



P.O. Box 3593
Half Moon Bay, CA 94019
September 22, 2022

To : Joe La Clair, San Mateo County Zoning Administrator

The success of Highway 92 Succulents - and any agricultural business - depends on capable and committed people. They deserve the best possible quality of life as they contribute to San Mateo County agriculture.

Highway 92 Succulents has been in business since May 2013, and has enjoyed steady growth serving the home gardener. We grow and promote the use of drought tolerant and fire resistant landscaping.

In late 2020, I became aware that a key staff member was moving from ranch to ranch as he housed his family of four in a camper intended for recreational use. His most recent eviction meant that he had to move to an RV park, for \$60.00 per night. That expense, coupled with the \$500 per month payment on the camper, resulted in a housing (camping) expense of \$2300 per month. Even when space is available, County Ordinance limits the length of time one can live in a recreational vehicle.

Nothing was available at Moon Ridge or Main Street Park. The waiting lists are closed.

Purchasing a mobile home - even a "park" model (under 400 sqft) was out of the question. The units are financed as "chattel" and carry a very high interest rate. In addition, there is a monthly fee for space rental.

I had purchased land for the business in Moss Beach in 2017. In 2019, I built the storage barn, so water and power are available on site. I contacted the County to explore the possibility of moving the camper there with the installation of a septic system. In a conversation with staff, I learned about the pilot farm worker housing program. My contract with the County to provide two units of very low income housing, was approved by the Board of Supervisors in February. The Agricultural Advisory Committee recommended the plan to you by unanimous vote on October 17, 2022.

Working with Caltrans, I was able to remove an old slope easement from the site - a relic of the old Highway 1/Montara bypass alignment. The easement vacation was approved by the California Transportation Commission last month, clearing a hurdle for trailer placement on the property.

I hope you will give this project favorable consideration. It will be life changing for the workers, and create a stability in staffing for a growing nursery business.

Respectfully,

A handwritten signature in black ink, appearing to be "Therese Smith", written in a cursive style.

Therese Smith
Highway 92 Succulents, Inc.

