of the 2002 building permit application file for a barn (includes a site plan, structural calculations, barn plans, application forms, Half Moon Bay Fire approval letter/conditions, case activity summary, 2002 receipt, permit cover page, and the 2009 permit expiration letter), and partial plans for the property owner's home (includes partial architectural plans and a preliminary geotechnical investigation).

   Although you have submitted old site maps and aerial maps that indicate the presence of some structures on the Property, these maps are insufficient to document that the structures predate permit requirements. Building permits were first required in 1933. Given the statements that have been made about the historical nature of the structures, it is surprising that no photographs or documents establishing the approximate dates of construction have been provided. Furthermore, there is no detail provided to show a connection between the aerial historical photos and the parital site survey/use description. Finally, the site survey provided shows more structures than the number of buildings shown on the aerial photos and legal letters..

   You have also submitted a partial site survey and accompanying use description/ narrative, but these materials do not adequately address the dates of construction of the various structrues, square footage of each building, and provides only a vague use description for each section of the of the survey.

   The only prior permitting activities that have been identified is the Coastal Development Permit Exemption (CDX) issued in 2002 for the barn next to the owner's residence, and a Building Permit application for the barn that was submitted but never issued. As discussed at our June 18, 2025 meeting, a new building permit was initiated for the barn (County File No. BLD2025-01918).

3. Meeting with County Staff: On June 18, 2025 County Planning staff, Code Compliance Section staff, San Mateo County Resource Conservation District (RCD) staff, and the property owners met to discuss permit requirements.

4. Removal of Unpermitted Structures: to date, no plan for removal of the unpermitted structures and uses or demolition applications have been submitted, and no proposed removal(s) are noted. This is a serious and concerning deficiency that must be addressed immediately.

5. Initiation of Permitting Process: the only applications submitted to date are a new building permit application for the barn, and applications for a CDX and Building Permit for what has been described as the repair and remodel of a pre-existing main house. These applications are inadequate to address the totality of the violations on the Property and are missing the information and application fees needed to allow for their processing. These deficiencies are described in greater detail below.

Next Steps:

1. Historical Evidence/Prior Permits: although the deadline for submitting such information has passed, we will consider any such evidence or documentation that can be provided. Unless and until such evidence is received, we will continue to proceed with our understanding that the structures and development on the Property were either installed and/or substantially altered after permit requirements were established.

2. Initiation and Completion of Permit Application Process - the following additional permit applications and supplemental information, including application fees, must be submitted by August 21, 2025:

   ► *Density Analysis Application - Completed*

   This step was completed by staff. Results of the density analysis determined that there are three (3) density credits associated with this Property. This is an important consideration in determining the number of residential structures that may remain on site.

   ► *Comprehensive site plan accompanied by description of structures and uses to remain and to be removed/demolished.*

   Resolving the existing violations requires a plan for the Property as a whole. Accordingly, it is essential to provide an accurate and comprehensive site plan delineating all structures and uses. Please note that the partial site survey and supplemental site narrative (submitted to complement the partial survey) do not identify all structures shown on the partial site plan/topographical survey, provides no square footage calculations, or

specific detailed uses, fails to include information which supports the legality of each individual structure, provides no correlation to the the historical resources (photos/documentation) to the current property layout, and includes no information on which structures are proposed for demolition or legalization.

Based on the historical aerial photos, the number of buildings appears to have increased when compared to the partial survey and description provided. The date and extent of these additions must be documented to the extent possible. There are also no details regarding the access roads on the Property (i.e. level of improvement, width, grade, etc.), which must be included to enable review by the responsible fire agency.

► *Demolition and restoration plan, accompanied by demolition permit applications.*

A building permit is required for the demolition of all structures on the Property that will be removed. Although no permit is required to remove non-structural items such as trailers, vehicles, and stored materials, it is important to identify when and how these items will be removed, as well as how the ground upon which they are currently sitting will be restored to avoid hazards and/or inhabitation by invasive weeds. This remains outstanding and, as noted above, must be addressed immediately.

► *CDP and Planned Agricultural District (PAD) permit applications, and building plans for the main house.*

The CDX application submitted for the main house claims that its construction is exempt from CDP requirements because it was rebuilt after a natural disaster and was a repair and maintenance project. Specifically, it has been asserted that, in or around 2002, a falling tree resulted in substantial damage to the pre-existing home. Yet, in satellite images from 2006, it seems clear that whatever structure may have existed at this location was demolished down to its foundation. Thus, the rebuilding of an alleged pre-existing home was more than a repair and maintenance activity, as improvements that exceed 50% of the value of an existing structure constitute a major remodel which requires compliance with all appliable standards at the time of the rebuild.

Regarding the claim that the home was destroyed by a natural disaster, it does not seem plausible that a single tree fall would necessitate a complete rebuild. Even if it did (for which more evidence is needed), the exemption criteria limit the floor area, height, and bulk of the rebuilt structure to no more greater than 10% of the destroyed structure, among other things. Similarly, the exemption for repair and maintenance activities states that the repair shall not result in an addition to, or enlargement or expansion of, the structure.

