

Camille Leung

From: Camille Leung
Sent: Wednesday, June 10, 2020 9:14 AM
To: Tad Sanders
Subject: Re: 655 Miramar

County Arborist says a "large root" is any root 2" in diameter or greater. This is the actual requirement in the Significant Tree Ordinance, for your reference:

If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting [as required in the arborist's report]. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

As I am not requiring an arborist report, I will include a modified version in your CDX deleting the part in brackets.

Thanks

From: Tad Sanders <tad@tsconsultingcpa.com>
Sent: Wednesday, June 10, 2020 7:49 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: 655 Miramar

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Hi Camille,
With regard to root cutting. There must be a size of root that would require an arborist? Can you share that with me?
Thanks
Tad

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, June 9, 2020 2:50 PM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: Re: 655 Miramar

Hi Tad,

Here's are my notes from our meeting today:

6/9/20 CML - Discussed with Tad Sanders that we need the following:

1. Better tree map
2. Fence design showing how fence will be constructed over the 13% slope (with or without base, show fence slat supports, approximate post spans)

He anticipates only 2 cy of grading, but this will be confirmed once fence design (#2) is confirmed. I told him that conditions of CDX will likely be:

- a. Posts footings will need to be hand dug
- b. If there will be tree root cutting of any tree over 12" in diameter, an arborist will need to do the cutting

Thanks

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, June 9, 2020 2:10 PM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: Re: 655 Miramar

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, June 4, 2020 5:08 PM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: Re: 655 Miramar

Will do

From: Tad Sanders <tad@tsconsultingcpa.com>
Sent: Thursday, June 4, 2020 4:13 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: 655 Miramar

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Great, yes please call me on my cell at 707-696-9059.

Thanks

tad

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, June 4, 2020 2:02 PM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: Re: 655 Miramar

How about 2pm on Tuesday? I can call you. Can you send me a good number to call you at?

Thanks!

From: Tad Sanders <tad@tsconsultingcpa.com>
Sent: Thursday, June 4, 2020 1:04 PM

To: Camille Leung <cleung@smcgov.org>

Subject: RE: 655 Miramar

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Thanks Camille,

I can talk Tuesday afternoon. What time works best for and what number should I call?

Thanks

Tad

From: Camille Leung <cleung@smcgov.org>

Sent: Thursday, June 4, 2020 12:55 PM

To: Tad Sanders <tad@tsconsultingcpa.com>

Subject: Re: 655 Miramar

Hi Tad,

Lets talk this through as I think there is a disconnect. I'm just trying to pin down grading and tree impacts (when I said "footing" I mean the posts) as these are the issues addressed in a CDX.

I'm free on Monday from 11:30-12 and 3-5pm. Also I am free on Tuesday from 1-5pm. Please let me know when you are free.

Thanks

From: Tad Sanders <tad@tsconsultingcpa.com>

Sent: Thursday, June 4, 2020 11:23 AM

To: Camille Leung <cleung@smcgov.org>

Subject: RE: 655 Miramar

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,

Sorry for the delay. Here is the info from our fence contractor:

There is no grading needed to build the fence. Yes, the fence will be stepped down the grade. I found a picture on the web of what this will look like and have attached it. The fence posts will be on approximately 8' centers much like the attached picture. The posts will be set in concrete. There are no footings required to build the fence. We will also be moving the fence two feet inside our property line to avoid any issues with the neighbors.

I had our realtor go by to confirm the trees on the property; I am sheltering in place. The trees still exist although I am not sure what plan you reviewed. Most are Eucalyptus but there are a couple pines too; one pine is just a stump however. He did not give me breast height measurements of the trees. There are some driplines that will overhang the fence. I guess I am having a hard time understanding why this is an issue when all we are doing is building a fence; again there will be no grading or footings required. The permit we have applied for is really not required, and we only filed the application at your suggestion. We always work in good faith in any municipality. I guess this is particularly frustrating since our neighbors built two fences illegally in 2017. The fences are still standing, and it appears code enforcement is doing nothing about them.

I hope this meets with your support and approval. Please let me know if you have any additional questions and what the next steps are.

Thank you for your time

Tad

From: Camille Leung <cleung@smcgov.org>

Sent: Thursday, May 28, 2020 1:17 PM

To: Tad Sanders <tad@tsconsultingcpa.com>

Subject: Re: 655 Miramar

Hi Tad,

The map you provided shows a very steep grade in the areas of the fence and gate. As the map is not clear, I referenced plans you submitted for the new house you were planning. The slope goes from 304 ft to 320 ft over the linear distance of the planned fence/gate. I don't see how a 6-foot fence will fit here without some grading where a fence is built in different height segments with walls perhaps being necessary to support the fence on the low ends of those segments. The picture of the fence you provided is on a flat plane. The fence/wall you will need to build will run upslope and the design will need to be more fully considered and provided to the County for the CDX.

