

County of San Mateo  
Planning and Building Department  
**CODE VIOLATION CHECKLIST**

1. Violation Type

- Zoning/Use       Tree Removal       Grading/Land Clearing
- Building       Nuisance       Other: \_\_\_\_\_

**Description of Complaint: GRADING – The owner of the rear property is grading in the access easement on the front property.**

2. Location of Alleged Violation

Address: 655 MIRAMAR DR.      APN(s): 048-076-130  
MIRAMAR      Zoning: R-1, S-94, DR, CD

3. Names of Alleged Property Owner(s)/Other

Property Owner: SANDRA McIVER / FIDUCIARY TRUST CO.      Other:  
 Address: 1360 19<sup>TH</sup> HOLE DR., SUITE 201      Address:  
 WINDSOR, CA 95492

4. Processing

<u>Step</u>	<u>By</u>	<u>Date</u>
a. Complaint Received	<u>SSB</u>	<u>12/13/16</u>
b. Violation Assigned	<u>AXS</u>	<u>12/14/16</u>
c. First Inspection	_____	_____
d. Notice of Violation	_____	_____
e. Second Inspection	_____	_____
f. Citation	_____	_____
g. Citation	_____	_____
h. Compliance Order	_____	_____
i. Administrative Order	_____	_____
j. Abatement	_____	_____

5. Disposition (describe final disposition of case)

OK to close Civil Issue  
per Joan

6. Date file closed: \_\_\_\_\_ By: 3/14/17

7. Senior Code Compliance Officer: Ana Date: \_\_\_\_\_

Violation Number: VIO 2015 00510

Assigned To: ANA SANTIAGO

Date: 12-14-16



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING DEPARTMENT**  
455 COUNTY CENTER, REDWOOD CITY, CA 94063, (650) 599-7310

### Violation/Complaint Form

*Form to be completed by staff.  
Please get cell phones when possible.*

Violation Type:  Building  Grading  Nuisance  Abandoned Vehicle  
 Code Enforcement  Zoning  Tree/Vegetation Removal

Address of Alleged Violation: Grading in an easement area APN(s): 048-076-130

655 MIRAMAR DR. Zoning: R-1/S 94/DR/EO  
MIRAMAR

Description of Complaint: see email forwarded to Code Complaint email.

Relevant Ordinance Section(s): \_\_\_\_\_

Name of Alleged Violators: Owner of APN 048-076-130 (grading on  
Property Owner: SANDRA McIVER & FIDUCIARY TRUST CO. adjacent APN  
Address (if other): 1360 19TH HOLE DR, SUITE 201 WINDSOR, CA 95492 048-076-130  
Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

Exact Location of Violation on Parcel: Is violation visible from public right-of-way/street?  Yes  No  
Please be specific as possible (i.e.: left front, behind shed, attached to home at right rear, etc.).

Within an easement area (providing access to rear property APN 048-076-130)

Complaint Received By:

Name: S. Burlison Date: 12/13/16

Method Complaint Received:  Phone  Letter  Counter  Other Department  Fax  
 Inspector  Complaint Received Anonymously  Other email to plngbltg@smgov.org



email forwarded to  
code complaint email.

**Summer Burlison**

**From:**  
**Sent:** Tuesday, December 13, 2016 3:25 PM  
**To:** Planning\_plngbldg  
**Cc:** Summer Burlison  
**Subject:** APN 048-076-130: Hill Grading without Permit  
**Attachments:** Before-Easement-1.png; Before-Easement-2.png; BobCat tracks.png; Compactor-impact.png; Tom-BobCat.png

From:

7

Dear County Officer:

I will like to bring it to your kind attention that the owner of APN 048-076-130 has been grading the easement, since yesterday, December 12'2016, without a permit from the County.

We and our neighbors request your assistance in issuing a Stop Oder to the Owners of APN 048-076-130

At the end of this letter, I am also enclosing the "Before" and "After" photographs of the easement.

We are the owners of APN- 048-076-120 at 655 Miramar Drive in Half Moon Bay, CA 94019.

We have provided an easement to the property APN-048-076-130, but have not granted them with any exclusive rights to easement or given them permission to change the structure of the easement. Further, as ~~evident from precedent cases referenced below and the county code for minimum width requirements, the~~ county did not grant them a permit to make any changes to the easement.

**PRECEDENT CASES:** The cited cases make it very clear that the structure of the easement cannot be changed.

CASE:1:

Case of Dolnikov v. Ekizian (2103) 222 Cal. App. 4th 419. In that case, the grant of easement included the following language: A right of way for ingress and egress over the above described property for street purpose for the benefit of Lots 20 and 30..." (Emphasis added). At page 423. As can be seen, the Dolnikov case can easily be distinguished based upon the language of the grant of easement. In that case, the parties had in mind the future existence of a street.

CASE:2:

Case of Winslow v. Vallejo, (1906) 148 Cal. 723, the Court found that the parties' conduct with respect to how the easement had been used over the years defined the limits of the easement. Because it had been used for laying and maintaining of a 10 inch pipe, the easement could not be extended to allow the laying of an additional 14 inch pipe. ~~The easement access has been in its current unpaved state since the very beginning more than 30 years ago.~~

~~The easement which runs across our property is less than 12 feet in width at times and therefore does not meet the typical County requirements. We are not willing to provide any additional land. The present easement would not allow a street to be constructed or a road to be improved because of the width of the easement.~~

For the reasons stated above, it is quite clear that the owners of APN-048-076-130, do not have a right to test the easement area in connection with a paved access street or driveway and have no right to grade the easement area for the purpose of creating a vehicular access street or wider driveway, or paved driveway.

Yesterday, December 12' 2016; the Owner of APN 048-076-130 hired a Contractor Tom, who did not reveal his full name or his California Contractor License, who without permits or permissions started using a Bobcat Construction Equipment to grade the easement.

We have taken the video of the easement "Before" the Bobcat and "After" the Bobcat

The "Before" video can be accessed in our Public DropBox File:

Before:

<https://dl.dropboxusercontent.com/u/6788871/Before-After-Video/After2016-12-12%2010.46.58.mov>

After

<https://dl.dropboxusercontent.com/u/6788871/Before-After-Video/After2016-12-12%2010.47.20.mov>

<https://dl.dropboxusercontent.com/u/6788871/Before-After-Video/After2016-12-12%2010.47.35.mov>

<https://dl.dropboxusercontent.com/u/6788871/Before-After-Video/After2016-12-12%2012.13.41.mov>

**We had attached some photographs in this letter:**

RECEIVED

DEC 13 2016

From:

San Mateo County  
Planning and Building Department

**SUB: APN 048-076-130: Hill Grading without Permit**

Dear County Officer:

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**PRECEDENT CASES:** The cited cases make it very clear that the structure of the easement cannot be changed.

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The easement which runs across our property is less than 12 feet in width at times and therefore does not meet the typical County requirements. We are not willing to provide any additional land. The present easement would not allow a street to be constructed or a road to be improved because of the width of the easement.