Due to our current inability to confirm that a) there was a pre-existing home at this location, b) that it was damaged or destroyed, and c) that any repairs/replacement did not increase the size or change the location of the original structure, a complete CDP application is required. If you disagree with this conclusion, clear evidence establishing that the criteria for the exemption have been met must be submitted.

Similarly, if it cannot be established that the CDX criteria have been met, a PAD permit application will also be required. This is because the parcel is located in the Planned Agricultural zoning district, and that residential development is a conditional use that requires a PAD permit.

The building permit application submitted for the main home cannot be processed until these discretionary approvals have been obtained. If and when such approvals are obtained, detailed building plans that comply with current code requirements are required. Nevertheless, it may be in your interest to begin preparation of these plans, so that a professional architect and builder can assess which, if any, portions of the original house remains, which portions have been added, and which, if any, modifications will be necessary to comply with current code requirements.

A review of the plans submitted confirms that they are insufficient for either a Planning Permit or a Building Permit. A list of submittal requirements is as follows:

- Complete sets of plans in PDF format shall be submitted online when applying for a permit.
- Plans shall be drawn to a minimum scale as noted below.
- A complete set of plans shall include the following minimum requirements:

  (a) Plot Plan (minimum scale 1/16" = 1'0")

  Must be a topographic survey, stamped and signed by a licensed surveyor. This is a requirement for all new construction or major additions.
  Owner's name and address (other than the 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 the proposed location of the 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 the slope is more than 10%.
Easements.
Trees.

(b) Foundation Plan (minimum scale 1/8" = 1'0")

Address of job site.
Dimension, size, spacing, extent, and location of all foundations, piers, retaining walls, etc.
Floor slabs, including reinforcing and vapor barrier.
Typical details, as required.
If pier and grade beams are used, submit engineering calculations.
Specify the source of design criteria.

(c) Floor Plan (minimum/maximum scale 1/4" = 1'0")

Address of job site.
Size, location, and identification of all partitions, doors, windows, cabinets, and rooms.
Size, spacing, and direction of overhead framing, including roof framing.
Lighting and electrical.
Plumbing.
Heating.

(d) Complete Exterior Elevations and Complete Interior Cross Section Elevations (minimum scale 1/8" - 1'0")

Address of job site.
Finishes of walls and roof.
Windows and doors.
Dimensions of the property.
Grade at the structure.
Floor and ceiling elevations from grade.
Identify the elevations.

(e) Details

Building section (minimum scale 1/8" = 1'0"). Show all structural elements.
Identify the insulation to be used.
Stairs, fireplace, decks, railings, etc. (minimum scale 3/4" = 1'0")
Curb cut and driveway profile (minimum scale 1/4" = 1'0")
Retaining walls. If over 3'0", submit engineering calculations.

(f) Engineering Geology - investigation reports may be required. These reports are retained in the Public Works Geotechnical Section.

(g) Sewer and Water - verification (from districts) is required before permit issuance. If these services are provided onsite (ie onsite wastewater treatment system and/or a well) detailed plans on the location and system details are required.

(h) Fire Suppression - details shall be included in the plot plan.

(i) Architect/Engineer(s) Name and License (Calif.) - must be displayed on all design plan sheets and signed.

(j) Energy Calculations - shall be included in the submittal of the plans.

(k) ADA Access Requirements - where applicable.

(l) Fire Sprinkler Permits - if required, a fire sprinkler permit must be issued with or before issuing a building permit.

(m) Erosion and Sediment Control Plan

► *CDP and PAD applications and plans for any other structures or non-agricultural uses to remain on the Property*

CDP and PAD applications are also required for all other non-agricultural structures and uses that are proposed to remain on the Property. The entirety of the development that is proposed to remain (i.e., the main house, barn, and any other structures and uses) must be consolidated into one application, so the appropriate level of environmental review required by the California Quality Act (CEQA) can be determined and conducted in a comprehensive manner.

This remains outstanding.

► *Technical studies required to accompany applications to retain development*

Soils/Geotechnical Report

A soils report is needed to determine if there are any soil conditions or geologic hazards that should have been considered as part of the design and construction of the structures on the Property, and to identify any structural modifications required to ensure the safety and integrity of the structures.

It should also be noted that, according to the data shown on the County's Geographic Information System, most if not all of the development on the

Property is located on prime agricultural soils. The PAD regulations limit the type of uses allowed on prime soils. This should be considered in the development of the site plan that will document what is proposed to remain and what will be removed. If you so desire, the soils report can evaluate whether the soils at a particular location truly qualify as prime. Such documentation will be needed to retain any structures and uses that are not otherwise allowed on prime soils.

A report dated 2005 has been submitted for Anelle house only. Depending on the other structures that require legalization additional and/or revised studies may be required to address those specific locations and structures.

