

December 8, 2015

To: Dave Holbrook, Senior Planner, County of San Mateo  
San Mateo County Planning and Building  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

RE: Proposed development of Julianna and Vallemar, Moss Beach (PLN2015-00380)

Dear Dave,

Thank you for holding this Pre-Application Workshop on the project listed above.

As 18 year residents of this bluff top community, we are founding members of Friends of the Field, along with Gary and Judy Wood, Sara Hindman and Lou Slocum, Ron and Cindy Lanz, Les Fields, and Mike and Martha Schelp. Paul and I have several concerns. We have observed the raptors that live here, and the Great Blue Herons that hunt here, along with the foxes and bobcats. We have seen the daily hikers and dog walkers, the proposals and marriages, the quiet moments and the scatterings of ashes, all of which would be changed or ended by any construction on this property.

We are concerned about the legality of the 1991 lot line adjustment, which, to quote the County Planning staff, determined that "Future buyers should be aware that the recordation of the Record of Survey does not imply that the resultant parcels are buildable."

The sensitivity of this Coastal Prairie was disrupted by three test wells drilled from 1998-2001, directly across Julianna Ave. from our home. Those failed efforts left large pools of oil, an abandoned drill bit in Well 2, and the abandoned 3<sup>rd</sup> well which is over 900 feet deep, and was used by some to deposit trash until the well was finally capped, leaving pipe and hardware in place. All of this detritus would pollute the property all over again if construction of this lot takes place.

As Toni Corelli has pointed out in her letter, there are rare plants that would be at risk with any construction, since erosion will drive the process inward to preserve the coastal trail. We are especially concerned about the fate of the Coast Yellow Leptosiphon, which exists only here.

Through the years we have seen our neighbors build a bridge over the gully at the trail entrance on Julianna, and build and repair the three benches along the trail. They stand as sentinels to this rare place, as we are.

Sincerely,

Gail Erwin and Paul Smith, 21 Julianna Ave., Moss Beach