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### Before:

<https://dl.dropboxusercontent.com/u/6783871/Before-After-Video/After2016-12-12%2010.46.58.mov>

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### After:

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<https://dl.dropboxusercontent.com/u/6783871/Before-After-Video/After2016-12-12%2010.47.20.mov>

<https://dl.dropboxusercontent.com/u/6783871/Before-After-Video/After2016-12-12%2010.47.35.mov>

<https://dl.dropboxusercontent.com/u/6783871/Before-After-Video/After2016-12-12%2012.13.41.mov>

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**We had attached some photographs in this letter:**

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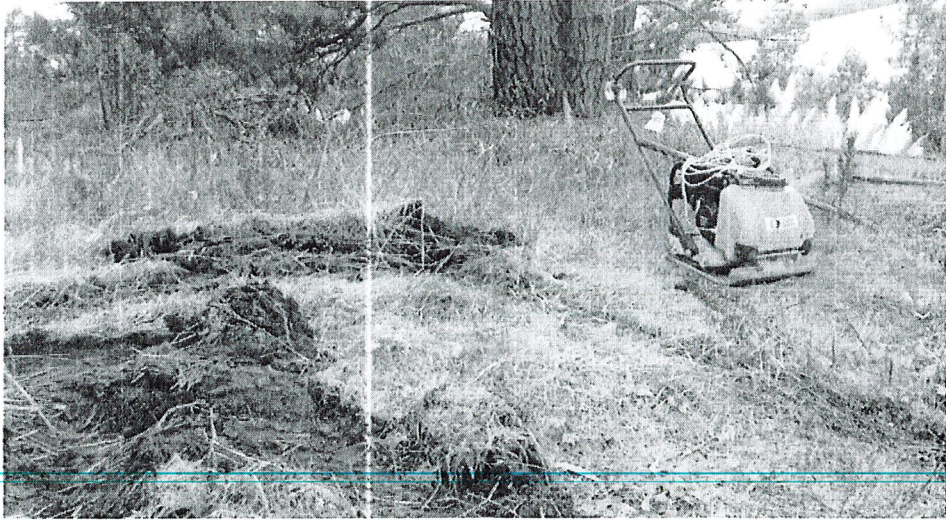
BEFORE:

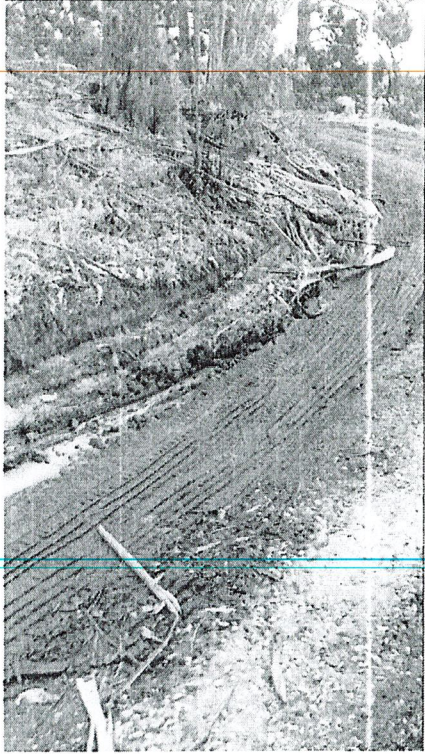


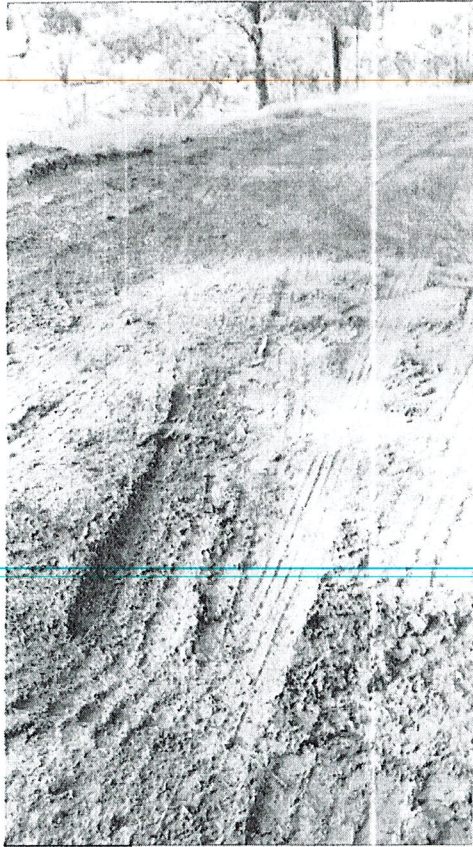




AFTER:

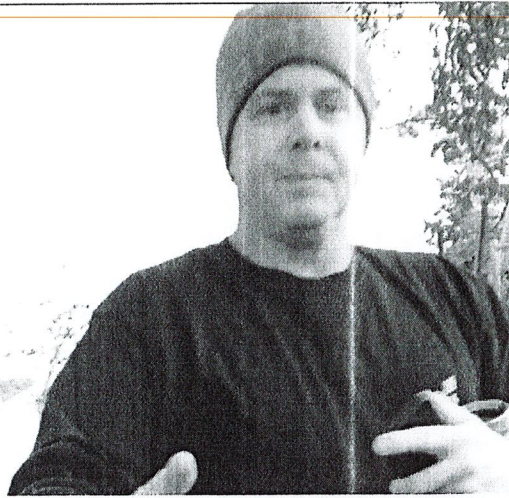




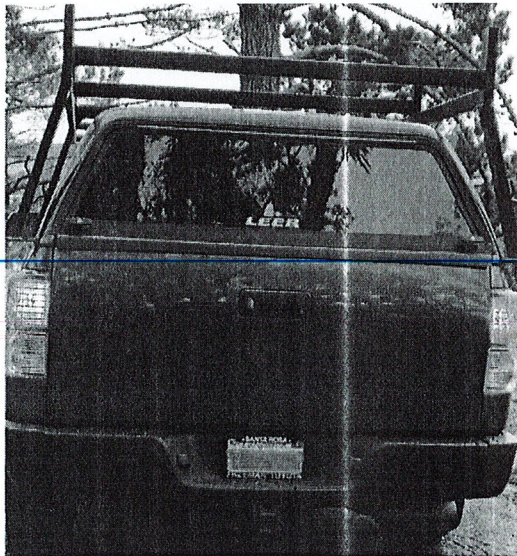




Photograph of the Contractor:



The Contractor put tape on his trucks license plate – to hide his identity





## Ana M. Santiago

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**From:** COB\_201PLN  
**Sent:** Thursday, January 26, 2017 10:23 AM  
**To:** Joan Kling; Ana M. Santiago  
**Cc:** Rita Mclaughlin  
**Subject:** FW: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

**From:** Tejinder singh [mailto:[tejindersingh@smcgov.org](mailto:tejindersingh@smcgov.org)]  
**Sent:** Thursday, January 26, 2017 9:05 AM  
**To:** Tad Sanders <[tsanders@smcgov.org](mailto:tsanders@smcgov.org)>  
**Cc:** COB\_201PLN <[COB\\_201PLN@smcgov.org](mailto:COB_201PLN@smcgov.org)>, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

Dear Mr. Sanders,

Without prejudice, please treat this as a formal notice to stop harassing us and the neighbors with your recurring illegal acts.