Biological Report

A significant concern regarding the location of the main home and barn are their proximity to San Vincente Creek. The Local Coastal Program (LCP) requires that all structures be at least 50 feet away from the limit of the riparian vegetation along the creek. It also limits the type of uses allowed in this buffer area. A biological assessment is required to determine if the structures comply with this requirement, not only under current conditions, but according to the conditions that existed when the house was built/rebuilt, as satellite images during this time period show a much greater coverage of riparian vegetation, which appear to have been substantially removed without the required permits.

In addition to addressing riparian setbacks, the biological report must evaluate if there any other sensitive habitats within the vicinity of the development that has occurred . Riparian habitats are known to support the San Francisco Garter Snake and California Red Legged Frog, both of which are listed species. The potential presence of these or other rare or unique plant and animal species must also be documented by the biological report, and recommendations to avoid and mitigate impacts to such areas must be provided.

This requirement remains outstanding. While the centerline of Vicente Creek is shown on plans, the buffer requirement is established from the edge of riparian vegetation and where none is present to the centerline of the creek. As there is no biological report we are unable to confirm the required setback and the feasibility of legalizing structures in close proximity to the required buffer zone. In addition, this information is necessary to complete the appropriate removal of unpermitted development.

Historical/Archaeological Report

Based on the assertions that have been made regarding the age of the main house, an analysis of the historical nature and significance of this and any other structure that are over 50 years old must be conducted. There is also the potential for archaeological and cultural resources to exist in the soils. Accordingly, a qualified professional must evaluate the potential that such resources may have been disturbed during the construction and establishment of the structures and uses on the Property, as well as during the demolition and removal of structures and uses that will be eliminated. In the event of the potential disturbance to historical, archaeological, and/or cultural resources, avoidance and mitigation measures must be identified.

This remains outstanding. Submitted documentation applicable here is limited to historical aerial photos and legal correspondence regarding the "Loader" house. Complete historical and archaeological reports must accompancy the required permit applications.

Flood Hazard Assessment

According to the County's GIS, some of the structures and uses on the property are located within Flood Hazard Zone A, as designated by FEMA. Because there is no established base flood elevation (BFE) for Zone A, any proposal to retain the structures and uses in this area will need to be accompanied by maps and documentation prepared by a qualified engineer, in coordination with FEMA, that identify the BFE and the elevation of the structures and uses proposed to remain.

This remains outstanding.

Water Supply and Wastewater Disposal

There is no record of permitted water supply sources and wastewater systems that serve the existing development and those portions that are to remain. Plans which identify the location of existing water supply sources which serve both the residential and agricultural uses is required. Plans should also include locations and details on all onsite wastewater treatment systems present on the site.

This remains outstanding as no information about existing water supply or wastewater disposal is included on plans or documents submitted.

* * * * * *

As has been identified in our prior correspondence, addressing the outstanding items described above is necessary to avoid escalation of enforcement actions.

Therefore your failure to submit the required application materials and associated fees by August 21, 2025 will result in the reinitiation of daily fines. Failure to submit these fees and materials by September 7, 2025 will resuly in the escalation of fines from $500 per day to

$500 per day per violation. No futher extensions to complete the application requirements will be given.

Please let us know if you have questions.

FOR STEVE MONOWITZ
DIRECTOR OF PLANNING AND BUILDING, By:



Angela Chavez
Senior Planner

cc: Pat Griffin, Fire Marshall
Edgardo Diaz, Environmental Health

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT P

455 County Center, 2nd Floor | Mail Drop PLN 122 Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

March 20, 2026

Victor Aenlle
PO Box 2051
Burlingame, CA 94011-2051

SUBJECT: **Citation** regarding unpermitted development on Assessor Parcel Number 036-300-060 (File No. VIO2024-00192)

Citation of $500.00
Current Total Due for All Citations Issued for This/These Violation(s): $500.00

Victor and Marina Aenlle:

This citation is being issued to you as a result of your failure to meet the updated deadlines provided in the letter sent to your attorneys, Jason Fellner and Lindsay Hoopes, dated September 2, 2025, a copy of which is enclosed for your convenience. The letter provided that the County would be recommencing the issuance of administrative penalties, in the amount of $500 per day, effective on said date, unless the previously identified information and materials were received by September 19, 2025.

The Incomplete Building Application letter dated August 7, 2025, a copy of which is enclosed, lists the updated required actions to bring the property into compliance. To date, you have failed to make meaningful progress towards addressing these requirements.

As a result, the County is hereby recommencing the issuance of administrative penalties effective today. Failure to respond and submit the information and materials identified in the Incomplete Building Application letter may result in further enforcement action.

Furthermore, pursuant to the County's Ordinance Code, daily fines of $500 for each violation may be assessed until all outstanding violations are resolved. The County also reserves the right to pursue any, and all other available enforcement remedies, including, without limitation, seeking an abatement warrant, injunctive relief, and/or appointment of a receiver pursuant to Health and Safety Code Section 17980.7.

