

From: [Summer Burlison](#)
To: [Janneth Lujan](#)
Subject: FW: RE PLN2018-00330 37 Frenchmans Creek Road HMB - Skrrr, LLC
Date: Tuesday, May 12, 2020 5:42:32 PM
Importance: High

From: kc@branscombfarm.com <kc@branscombfarm.com>
Sent: Tuesday, May 12, 2020 5:37 PM
To: Summer Burlison <sburlison@smcgov.org>
Cc: 'Jill Ekas' <JEkas@hmbcity.com>; 'Edward Wilkinson' <ed@halfmoongrow.com>; 'Aneese Bishara' <aneese@halfmoongrow.com>
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Dear Summer. I'm a neighbor of Aneese and Ed. I own and operate Branscomb Farm which is a field clinical breeding laboratory for the UC Davis Veterinary Medical Teaching Hospital Large Animal Equine Reproduction department located in the City of Half Moon Bay. Our operation consists of 76 acres located within and on both sides of Frenchmans Creek Road including various barns, feed storage, breeding laboratory, and five employee housing units.

The existing Frenchmans Creek Road surface runs right through the middle of two of my parcels (048-310-060 and 048-310-080) and is not separated by parcel boundaries. While there is no known deeded easement nor parcel boundaries associated with that portion of Frenchmans Creek Road that runs through my property, there is a presumptive general right of access associated with the creation of certain of the Bernal parcels back in 1911 that I have honored with respect to the existing 16-20' roadbed and those parcels that were beneficiaries of the Bernal decree.

My intent is not to make an issue of the road legal access but to stress the importance of its proper management and maintenance including traffic control to avoid disrupting my operation permanently. Ed and Aneese have been exemplary neighbors in that they agreed early on to contribute the almost all of the funding necessary to improve the road from Highway One including through my property. They also volunteered to take on the permitting process which has been especially onerous for whatever reason. However, almost two years later, I continue to pour my own money and time into trying to maintain the road surface where it passes through my property and I see no end in sight with respect to the promised road improvements. The road from highway 1 up to my property which I do not own, is practically impassable. Meanwhile traffic has been rising at a steadily increasing rate and we have had many near accidents as we have both employee children and broodmares and their foals crossing where the traffic now cuts through my Farm on a regular basis. Some of my permitted employee housing (built in the 1970's) is within 30 feet of the existing road surface.

I'm not faulting Ed and Aneese. I think they have tried. But at this point I would like some assurances that approval of this CDP will insure that the promised road work is completed in a reasonable amount of time. I am hoping that the county will support Ed and Aneese in:

1. Obtaining the necessary permits and CDX from Half Moon Bay to implement improvements to the road, traffic calming speed bumps to the extent this permit is actually required for repair of an existing roadbed.
2. Establish a "hard date" as to when their application for a HMB CDX to complete the road will be submitted to the Town for approval (like within 10 days of your ruling on the CDP)
3. A window (like 90 days) for the road project to actually be completed once the HMB permit is approved (It really can't be allowed to drag on another 2 years); and,
4. Some reasonable limitation on the number of vehicles that can pass associated with the expanded operation. (x cars per day?) I can't blame all of the traffic that is passing through now on Ed or Aneese, but I can't identify anything else that has changed in the interim period and there are only 3 other developed parcels down that road that I am aware of other than the FAA tower.

I feel completion of the road project should be a priority and a specific date for its completion (like 90) be stipulated along with a reasonable vehicular limit both with respect to speed and quantity. I am not asking for this road work to be completed prior to their CDP approval or operating permit—only that it be included as one of the many stipulations they have already agreed to for continuing operation so that I have assurances that it will indeed get done as promised.

I am otherwise supportive of this project.

Thank you for your consideration,

Kc Branscomb, Owner
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Half Moon Bay, CA 94019
650-560-9650 (office)

For invoices or important mail use Business Office please:
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