On Saturday January 14<sup>th</sup> around 10am in the morning, we were informed by the neighbors that one of the women residing in your home at 655 Miramar Parcel-2 removed several Stakes installed by our Surveyor on our property with a large sledge hammer. When we arrived, she stopped. After we left, the neighbors heard the hammering again and had to call the Sheriff's Dept. This time this same woman had removed one of the stakes and installed it several feet away. She was working to move another stake when we arrived.

The Sheriff's Deputy had her put the stakes back.

Yesterday, January 25<sup>th</sup>, you had your surveyors dig holes on our property, behind our backs to move the original stakes. You know very well that your surveyors are welcome to plant their stakes but in no case are they allowed to dig holes on our property.

As I mentioned it to you through my several emails to you, I am looking to work with you and the owners of Parcel-2, to explore options that would work for everyone for the long-term.



To come up with workable alternatives, I have asked you the following and have received no response.

1. Does Parcel-2 plan to stay on the Septic Tank or have sewage;
2. Fire Dept needs;
3. Does Parcel-2 need to move the Powerlines underground.

You and the Owners of Parcel-2, have instead only embarked on escalating your illegal acts without regard of the law, or the authority of the County or the peace of the community.

~~We had to leave a customer meeting at work to stop your illegal grading without permits, behind our backs on December 12<sup>th</sup> when we were notified by the neighbors, and again had to take a day-off yesterday. We have realized that your sweet talk is a willful deception.~~

Please stop this harassment and intimidation to us and the neighboring community immediately.

Yours Sincerely

TJ Singh

655 Miramar Parcel-2

Rita McLaughlin

V10 2016-00510

@55 MIRAMAR

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**From:** Planning\_plngbldg  
**Sent:** Thursday, January 05, 2017 7:40 AM  
**To:** Joan Kling  
**Cc:** Rita McLaughlin  
**Subject:** FW: For your review  
**Attachments:** 16-12062.pdf

**From:** Mary DiLorenzo  
**Sent:** Wednesday, January 04, 2017 8:55 PM  
**To:** Planning\_plngbldg <plngbldg@smcgov.org>  
**Subject:** For your review

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Please review attached case.  
Thank you,  
Mary

Mary DiLorenzo SCRT II  
Sheriff's Criminal Records Tech II  
San Mateo County Sheriff's Records  
400 County Center 3rd Floor  
Redwood City, CA 94063  
650-363-4526  
[mdilorenzo@smcgov.org](mailto:mdilorenzo@smcgov.org)  
SEIU 521 Steward

F.M.I.



SAN MATEO COUNTY SHERIFF'S OFFICE

400 COUNTY CENTER REDWOOD CITY, CA 94063 650-216-7676  
GENERAL CASE REPORT

Case  
16-12062

OFFENSES	Offenses Info	Description General Information Case	Fel/Misd	Date Occurred 12/12/2016	Time Occurred 1050	Incident #	
				Date Reported 12/12/2016	Time Reported 1050		
				Related Cases			
				Date Printed 12/15/2016	Time Printed 17:43:22	Printed By 17630	
				Latitude 0.000000	Longitude 0.000000		
	Location 655 Miramar Dr #, Half Moon Bay, CA 94019		Rent 75	Area	Disposition Information Only		Dispo Date 12/12/2016
	Location Type Single Family Dwelling	Location of Entry	Method of Entry	Point of Entry	Alarm System	Means of Attack (Robbery)	
	Victim	Drivers License	Cell Phone	Email			
	Residence Address	Notified of Victim Rights	Residence Phone	DOB	Age	Sex	Race
	Business Name and Address		Business Phone	Height	Wt	Hair	Eyes
	Assistance Rendered/Victim Disposition		Transporting Agency	Means of Attack (Assaults)			
	Description of Injuries		Other Information				
	OWNER Church Lyle S Trust	Drivers License	Cell Phone	Email			
	Residence Address 655 Miramar Dr, Half Moon Bay, CA	Residence Phone	DOB	Age	Sex	Race	
	Business Name and Address		Business Phone	Height	Wt	Hair	Eyes
	Suspect Name	Action Taken	Charges				
	Residence Address	CONTROLLED DOCUMENT NOT TO BE DUPLICATED DESTROY WHEN NO LONGER NEEDED	Residence Phone	DOB	Age	Sex	Race
	Business Name and Address	CARLOS G. BOLANOS, SHERIFF SAN MATEO COUNTY	Business Phone	Height	Wt	Hair	Eyes
	Identifying Features	Cell Phone	Drivers License	Arrest Number			
	Aliases	Val Damaged					
VEHICLES	Status	Vehicle Make and Model	License/State	Vehicle Type			
DEPUTIES	Prepared By 18690 - Reed, Mark	Date 12/12/2016	Assisted By	Approved By 14230 - Sheridan, Joseph	Date 12/15/2016		
	Routed To Public Works	Date	Routed To	Date	Notes		



**SAN MATEO COUNTY SHERIFF'S OFFICE**

400 COUNTY CENTER REDWOOD CITY, CA 94063 650-216-7676  
GENERAL CASE REPORT

Case  
16-12062

OWNER Teg Partners Llc	Drivers License	Cell Phone	Email			
Residence Address 18 Terrace Av, Half Moon Bay, CA 94019		Residence Phone	DOB	Age	Sex	Race
Business Name and Address		Business Phone	Height	Wt	Hair	Eyes
PARTY Chowdhry, Tripatinder Singh	Drivers License	Cell Phone	Email			
Residence Address 18 Terrace Av, Half Moon Bay, CA 94019			DOB 09/08/1964	Age 52	Sex M	Race O
Business Name and Address		Business Phone	Height 5'7"	Wt 174	Hair BLK	Eyes BRN
PARTY Kline, Thomas Melvin	Drivers License	Cell Phone	Email			
Residence Address ma, CA			DOB 09/17/1975	Age 41	Sex M	Race W
		Business Phone	Height	Wt	Hair	Eyes
PARTY Sanders, Tad Evan	Drivers License	Cell Phone	Email			
Residence Address a, CA 95409		Residence Phone	DOB 05/08/1961	Age 55	Sex M	Race
			Height 5'9"	Wt 160	Hair BRO	Eyes BRN

CONTROLLED DOCUMENT  
NOT TO BE DUPLICATED  
DESTROY WHEN  
NO LONGER NEEDED  
CARLOS G. BOLANOS, SHERIFF  
SAN MATEO COUNTY



**SAN MATEO COUNTY SHERIFF'S OFFICE**

400 COUNTY CENTER REDWOOD CITY, CA 94063 650-216-7676

16-12062

**NARRATIVE**

Summary:

On 12/12/2016 at 1050 hours, Sanders called to complain that a neighbor, "Chowdry," was harassing contractors at the residence located at 655 Miramar Dr. Sanders is the property manager/trustee for the property.

On 12/12/2016 at 1051 hours, Chowdry called to complain that unpermitted work was occurring at a residence located at 655 Miramar Dr. Chowdry purchased vacant land that surrounds 655 Miramar Dr. 655 Miramar Dr has an easement through Chowdry's property, that consists of a dirt road. Chowdry previously blocked a building permit to pave the road. Today Chowdry complained that a contractor used a small bobtail tractor to grade the roadway.