The nature of the violations that exist on the Property, and that provide the basis for citations, are summarized as follows:

FAILURE TO OBTAIN COASTAL DEVELOPMENT PERMIT

The Property is located in the California Coastal Zone and the County's Coastal Development zoning district. Development in this area requires a coastal development permit (CDP) unless exempt from the requirement by the California Coastal Act and the San Mateo County Local Coastal Program (LCP). (*See* San Mateo County Zoning Reg. 6328.4.) Based on a thorough review of County data sources as detailed in the Notice of Violation, we have concluded that the identified development on the Property was undertaken without the required CDPs and without regard to resource protection provisions of the LCP.

FAILURE TO OBTAIN PLANNED AGRICULTURAL PERMIT.

The Property is also located within the Planned Agricultural District (PAD), which limits the type, location, and intensity of non-agricultural development, and requires a PAD permit for uses not associated with agriculture. (*See* Zoning Reg. 6353.) We have also concluded that the identified development was undertaken without the required PAD permits and without regard to PAD standards.

FAILURE TO OBTAIN BUILDING, FIRE, AND ENVIROMENTAL HEALTH PERMITS.

We have been unable to find any records documenting that the identified development on the Property received required building permits and/or was reviewed/approved for compliance with applicable Fire Code requirements. (*See e.g.* San Mateo County Building Regs. 9003, 9005; 9120, *et seq*.)

There is a similar lack of documentation regarding the review and approvals required by the Environmental Health Services Division for septic systems, water wells, and domestic water systems throughout the Property. (*See* Cal. Health & Saf. Code, § 116275.)

It was also reported to Environmental Health Services Division that the source of the domestic water to the structures in the western portion of the Property is from untreated creek water, diverted from San Vicente Creek. Based on the number of service connections served by the creek source in the western area of the Property, this system would be classified as a State Small Water System (5 to 14 service connections), which, under California Health & Safety Code, must be permitted with Environmental Health Services Division for regulatory oversight.

To avoid further enforcement actions, you must submit all required information and materials identified in the Incomplete Building Application Letter **by no later than April 3, 2026**. I am available to address any questions you may have regarding this citation, and to work with you to achieve compliance. Please contact me if you would like to arrange a meeting to discuss these matters further.

Sincerely,

Patty Camacho
Senior Code Compliance Officer

cc: Heather Forshey, Director of Environmental Health
Jo Ginsberg, California Coastal Commission North Central District Code Enforcement Pat Griffin, Fire Marshall
Encl.: Correspondence dated August 7, 2025 and September 2, 2025

IMPORTANT INFORMATION-READ CAREFULLY

Administrative Citation: The San Mateo County Ordinance Code Section 1.40.010 provides for the issuance of administrative citations for violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulations. There are three levels of citations that can be issued progressively for a violation. The fines, as indicated on the front of the citation, are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same San Mateo County Ordinance Code Section(s) within 12 months. These citations may be issued each day the violations(s) exist.

How to Pay Penalty: The penalty shall be paid within fourteen (14) days from the date of the administrative citation, the amount of the penalty is indicated on the front of the administrative citation. You may pay by mail or in person at the Planning and Building Department Located at 455 County Center, 2nd floor, Redwood City, CA 94063. Payments can be made by Visa, Master Card, personal check, cashiers' check, or money order payable to San Mateo County. Please write the CASE # on your check or money order. Please follow the instruction to ensure proper processing of your payment.

Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation that is the subject of the administrative citation, nor shall it bar further enforcement action by the County of San Mateo.

Consequences of Failure to Pay Fine: Failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation may result in any legal remedy available to collect such penalty. The County may collect any past due administrative citation penalty, late payment charge, and costs of collection by use of any and all available legal means. Recovery of penalties may be found in the San Mateo County Ordinance Code Section 1.40.150.

Consequences of Failure to Correct Violation(s): San Mateo County Ordinance Code Chapter 1.40. Provides the County with remedies to correct violations of the San Mateo County Ordinance Code, other County ordinances and state laws and regulation. These remedies shall be in addition to other remedies available at law or equity. Nothing in this chapter shall prevent the County from using one or more other remedies to address violations, whether those remedies are administrative, civil or criminal. These remedies include, but are not limited to civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement at owner's expense, lien and recordation of the violation(s) with the County Recorder's Office. Any of these or other remedies may be used if administrative citations do not achieve compliance.

Your Appeal Rights: You have the right to request an appeal hearing to contest that there was a violation or that you are the responsible party. You may do so by completing a Request for a Hearing Form and returning it to the County within fourteen (14) days from the date of the administrative citation, together with a processing fee listed in the County's fee schedule and an advance deposit of the penalty. The Request for Hearing Form shall include a brief statement of material facts supporting the claim that no violation occurred, or no penalties or other remedies shall be imposed.

Failure to file a complete request for an appeal within fourteen (14) days shall constitute a waiver of your right to an administrative hearing and adjudication of the administrative citation. Hearing procedures may be found in the San Mateo Ordinance Code Section 1.40.110.

If you need further clarification about payment of the citation, please call San Mateo County Code Compliance at (650) 363-4825.