Also, I see trees on the map on the neighbor's property where footings for the wall/fence will likely be within their driplines. All trees regardless of ownership will need to be protected from damage by the "project". To prevent significant damage to trees, we may need an arborist report to assess the impact to the trees of the fence/gate design with regard to grading and footings. At this time, please confirm whether these trees are still there. If they are still there, please indicate the size (diameter) and species of each of the trees where the fence/wall will be in their driplines. I will have the County Arborist take a look at the fence/wall design (after it has been provided) and tree information (after it has been provided) to see whether we need an arborist report. We will not need this information if the fence/gate is moved out of all tree driplines.

I'd be happy to discuss on a call if that would help.

Thanks

From: Tad Sanders <tad@tsconsultingcpa.com>

Sent: Wednesday, May 27, 2020 1:47 PM

To: Camille Leung <cleung@smcgov.org>

Subject: Re: 655 Miramar

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Hi Camille,

No trees will be removed to build the fence. From my recollection, the only large tree near the property line is on the neighboring property. And there is no grading required or planned for the fence installation.

Thanks

Tad

On Wed, May 27, 2020, 12:59 PM Camille Leung <cleung@smcgov.org> wrote:

Ok thanks. A couple more questions: Is the large tree shown on the survey still there? Will placement of gate/fence footings require any tree removal or cutting of tree roots? If so, please provide on plan tree locations, species and size (hard to see on plan due to copy and scan of survey map). How much grading (flattening of the grade) will construction require?

Thanks

From: Tad Sanders <tad@tsconsultingcpa.com>
Sent: Wednesday, May 27, 2020 12:18 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: 655 Miramar

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Hi Camille,

Thank you. Attached is an updated plan that shows where the gate will go which is essentially where the access road is. The gate will slide behind the new fence and will not swing in and out. And, the gate will be manually operated. We have no plans to make it electrically operated. Will the attached drawing do?

Thanks again, I appreciate your time

Tad

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, May 27, 2020 12:06 PM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: Re: 655 Miramar

Hi Tad,

I will process the CDX, so no need to send it to the general Planning email box.

Please show on plans where the gate will be in the fencing, whether it will be electric, and whether how it will open (slide, or opens in/out).

Thanks

From: Tad Sanders <tad@tsconsultingcpa.com>
Sent: Wednesday, May 27, 2020 10:52 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: 655 Miramar

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Thanks Camille,

I had no idea permits were being processed. I will submit the fence permit application we talked about a couple months ago according to the press release. I had it prepared and the shelter in place order was initiated the week I was going to submit it. I have also attached it here if you will be the person who processes it.

Thanks again
Tad

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, May 19, 2020 3:17 PM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: Re: 655 Miramar

Yes we are working from home. Here's a link to a description of service during the SIP:

<https://planning.smcgov.org/press-release/department-services-update>

From: Tad Sanders <tad@tsconsultingcpa.com>
Sent: Tuesday, May 19, 2020 8:49 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: 655 Miramar

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Hi Camille,
Wondering if County Planning is working again?
Thanks
Tad

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, March 12, 2020 9:42 AM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: RE: 655 Miramar

Hi Tad,

Plans can be submitted with the CDX. Erosion control measures should be shown on the plan (location of staked fiber rolls, tree protection). I'm, not sure if a Building Permit is needed for this minor work, I'm thinking not. But while you are here to submit for the CDX, please show plan to Building and they can make a determination.

From: Tad Sanders [<mailto:tad@tsconsultingcpa.com>]
Sent: Thursday, March 12, 2020 9:22 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: 655 Miramar

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Finally getting to this, should the description include erosion control measures and the related BLD forms too? And, if so, is this submitted with the CDX or separately to Building?
Thank you
Tad

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, March 11, 2020 11:07 AM
To: Tad Sanders <tad@tsconsultingcpa.com>
Subject: RE: 655 Miramar

Hi Tad,

Still removing Trees? A Tree Permit would be appealable, but a CDX is not. Please submit some basic plans to illustrate the work. We will review it using the CDX process:

See forms:

<https://planning.smcgov.org/coastal-development-exemption>

Please include a description of the work, including volume of materials imported, equipment used and tree protection measures.

Thanks!

From: Tad Sanders [<mailto:tad@tsconsultingcpa.com>]
Sent: Wednesday, March 11, 2020 10:36 AM
To: Camille Leung <cleung@smcgov.org>
Subject: 655 Miramar

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,

Sorry to bug you again. I spoke to the realtor and we would like to scale back the work in the easement. It would amount to cleaning off the road, laying more base rock and compacting it. I am not sure of the permit requirements for this but know it is a lot less than 250 CY of base rock. Can you point me in the right direction? This sounds like the work we did before which fit under a CDX and we gave you a basic plan that include erosion control measures. Would this be the same process? We are hoping it sells with these simple improvements.

I'm also going to start working on the bigger project too but this will likely take me several months to accomplish given the need for engineering, Geotech and an arborist.

Thank you for your time.

Tad

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