On 12/12/2016 at 1055 hours, I contacted Kline at 655 Miramar Dr. Kline and two laborers were cutting up a Eucalyptus tree that had uprooted and fell. Kline explained that he had the tractor delivered that morning, in order to load tree debris into a debris box. Kline explained that when the tractor was delivered the road was damaged. Kline also explained that the debris box company refused to traverse the road due to the roads poor condition. Kline said he used the small tractor in an effort to repair the road.

Kline was instructed not to grade the road further without consulting the planning department. Chowdry was instructed that no permit is required to removed debris from a tree that fell during a storm. Chowdry was instructed to contacted the building department.

Recommendations:

Forward to the San Mateo County Code Enforcement / Building Department for review.

CONTROLLED DOCUMENT  
NOT TO BE DUPLICATED  
DESTROY WHEN  
NO LONGER NEEDED

CAROL A. BROWN  
SHERIFF

Prepared By:	Date:	Approved By:	Date:
18690 REED, MARK	12/12/2016	14230 SHERIDAN, JOSEPH	12/15/2016

EXHIBIT "A"

PARCEL 1

LOTS 10, 11, 12, 13, 14 AND 15, AND THE NORTHEASTERLY 10 FEET OF LOT 9, MEASURED AT RIGHT ANGLES LYING CONTIGUOUS TO AND SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 9 AND EXTENDING FROM THE NORTHWESTERLY TO THE SOUTHWESTERLY LINE OF LOT 9, BLOCK 4 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE," FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19.

EXCEPTING FROM LOT 15, A STRIP OF LAND 10 FEET WIDE, MEASURED AT RIGHT ANGLES LYING CONTIGUOUS TO AND NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 15 OF SAID BLOCK 4 AND EXTENDING FROM THE NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF SAID LOT 15.

PARCEL 2

AN EASEMENT FOR DRIVEWAY ACCESS AND UTILITIES ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SAID PARCELS ARE SHOWN ON THAT LOT LINE ADJUSTMENT FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO AUGUST 24, 2007, SERIES NUMBER 2007-127571. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1, THENCE ALONG THE SOUTHWESTERLY LINE OF PARCEL 1, NORTH 58° 11' 24" WEST, 19.51 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF PARCEL 1 ALONG THE NORTHERLY EDGE OF AN EXISTING GRAVEL DRIVE THE FOLLOWING COURSES:

NORTH 65° 59' 16" EAST, 10.61 FEET; THENCE NORTH 29° 02' 05" EAST, 10.12 FEET; THENCE NORTH 05° 24' 29" WEST, 14.46 FEET; THENCE NORTH 13° 27' 05" WEST, 25.26 FEET; THENCE NORTH 01° 41' 14" EAST, 23.28 FEET; THENCE NORTH 21° 38' 28" EAST, 22.18; THENCE NORTH 36° 47' 03" EAST, 34.46 FEET; THENCE NORTH 49° 41' 54" EAST, 13.04 FEET; THENCE NORTH 56° 58' 25" EAST, 24.23 FEET; THENCE NORTH 69° 03' 35" EAST, 14.62 FEET; THENCE NORTH 85° 03' 53" EAST, 27.25 FEET; THENCE NORTH 84° 48' 35" EAST, 27.44 FEET TO A POINT ON THE LINE COMMON TO PARCEL 1 AND PARCEL 2; SAID POINT BEARS NORTH 24° 30' 00" WEST 21.47' FROM THE SOUTHERLY CORNER OF PARCEL 1 AND PARCEL 2.

THENCE LEAVING THE EDGE OF THE EXISTING GRAVEL DRIVE, ALONG SAID LINE COMMON TO PARCEL 1 AND PARCEL 2, SOUTH 24° 30' 00" EAST, 21.47 FEET; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF PARCEL 1, THE FOLLOWING COURSES:

SOUTH 65° 30' 00" WEST, 110.00 FEET; THENCE SOUTH 24° 30' 00" EAST, 80.00 FEET; THENCE SOUTH 65° 30' 00" WEST, 66.67 FEET TO THE POINT OF BEGINNING.

\*\*\*END OF LEGAL DESCRIPTION\*\*\*

18 Terrace Ave  
Miramar  
Half Moon Bay, CA 94019  
(650) 712-0523

NANAKAPITAL MANAGEMENT

Bill McIVER

Tad Sanders  
Realtor  
San In  
Luzon

EXHIBIT A

### MAP TO ACCOMPANY LEGAL DESCRIPTION

FOR DRIVEWAY EASEMENT ACROSS PARCEL 1  
FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON  
THAT LOT LINE ADJUSTMENT FILED ON

FOR:

LYLE CHURCH  
665 MIRAMAR AVE.  
HALF MOON BAY, CA 94018



HERMOSA AVE

MIRAMAR DRIVE

PARCEL 1

PARCEL 2

GRAVEL DRIVE  
EASEMENT  
CONTAINS 8890 SQ. FT. +/-

Id	Bearing	Distance
L1	N 58°11'24" W	18.51'
L2	N 65°58'18" E	10.81'
L3	N 28°02'03" E	10.12'
L4	N 05°24'29" W	14.46'
L5	N 13°27'05" W	25.26'
L6	N 01°41'14" E	23.28'
L7	N 21°38'28" E	22.18'
L8	N 38°47'03" E	34.46'
L9	N 48°41'54" E	13.04'
L10	N 68°58'26" E	24.23'
L11	N 68°03'36" E	14.82'
L12	N 85°03'53" E	27.25'
L13	N 84°48'15" E	27.44'
L14	S 24°30'00" E	21.47'