If you need further information about the violation(s) and/or how to comply, please contact the officer designated on the front of the citation.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT Q

COUNTY OF SAN MATEO

PLANNING AND BUILDING DEPARTMENT
CODE COMPLIANCE DIVISION
455 COUNTY CENTER, 2ND FLOOR, REDWOOD CITY, CA 94063
(650) 363-4825

ADMINISTRATIVE CITATION HEARING REQUEST FORM

Name of Appellant: Victor Aenlle **Phone:** 6502228189
Mailing Address: **Email:** victor@aenllefamily.com
City, State and Zip 1145 Drake Avenue, Burlingame, CA 94010

Property Subject to Appeal: Assessor Parcel Number 036-300-060
Case Number: **VIO**2024-00192 **Date Citation Issued:** 03/20/2026
Penalty Amount: $ 500.00 **Penalty Due Date:** 04/03/2026

In accordance with San Mateo County Ordinance Code Section 1.40.090, any recipient of an Administrative Citation may request an appeal hearing to contest that there was a violation or that he or she is the responsible party by completing this Request for Hearing Form and returning it to the County within fourteen (14) days from the date of the Administrative Citation together with a processing fee and an advance deposit of the penalty.

The Request for Hearing Form shall include a brief statement of material facts supporting the appellant's claim that no violation occurred, or no penalties or other remedies shall be imposed.

Appellant's Statement

Appellant contests the administrative citation on the grounds that the County has failed to establish, with sufficient factual specificity, that any violation of applicable law has occurred. First, the citation does not identify the alleged violations with clarity. While it references general categories such as "unpermitted development" and failure to obtain various permits, it does not specify the particular structures, improvements, or activities that purportedly constitute "development," nor does it identify when such development occurred. Second, the citation does not provide a factual basis sufficient to support the elements of the alleged violations. For example, with respect to the alleged failure to obtain a Coastal Development Permit or Planned Agricultural Permit, the County states only that it has "concluded" that development occurred without permits, but does not identify the underlying facts supporting that conclusion. The citation does not describe the nature, scope, location or timing of any alleged development, making it impossible to determine whether the cited code provisions apply. Third, the citation fails to establish violations relating to building, fire, or environmental health permits. The County states that it is "unable to find any records" of permits, but the absence of records is not, by itself, sufficient to establish that unpermitted work occurred or that a permit was required under applicable law.

Accordingly, Appellant requests that this citation be dismissed on the grounds that it is not supported by sufficient factual findings and does not establish a violation of law.

This request form, along with your payment, must be received by the above penalty due date in order to schedule an Administrative Hearing. The date, time and location of the Administrative Hearing will be mailed to you.

Victor Aenlle

Name of Appellant (please print) Signature of Appellant

Date 04/15/2026

Failure to appear at the appeal hearing shall constitute a forfeiture of the penalty and a failure to exhaust administrative remedies

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT R

9/10/24

BOIL WATER ORDER

1321 Park St., Montara

Failure to follow this advisory could result in stomach or intestinal illness.

Due to recent results of water quality monitoring, the San Mateo County Environmental Health Services Agency is advising residents of **1321 Park St., Montara (a.k.a.1600 Denniston Ave., Montara)** to use boiled water for drinking and cooking purposes as a safety precaution.

All tap water used for drinking or cooking should be boiled rapidly for at least one (1) minute. This is the preferred method to assure that the water is safe to drink.

An alternative method of purification for residents that do not have gas or electricity available is to use fresh liquid household bleach (Chlorox, Purex, etc.). To do so, add 8 drops (or ¼ teaspoon) of bleach per gallon of clear water or 16 drops (or ½ teaspoon) per gallon of cloudy water, mix thoroughly, and allow to stand for 30 minutes before using.

A chlorine-like taste and odor will result from this purification procedure and is an indication that adequate disinfection has taken place.

Water purification tablets may also be used by following the manufacturer’s instructions.

It is strongly advised to work with a well service provider to resolve this water quality emergency problem and resample the water. After treatment and sampling, Environmental Health Services will notify residents as soon as the water is safe to drink.

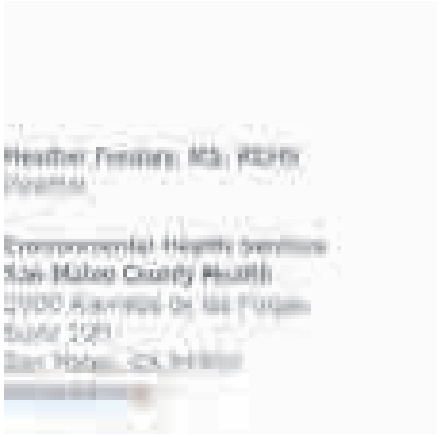
For more information call:

Environmental Health Services: Emily Pfeifer at (650) 465-2825

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT S

COUNTY OF SAN MATEO



November 22, 2024 APN 036-300-060

Mayra Contreras
Contreras Farms
mayracontreras@hotmail.com

Victor Aenlle Trust
Property Owner
Victor@aenllefamily.com

SUBJECT: FAILURE TO PROVIDE POTABLE WATER TO RESIDENCES, NORTHEASTERN CONTRERAS AREA, APN 036-300-060

Dear Sirs:

