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**Re: Request for extension to respond to Violation Report (ER2018.015.00)**

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**From** Wagner-McGough, Sean@BCDC <Sean.Wagner-McGough@bcdca.gov>

**Date** Tue 11/18/2025 10:46 AM

**To** Jim Armstrong <jimellen7@gmail.com>; Chamberlain, Isabel@BCDC <isabel.chamberlain@bcdca.gov>; Scharff, Greg@BCDC <greg.scharff@bcdca.gov>

Hi Mr. Armstrong,

Thank you for your confirmation that Beattie Trust has waived the requirement that BCDC hold a hearing on ER2018.015.00 within 60 days. Therefore, BCDC has hereby granted your request for an extension until **December 19, 2025**, to respond to the Violation Report. **We plan to hold the hearing on January 14, 2026.**

If you have any other questions, are unable to access the Violation Report, or would like to discuss possible settlement terms to resolve the case, please do not hesitate to reach out to me. Thank you.

Best,  
Sean

Sean Wagner-McGough | Enforcement Attorney  
SF Bay Conservation & Development Commission  
375 Beale St., Suite 510  
San Francisco, CA 94105  
Phone: (415) 352-3628  
Email: sean.wagner-mcgonugh@bcdca.gov

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**From:** Jim Armstrong <jimellen7@gmail.com>

**Sent:** Tuesday, November 18, 2025 10:25 AM

**To:** Wagner-McGough, Sean@BCDC <Sean.Wagner-McGough@bcdca.gov>; Chamberlain, Isabel@BCDC <isabel.chamberlain@bcdca.gov>; Scharff, Greg@BCDC <greg.scharff@bcdca.gov>

**Subject:** Re: Request for extension to respond to Violation Report (ER2018.015.00)

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Dear Sean,

Thank you for following up with me regarding the response extension request made on behalf of Beattie Trust . (ER2018.015.00) , including the electronic sending of the BCDC violation report link with said e-mail. As previously indicated, said report had not been received as the report link had expired and was inactive when an effort was made to open such. This e-mail confirms receipt of your 11/17/25 e mail to Beattie Trust, including the waiverl of the 60 day requirement (referenced), the granting of a response extension until Dec 19 2025, and a likely hearing to occur sometime in Jan 2026.

Thank you for your assistance with this matter.

Sincerely,

Jim Armstrong

On Mon, Nov 17, 2025 at 9:52 AM Wagner-McGough, Sean@BCDC <[Sean.Wagner-McGough@bcdc.ca.gov](mailto:Sean.Wagner-McGough@bcdc.ca.gov)> wrote:

Hi Mr. Armstrong,

For your convenience, we are passing along the Violation Report that was originally sent to you on October 10, 2025. Please use the link below.

 [ER2018.015.00 Beattie Lane - Violation Report and Complaint](#)

I also wanted to follow up about my earlier email, to which I am responding. As explained there, in order for BCDC to grant your requested extension, we need you to waive the requirement that we hold a hearing within 60 days, which will occur on December 10, 2025. If you waive this requirement, we would be willing to grant you an extension until December 19, 2025, at which point a response to the Violation Report would be due, with a hearing to follow likely at some point in January.

Please let me know as soon as possible.

Best,  
Sean Wagner-McGough

Sean Wagner-McGough | Enforcement Attorney  
SF Bay Conservation & Development Commission  
375 Beale St., Suite 510  
San Francisco, CA 94105  
Phone: (415) 352-3628  
Email: [sean.wagner-mcgough@bcdc.ca.gov](mailto:sean.wagner-mcgough@bcdc.ca.gov)

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**From:** Wagner-McGough, Sean@BCDC  
**Sent:** Friday, November 14, 2025 5:13 PM  
**To:** [jimellen7@gmail.com](mailto:jimellen7@gmail.com) <[jimellen7@gmail.com](mailto:jimellen7@gmail.com)>  
**Cc:** Chamberlain, Isabel@BCDC <[isabel.chamberlain@bcdc.ca.gov](mailto:isabel.chamberlain@bcdc.ca.gov)>; Scharff, Greg@BCDC <[greg.scharff@bcdc.ca.gov](mailto:greg.scharff@bcdc.ca.gov)>  
**Subject:** Request for extension to respond to Violation Report (ER2018.015.00)

Hi Mr. Armstrong,

My name is Sean Wagner-McGough, and I am an enforcement attorney with BCDC who is handling the matter concerning Beattie Trust (ER2018.015.00). We received your email requesting an extension to respond to the Violation Report and Complaint for Administrative Civil Penalties, which was sent by BCDC to respondents on October 10, 2025.

We are willing to offer you a 35-day extension to respond to the Violation Report, **but only if you are willing to waive the requirement that BCDC hold a hearing on the complaint within 60 days after the**

**date of the Violation Report's mailing, as required by Government Code section 66641.6(b).**

Pursuant to BCDC's regulations, before granting this extension, we need respondents to consent to the postponement of the hearing, which would no longer occur on December 10 as originally scheduled. If respondents consent to this, you would have until December 19, 2025 to respond to the Violation Report and a hearing would likely occur in January.

**Please respond in writing with confirmation of this agreement at your earliest convenience.** Upon your written consent to the postponement of the hearing beyond the 60 days required by law, you will have 35 days from today, November 14, 2025, to respond to the Violation Report.

For your convenience, we will resend the Violation Report and Complaint for Administrative Civil Penalties to you on Monday, November 17. Thank you.

Best,  
Sean

Sean Wagner-McGough | Enforcement Attorney  
SF Bay Conservation & Development Commission  
375 Beale St., Suite 510  
San Francisco, CA 94105  
Phone: (415) 352-3628  
Email: [sean.wagner-mcgough@bcdc.ca.gov](mailto:sean.wagner-mcgough@bcdc.ca.gov)

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**Jim Armstrong**

Luxury Property Specialist

CalRE# 00596320

C. 415.606.6864

[jimellen7@gmail.com](mailto:jimellen7@gmail.com)

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