COASTSIDE LAND SURVEYING

799 MAIN STREET #E  
HALF MOON BAY, CA 94019  
650 726-1715



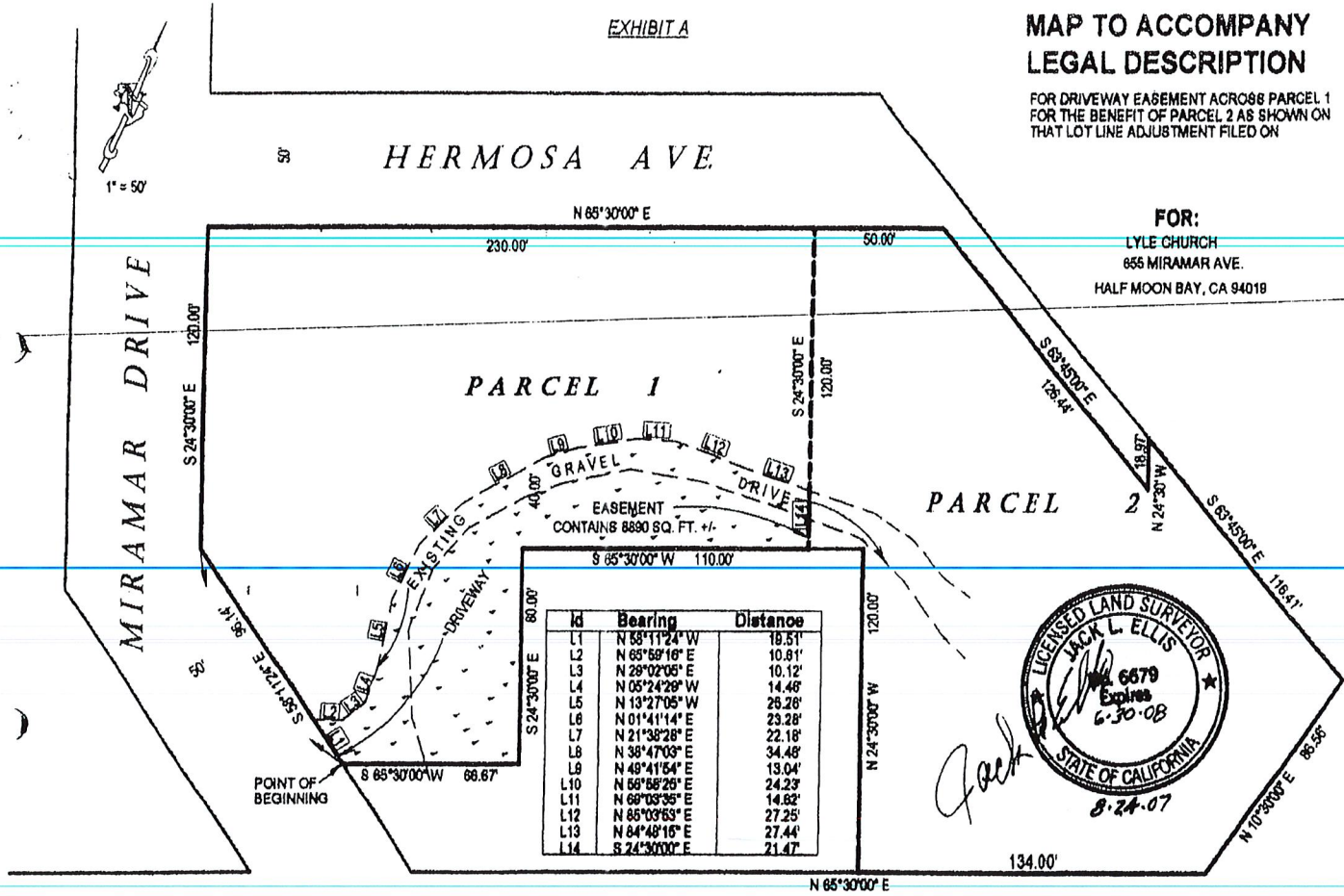
EXHIBIT A

MAP TO ACCOMPANY  
LEGAL DESCRIPTION

FOR DRIVEWAY EASEMENT ACROSS PARCEL 1  
FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON  
THAT LOT LINE ADJUSTMENT FILED ON

FOR:

LYLE CHURCH  
855 MIRAMAR AVE.  
HALF MOON BAY, CA 94018



PARCEL 1

PARCEL 2

Id	Bearing	Distance
L1	N 88°11'24" W	18.51'
L2	N 63°59'16" E	10.81'
L3	N 29°02'05" E	10.12'
L4	N 05°24'29" W	14.46'
L5	N 13°27'05" W	25.26'
L6	N 01°41'14" E	23.28'
L7	N 21°38'28" E	22.18'
L8	N 38°47'03" E	34.48'
L9	N 49°41'54" E	13.04'
L10	N 59°58'26" E	24.23'
L11	N 69°03'35" E	14.62'
L12	N 85°03'63" E	27.25'
L13	N 84°48'16" E	27.44'
L14	S 24°30'00" E	21.47'



ALTO AVENUE

COASTSIDE LAND SURVEYING

799 MAIN STREET #E  
HALF MOON BAY, CA 94019

650 726-1715

JUNE 2007  
WO #03-05 03-05DWYEAASE.PCS  
PAGE 2 OF 2

## Ana Santiago

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**From:** Tad Sanders <[redacted]@smcgov.org>  
**Sent:** Thursday, April 06, 2017 9:51 AM  
**To:** Ana M. Santiago  
**Subject:** RE: 655 Miramar, HMB

Thank you Ana,  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Thursday, April 06, 2017 9:09 AM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Tad,

---

You would need to email Janneth, for your request. Her email address is [jlujan@smcgov.org](mailto:jlujan@smcgov.org). Please give her the details what you are looking for.

Thank you

**Ana M. Santiago**

Senior Code Enforcement Officer III

[amsantiago@smcgov.org](mailto:amsantiago@smcgov.org)



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING**

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Planning and Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-4825 T

(650) 363-4849 F

[www.planning.smcgov.org](http://www.planning.smcgov.org)

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**From:** Tad Sanders [mailto:[\[redacted\]@smcgov.org](mailto:[redacted]@smcgov.org)]  
**Sent:** Monday, April 03, 2017 8:26 AM  
**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>  
**Subject:** RE: 655 Miramar, HMB

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Hi Ana,

I spoke to Miles Hancock this morning about getting a copy of the file TEG Partners gave to Ron. Miles told me it was forwarded to code enforcement. Do I need to provide a request for information other than tis email?

Thank you

Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Friday, March 31, 2017 4:12 PM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Hello Tad,

Ron is a building inspector and I have forwarded your request to his manager Miles Hancock.

Thank you

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Ana

**From:** Tad Sanders [mailto:[tad.sanders@smcgov.org](mailto:tad.sanders@smcgov.org)]  
**Sent:** Friday, March 31, 2017 3:44 PM  
**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>  
**Subject:** 655 Miramar, HMB

Hi Ana,

I understand my clients neighbor, TEG Partners who own 048-076-120, filed a complaint against our permit today. The permit is PLN2016-00528. A code enforcement officer showed up at the site today and discussed and reviewed the permit and the completed work with our contractor. Your code enforcement officer told ~~our contractor that everything they have done is fully within the scope of the permit and that we can proceed~~ and complete the work which will probably go through next Tuesday.

I am reaching out to you because you know the history of these issues. And, our contractor told me that TEG Partners, namely Trip Chowdry, gave your code enforcement officer, his name is Ron but our contractor did not get his last name, a file of documents to review. Ultimately I would like to get a copy of the documents in the file. Here is why. TEG Partners have been using these fabricated documents to try to sway the opinion of John Riddel and several officers from the Sheriff's department. Our contractor caught a glimpse of the documents and none are stamped by a surveyor or recorded. I am not asking you to get in the middle of this ~~as we are pursuing our legal rights in the courts. These documents will, however, support our court case and~~ that is why I am seeking copies of them. Can you please let me know how I can get copies of these documents?

Thank you for your time

Tad Sanders, CPA

201  
V

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Office  
Cell  
Fax 1-866-538-5325

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## Joan Kling

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**From:** COB\_201PLN  
**Sent:** Thursday, January 26, 2017 10:22 AM  
**To:** Joan Kling; Ana M. Santiago  
**Cc:** Rita Chow  
**Subject:** FW: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

---

**From:** Tejinder singh [mailto:tejinder.singh@smc.gov.org] (mailto:tejinder.singh@smc.gov.org)  
**Sent:** Thursday, January 26, 2017 10:05 AM  
**To:** Tad Sanders <tsanders@smc.gov.org>  
**Cc:** COB\_201PLN <COB\_201PLN@smc.gov.org>; Camille Leung <cleung@smc.gov.org>  
**Subject:** Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

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Dear Mr. Sanders,

Without prejudice, please treat this as a formal notice to stop harassing us and the neighbors with your recurring illegal acts.