Based on water samples collected from domestic water taps on 7/24/2024, it was determined that water being provided to the residences described above contained total Coliform bacteria. Based on the water sample results from samples collected on 9/4/2024 and 10/16/2024, showing a persistence of Coliform bacteria in the water system, Environmental Health Services issued a boil water notice on 10/21/2024 with directive to make corrections to the water source/delivery as soon as possible to ensure that water delivered was free of bacteria. Another follow up sample was collected on 11/6/2024, demonstrating that after initial attempts to disinfect the water system, there was still Coliform bacteria in the system. As of November 21, 2024, we have received no indication that adequate corrections have been made. If corrections have not been made by December 6, 2024, and the threat of contaminated water being served to residents persists, Environmental Health Services will work with County Code Compliance officers to post the affected residences with a notice to vacate (red-tagged as uninhabitable).

Be aware that under County Ordinance Code 3.108, if a notice to vacate is issued by County Planning and Building, the property owner may be required to pay relocation payments to each displaced tenant household.

Please make corrections to the water system to ensure that bacteria-free water is being piped to the residence(s) as soon as possible, and no later than December 6, 2024. You may find it helpful to have the water tested for bacteria yourself to ensure your corrections are effective. Please notify Environmental Health staff when you have completed your corrections. Environmental Health staff will come to the site to verify the corrections and collect a sample of the water to confirm that it is free of bacteria. If you have any questions, please contact me at GJSmith@smcgov.org or Emily Pfeifer at EPfeifer@smcgov.org

Sincerely,

Gregory J. Smith, PG, REHS
Supervisor Water Protection and Land Use Programs

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT T

FROM THE DESK OF
VICTOR AENLLE



OFFICE (650)558-6194
FAX (650) 343-3892
(650) 222-6189

FACSIMILE TRANSMITTAL SHEET

TO: Chris Tucci

FROM:

COMPANY:

DATE: 6-15-00

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

RE:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Thank you!

O/S. Fax it to Brian Partner
Fx: 353-7892

SAN MATEO COUNTY HEALTH SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICES DIVISION
455 County Center, 4th Floor, Redwood City, CA 94063
Tel No. (650) 363-4305 FAX (650) 363-4849

NEW CONSTRUCTION:
- ☐ Fee Exempt
- ☐ Permit Fee $ _____
- ☐ Plus Parcels
  1. >1500 ft² $ _____
  2. >3500 ft² $ _____
  3. >5999 ft² $ _____

- ☐ Abandonment $ _____
- ☐ Alteration $ _____
- ☐ Alternative System $ _____
- ☐ Soils Consultation $ _____
- ☐ Permit Appeal $ _____

- ☐ Permit Fee $ _____
- ☐ Percolation Tested $ _____
- ☒ Septic $ 465.00
- ☐ Specialized $ _____
- ☐ Variance $ _____
- ☐ Well Water Testing $ _____

APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

OWNER: Victor & Olivia Arville CONTRACTOR: Collin Tice of Daniels

ADDRESS: P.O. Box 757 Brisbane, CA 94005 ADDRESS: P.O. Box 37060 Phoenix AZ 85069
(Street No. & Name) (City) (Zip) (Street No. & Name) (City) (Zip)

PHONE NO. (650) 558-1887 FAX NO. (602) 953-5515

PROPERTY ADDRESS (IF DIFFERENT):
STREET NO. 2000 Bella Vista APN: 036-300-050
LOT & BLK. 300 Acres, 2 Parcels NO. OF BEDROOMS: 4
SUBMITTED FOR CONSULTATION ONLY: ☐ YES ☐ NO ADEQUATE TO INCLUDE: ☐ YES ☐ NO
SOURCE OF WATER SUPPLY: Well
ESTIMATED DAILY WATER USAGE (COMMERCIAL ONLY): _____
STABILITY REPORT REQUIRED ☐ YES ☐ NO

- ☐ San Mateo County Certified Water Well Driller No. _____
- ☐ San Mateo Certified Engineer No. _____
- ☒ Worksheet & Overpayment Insurance Coverage.
- ☐ I certify that to the best of my knowledge, the work for which this permit is being issued is not subject to the requirements of the Workers' Compensation laws of California.