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On Saturday January 14<sup>th</sup> around 10am in the morning, we were informed by the neighbors that one of the women residing in your home at 655 Miramar Parcel-2 removed several Stakes installed by our Surveyor on our property with a large sledge hammer. When we arrived, she stopped. After we left, the neighbors heard the hammering again and had to call the Sheriff's Dept. This time this same woman had removed one of the stakes and installed it several feet away. She was working to move another stake when we arrived.

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The Sheriff's Deputy had her put the stakes back.

Yesterday, January 25<sup>th</sup>, you had your surveyors dig holes on our property, behind our backs to move the original stakes. You know very well that your surveyors are welcome to plant their stakes but in no case are they allowed to dig holes on our property.

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As I mentioned it to you through my several emails to you, I am looking to work with you and the owners of Parcel-2, to explore options that would work for everyone for the long-term.

---

To come up with workable alternatives, I have asked you the following and have received no response.

- 
1. Does Parcel-2 plan to stay on the Septic Tank or have sewage;
  2. Fire Dept needs;
  3. Does Parcel-2 need to move the Powerlines underground.

You and the Owners of Parcel-2, have instead only embarked on escalating your illegal acts without regard of the law, or the authority of the County or the peace of the community.

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~~We had to leave a customer meeting at work to stop your illegal grading without permits, behind our backs on December 12<sup>th</sup> when we were notified by the neighbors, and again had to take a day-off yesterday. We have realized that your sweet talk is a willful deception.~~

Please stop this harassment and intimidation to us and the neighboring community immediately.

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Yours Sincerely

TJ Singh

655 Miramar Parcel-2

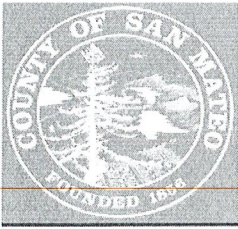
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# Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122  
plngbldg@smcgov.org  
www.co.sanmateo.ca.us/planning

## SUMMARY OF CASE ACTIVITY

**PLN2016-00528**

**APN: 048076120**

**ADDRESS: 655 MIRAMAR DR, HALF MOON BAY, CA**

Activity	Date Assigned	Done By	Status	Status Date
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<b>Application Submitted</b> 12/22/16 CML - Sent Email to applicant:	12/30/2016	Melissa Ross	Deemed Incomplete	12/19/2016
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Hi Tad,

I left you a message. Neighbor has filed a complaint and we are approaching this carefully and getting written confirmation from County Counsel regarding maintenance.

In looking at the erosion control plan, I have the following comments:

1. Please place all tree protection fencing in area of access easement as you do not have authorization for use of land not within the easement. You can use orange fencing along the edge of the access easement.
2. Fiber rolls should also be placed within the area of the easement

Please do not do any further work or land disturbance until CDX is granted.

Hopefully, I will know by the end of the week.

Thanks

12/19/16 CML - Fees of \$301.35. Planning to review status of easement (see parcel tag) and easement itself with Counsel.

<b>Application Submitted</b> 12/27/16 CML - Based upon our review of the available information, the County has determined that County ordinances and regulations do not prohibit the performance of the work on the driveway at 655 Miramar. The County has been working with the applicant on obtaining the proper permits or other documentation to show that the design and construction will comply with our regulations. The applicant has been responsive to our requests.	12/27/2016	Tiare Pena	Notes	12/23/2016
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The separate question of whether the applicant needs the neighbor's permission to perform this work is a question that the neighbor can pose to their land use attorney. It is not directly related to the question in the County's purview, which is whether the project complies with our regulations.

12/23/2016 tgp - property owners(Singh) that own the easement came into the office with concern about the amount of work that has occurred. Photos of truck with license plates covered and bob cat working in the easement. They also have a letter from the adjacent owner requiring them to allow the soil borings along the easement for the intent of possibly widening the easement. The Singh's will be coming into the office on the 28th to confer with Camille.

<b>Application Submitted</b> 12/29/16 SSB - 2 copies of updated project description and updated erosion control plan. Routed to Camille. Revised EC plan includes identification that the applicant will have the edge of easement surveyed and staked throughout work so it's clear where the limit of work is to occur. Also, the applicant states the work is not needed on the entire length of the access easement but just in necessary areas where ruts are the worse.	12/29/2016	Summer Burlison	Received	12/29/2016
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<b>Agency Referrals</b>	12/30/2016	Camille Leung	No Agency Review Require	12/30/2016
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<b>Appeals</b>	12/30/2016	Camille Leung	Not Appealable	12/30/2016
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Activity	Date Assigned	Done By	Status	Status Date
<b>Application Submitted</b> 12/30/16 CML - Received revised Erosion Control Plan.	12/30/2016	Camille Leung	Deemed Complete	12/30/2016
<b>CEQA Preparation</b> Ministerial permit	12/30/2016	Camille Leung	Exemption	12/30/2016
<b>Project Analysis</b>	12/30/2016	Camille Leung	Deemed Complete	12/30/2016
<b>Project Decision</b>	12/30/2016	Camille Leung	Final Approval	12/30/2016
<b>Required Advisory Committee</b>	12/30/2016	Camille Leung	No Advisory Committee Re	12/30/2016
<b>Staff Decision - Hearings</b>	12/30/2016	Camille Leung	Approved	12/30/2016



County of San Mateo

## Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122  
plngbldg@smcgov.org  
www.co.sanmateo.ca.us/planning

### SUMMARY OF CASE ACTIVITY

**BLD2016-02574**

APN: 048076120

ADDRESS: 655 MIRAMAR DR, HALF MOON BAY, CA

Activity	Date Assigned	Done By	Status	Status Date
Application Submittal	12/29/2016	Brian Moran	Route	12/29/2016
Planning Review 12/29/16 SSB - Routed to Camille, planner of associated CDX.	12/29/2016	Summer Burlison	Notes	12/29/2016
Planning Review 12/30/16 CML - Approved. EC Plan meets my comment on associated CDX, PLN2016-00528	12/30/2016	Camille Leung	Approved	12/30/2016
Building Review	01/17/2017	John Brennan	Approved	01/17/2017
Ready Letter	01/17/2017	John Brennan	Ready Letter Issued	01/17/2017
Ready to Issue	01/24/2017	John Brennan	Issued	01/24/2017
Inspections Updated by Script when 901 Building Final inspection results in a pass	04/05/2017	RON GRINDROD	Finaled	04/05/2017



## Ana Santiago

---

**From:** Tad Sanders <[redacted]@a.com>  
**Sent:** Friday, March 31, 2017 3:44 PM  
**To:** Ana M. Santiago  
**Subject:** 655 Miramar, HMB

Hi Ana,

I understand my clients neighbor, TEG Partners who own 048-076-120, filed a complaint against our permit today. The permit is PLN2016-00528. A code enforcement officer showed up at the site today and discussed and reviewed the permit and the completed work with our contractor. Your code enforcement officer told our contractor that everything they have done is fully within the scope of the permit and that we can proceed and complete the work which will probably go through next Tuesday.

I am reaching out to you because you know the history of these issues. And, our contractor told me that TEG Partners, namely Trip Chowdry, gave your code enforcement officer, his name is Ron but our contractor did not get his last name, a file of documents to review. Ultimately I would like to get a copy of the documents in the file. Here is why. TEG Partners have been using these fabricated documents to try to sway the opinion of John Riddel and several officers from the Sheriff's department. Our contractor caught a glimpse of the documents and none are stamped by a surveyor or recorded. I am not asking you to get in the middle of this as we are pursuing our legal rights in the courts. These documents will, however, support our court case and that is why I am seeking copies of them. Can you please let me know how I can get copies of these documents?

Thank you for your time

---

Tad Sanders, CPA

Office  
Cell  
Fax 1-

## Ana Santiago

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**From:** Tad Sanders <[TadSanders@smcgov.org](mailto:TadSanders@smcgov.org)>  
**Sent:** Monday, April 03, 2017 8:01 AM  
**To:** Ana M. Santiago  
**Subject:** RE: 655 Miramar, HMB

Thank you Ana,

Can you please provide me with Ron's contact information? When Ron showed up he told our contractor that all was good and he took off. The owners of the parcel, TEG Partners, are filing a temporary restraining order against us saying we are exceeding the scope of the permit despite Ron's recent findings. Our attorney wants to talk to Ron if at all possible so he is prepared for court this afternoon at 2.

Our attorney is Charlie Bronitsky and his contact number is 650-576-8441 and his email is [Charlie@brewerfirm.com](mailto:Charlie@brewerfirm.com)

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Thank you

Tad

Tad Sanders, CPA  
10000 Miramar Blvd Suite 201

Office 313.486.2277  
Cell 313.486.2277  
Fax 1.313.486.2255

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**From:** Ana M. Santiago [<mailto:AMSantiago@smcgov.org>]  
**Sent:** Friday, March 31, 2017 4:12 PM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Hello Tad,

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Thank you

Ana

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Tad Sanders, CPA

201

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Office  
Cell  
Fax

## Ana Santiago

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Tad

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**To:** Tad Sanders  
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Thank you for your time

Tad Sanders, CPA  
Suite 201

Office : 707-216-9479  
Cell : 707-216-9479  
Fax : 707-538-9422

## Joan Kling

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**From:** Joan Kling  
**Sent:** Monday, March 27, 2017 10:59 AM  
**To:** Hector Carlos  
**Subject:** FW: County Grading Permit Violation

Let's chat on Tuesday. Tks.

---

**From:** Joan Kling <jkling@smcgov.org>  
**Sent:** Friday, March 24, 2017 2:03 PM  
**To:** Hector Carlos <HCarlos@smcgov.org>  
**Cc:** Joan Kling <jkling@smcgov.org>; HMB CA <HMB@smcgov.org>  
**Subject:** County Grading Permit Violation

---

Hi Hector and Joan,

was delighted to meet Hector briefly on the hallway at the County office today. The owners of APN 048-076-130 (655 Miramar Parcel-2), the McIver and their agent Tad Sanders, drove the Bobcat Earthmoving Equipment from their property onto the easement during the night between March 7th and March 9th. They cut into the hill thereby violating the County Permit No. BLD2016-02574, by widening and grading the area outside that permitted by the County permit, by between 1 and 3 ft at different areas along the length of the easement.

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~~We proposed meeting with them and proposed various alternatives to work with them and they have been silent, except for their transgressions and grading without permits - carried out at night this time.~~

We will greatly appreciate your assistance of any kind, that will curtail these continuous activities in violation of the County Permits.

**Following is the complaint and the link below is this complaint along with the exhibits: <https://dl.dropboxusercontent.com/u/8271247/San%20Mateo%20County/Violation-Permit%20BLD2016-02574.pdf>**

From:

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March 24, 2017

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Dear County Officer:

We are the owners of APN 048-076-120 at 655 Miramar Drive –Parcel 1, in Half Moon Bay, CA 94019. The owner of the property APN-048-076-130, has an easement for ingress and egress over a portion of our property, but we have not granted them with any exclusive rights to the easement or given them permission to change the location or structure of the easement.

I will like to bring it to your kind attention that the owners of APN 048-076-130 (also referred to as “Parcel-2”), Sandra McIver and their agent Tad Sanders (Phone numbers: 415-265-1284 & 707-696-9059) apparently cut into the hill to widen the driveway on the easement. It is our opinion that their action violates the grant of Permit No: BLD2016-02574, which clearly marks the area permitted for the maintenance of the Driveway as in Exhibit A.

As per precedent cases including, (Winslow v. Vallejo, (1906) 148 Cal. 723 structure of the easement cannot be changed or altered. In the case of Winslow v. Vallejo, (1906) 148 Cal. 723, the Court found that the parties’ conduct with respect to how the easement had been used over the years defined the limits of the easement. Because it had been used for laying and maintaining of a 10 inch pipe, the easement could not be extended to allow the laying of an additional 14 inch pipe.

Sometime between the night of March 7, 2017 and March 09, 2017, the driveway on the easement was widened by cutting into the hill with the Bobcat Earthmoving Equipment (Exhibit B). The violation of the County Permit was done during night time with the lights of the Bobcat Earthmoving Equipment turned off. Since December 12, 2016, the owners of APN-048-076-130 have parked the Bobcat earthmoving equipment on their property.

The attached map in Exhibit C is the map of the surveyed area which is the permitted area as per the County Permit.

On Friday, March 10, 2017, we discovered that the driveway on the easement was widened by between 1.5ft and 3.0ft at different locations (see Exhibit D) outside the area of the permitted area clearly marked by the County permit in Exhibit A, by cutting into the hill.

On March 12, 2017, we reported these transgressions to the Police. We have attached the Police Report in Exhibit E.

I am requesting your assistance by formally filing a Code Violation against the owners of Parcel-2 (APN 048-076-130) Sandra McIver and their agent Tad Sanders. We join our neighbors and request your assistance in taking action to prevent the owners of Parcel-2, from violating the County permit.

Kind Regards

---

Wendy Clifton



From:

---

March 24, 2017

March 24, 2017

Dear County Officer:

We are the owners of APN 048-076-120 at 655 Miramar Drive –Parcel 1, in Half Moon Bay, CA 94019. The owner of the property APN-048-076-130, has an easement for ingress and egress over a portion of our property, but we have not granted them with any exclusive rights to the easement or given them permission to change the location or structure of the easement.