SIGNED: Collin Tice DATE: 6-15-00

OFFICE USE ONLY

SOIL PERC RATE: _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____ AVG. _____
PERCOLATED INSTALLED # OF LINES

	PERCOLATED	INSTALLED	# OF LINES
SEPTIC TANK CAPACITY:			
DISPOSAL FIELD LENGTH:			
DISPOSAL FIELD DEPTH:			
DISPOSAL FIELD WIDTH:			
TANKS & TYPE OF PUMP:			

FACILITIES: ☐ TANK ☐ PUMP ☐ CHLORINATOR ☐ OTHER _____

CONDITIONS: _____

SYSTEM APPROVED AND INSTALLED BY: _____ DATE: _____

Distribution:
- Original - Applicant
- Green - Property Owner
- Pink - Planning
- Yellow - File

TOTAL P.02

TOTAL P.02

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

LAND USE FIELD & DATA REPORT

454 County Center, Redwood City, CA 94063 • (650) 363-4305 • Fax (650) 363-4849
www.smchealth.org/ehs

APN # 056-302-010 | Record ID | Date 6/21/2005
Site Address TOPAZ Lane, Owner
City MONTARA | Contact

Follow-up / Septic Upgrade

* Septic tank has been pumped (receipt received), and sealed off
* Collection box has been sealed in concrete to cover pipe. Box is presently filled with water. (1) Box is to be filled to top with concrete (2) Black pipe is still present inside creek. Black pipe is to be removed. Pipe is dripping into creek. Must finish.

Septic system

Water is at ground top of surface.

Soil is saturated within 6" of surface.

INITIAL

RECEIVED BY

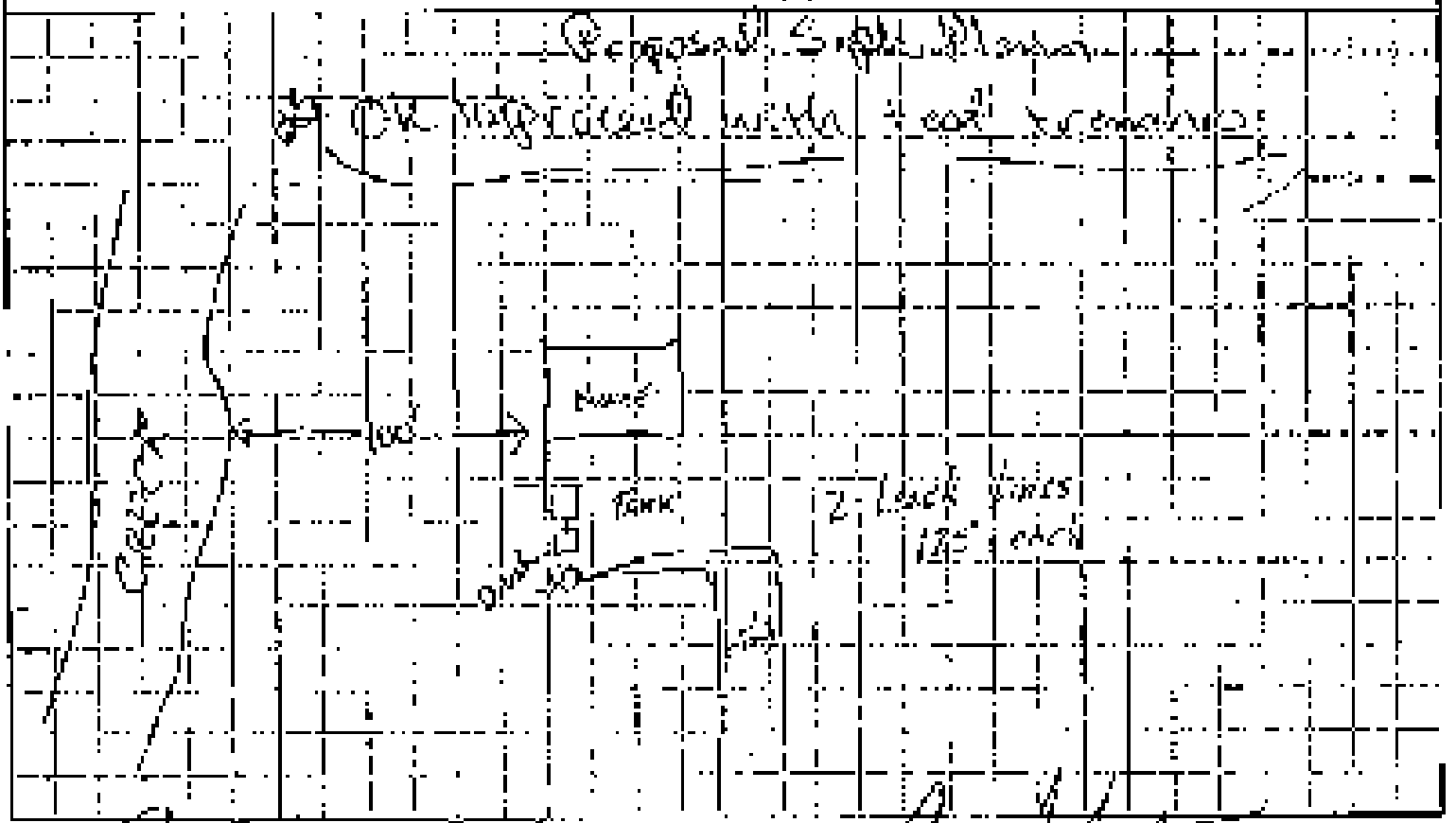
ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

LAND USE FIELD & DATA REPORT

455 County Center, Redwood City, CA 94063 • (650) 363-4305 • Fax (650) 363-7555
www.smchealth.org/environmental

APN: 036-300-040	Permit #:
Site Address: MANOR	Zip:
City: WESTPORT	Date: 6/15/2000
	Owner:
	Contractor:

Septic Tank.
Leach fields are to be 100' from creek.
2 leach fields are both 3' above groundwater & Current Worst Case depth of water is measured at 6' ft.
Leach lines
& I will require new engineered expansion area of 2-1000 gallon plastic tanks
"Jetco" or Precision Mfg & Equipment
& new leach lines.
PHONE: 650-9100



SIGNED

RECEIVED BY

ENVIRONMENTAL HEALTH
LOS ANGELES COUNTY

LAND USE FIELD & DATA REPORT

455 County Farm, Rosemead, CA 91770 • (626) 430-5555 • Fax (626) 813-3987
www.publichealth.lacounty.gov

APN # 036-320-010 Record ID

Date 6/21/05

Site Address Topaz Ranch

Owner

Or MONTARA

Contact

Cattle / Equine Corral

* Septic tank has been pumped (except for one) and sealed off.

* Collection box has been sealed to remove pipes. Box is presently filled with water.

Box is to be filled in with concrete.

Black pipe is still present inside creek. Black pipe is to be removed. Pipe is directly into creek bed.

Septic System:

Inlet is at 5' from top of embankment.

Septic is above ground concrete box, at inlet.

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

LAND USE FIELD & DATA REPORT

455 County Center, Redwood City, CA 94063 • (650) 363-4305 • Fax (650) 363-4849
www.smchealth.org/environment

APN# 056-380-060 Service ID	Date 7-25-2007
Site Address	Owner Victor Arnello
City	Contractor

Water Storage tank #1 S.W. corner

REHS

REVIEWED BY

ENVIRONMENTAL HEALTH
COUNTY OF CONTRA COSTA

LAND USE FIELD & DATA REPORT

450 County Center, Second Floor, Martinez, CA 94553 • (925) 363-4305 • Fax (925) 363-7882
www.cchealth.org/eh

APN # 026-300-010	Parcel ID
Site Address Tassajara Creek	Owner Victor Amelio
City	ZIP
	Contact

Water Sample station at Tributary

NOTES

RECEIVED BY

ENVIRONMENTAL HEALTH SERVICES DIVISION

[illegible] County Center, 4th Floor, Redwood City, CA [illegible]
Tel No. (650) 363-[illegible] FAX No. (650) 363-[illegible]

NEW CONSTRUCTION:

- ☐ Site Evaluation # _____
- ☐ Percolation Test _____
- ☐ Sand Filter
  1. [illegible] $ _____
  2. [illegible] $ _____
  3. [illegible] $ _____

- ☐ Abandonment $ _____
- ☐ Alteration $ _____
- ☐ Absorption System $ _____
- ☐ Deep Construction $ _____
- ☐ Permit Appeal $ _____

- ☐ Permit Fee $ _____
- ☐ Temporary Permit $ _____
- ☒ Repair $ [illegible]
- ☐ Recirculated $ _____
- ☐ Variance $ _____
- ☐ Holding/Vault Tanks $ _____

APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

[illegible]

OWNER: Victor and Marina Arnie CONTRACTOR: Collins Pipeline & Excavation

ADDRESS: P.O. Box 70 El Granada, CA ADDRESS: P.O. Box 370450 Montara, CA 94037
(Street No. & Name) (City) (Zip) (Street No. & Name) (City) (Zip)

PHONE NO.: [illegible] 728-7211 PHONE NO: [illegible]

PROPERTY ACCESS BY:
ADDRESS NO. [illegible] APN: 036-300-050
CITY AREA [illegible] NO. OF BEDROOMS 2
NEW HOUSE CONSTRUCTION ONLY: _____ ADDITION TO HOME? ☐ YES ☒ NO
SOURCE OF WATER SUPPLY: [illegible]
ALTERNATE SECONDARY WATER SOURCE (FOR AGRICULTURE ONLY) _____
CAPACITY ADEQUATE: ☐ YES ☐ NO

☐ San Mateo County Certified Percolation Tester No. _____
☐ San Mateo Certified Installer's No. _____
☐ Worker's Compensation Insurance Coverage.
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

SIGNED: [signature] DATE: 6-10-07

OFFICE USE ONLY

SOIL PERC RATE:	_____	_____	_____	_____	Average _____
	PERCOLATED	DRILLED			# OF HOLES
SEPTIC TANK CAPACITY:					
ACCEPTANCE RATE:					
DISPOSAL FIELD DEPTH:					
DISPOSAL FIELD WIDTH:					
MAKE & HORSE OF PUMP:					
PUMP USE	☐ TANK	☐ FIELD	☐ GROUNDWATER	☐ OTHER	

CONDITIONS _____

SYSTEM APPROVED AND SIGNED BY [signature] DATE: 7/6/07

Distribution:
Original - Applicant/Owner/Agent - Signed
1 Property Copy of Application - Pink
Routing Slip

[illegible]