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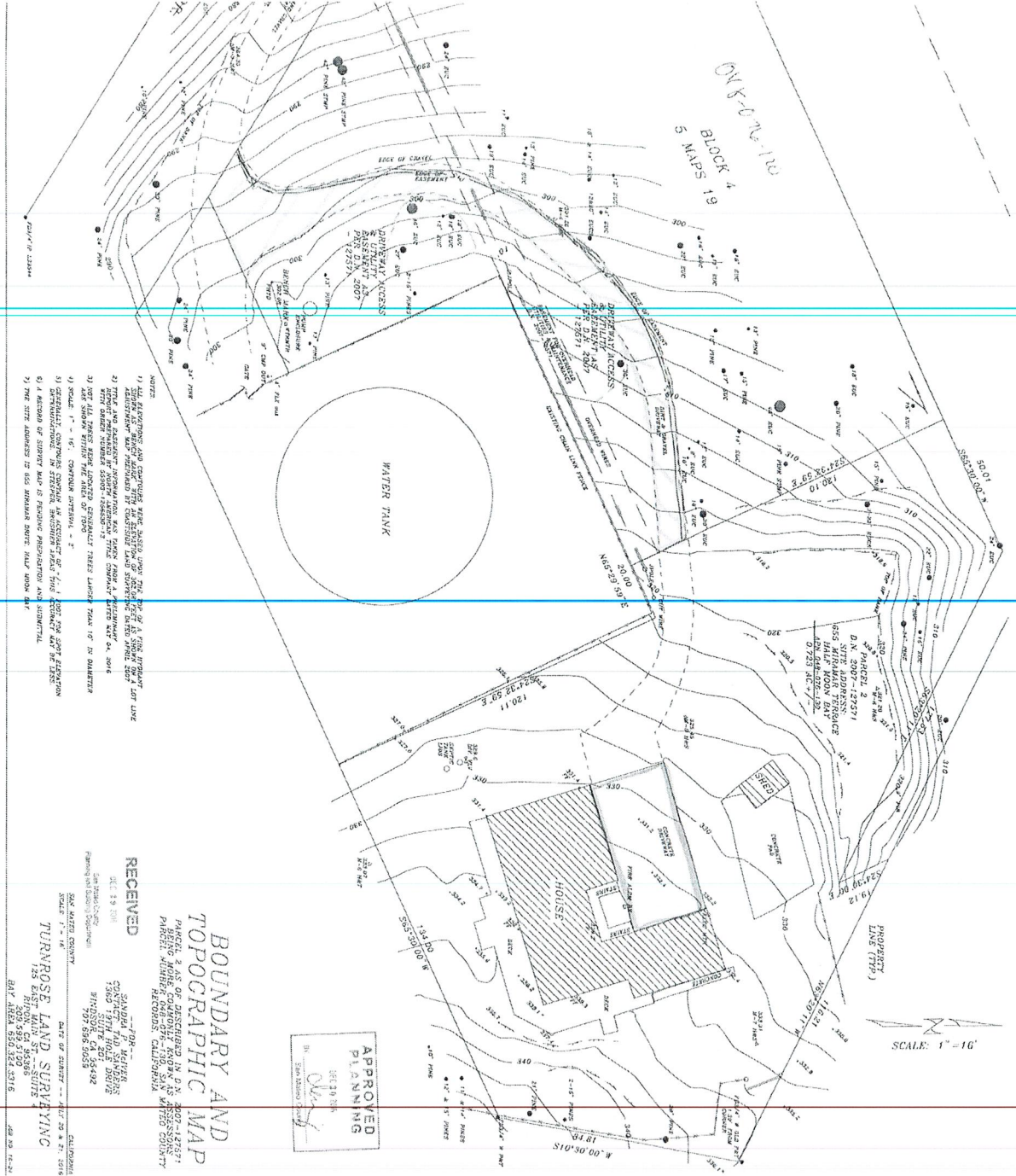
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request your assistance in taking action to prevent the owners of Parcel-2, from violating the County permit.

Kind Regards

# EXHIBIT A

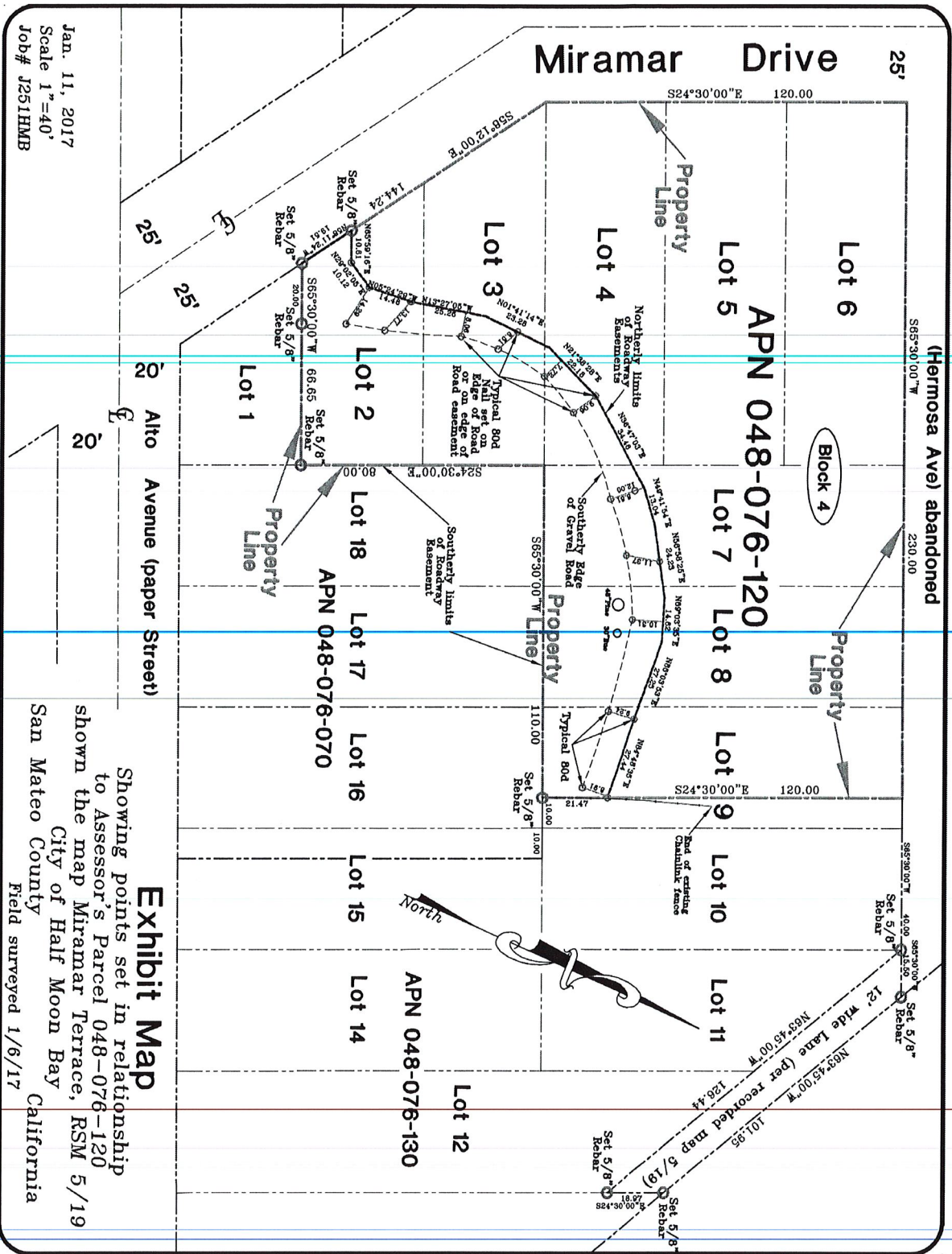


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**EXHIBIT B**



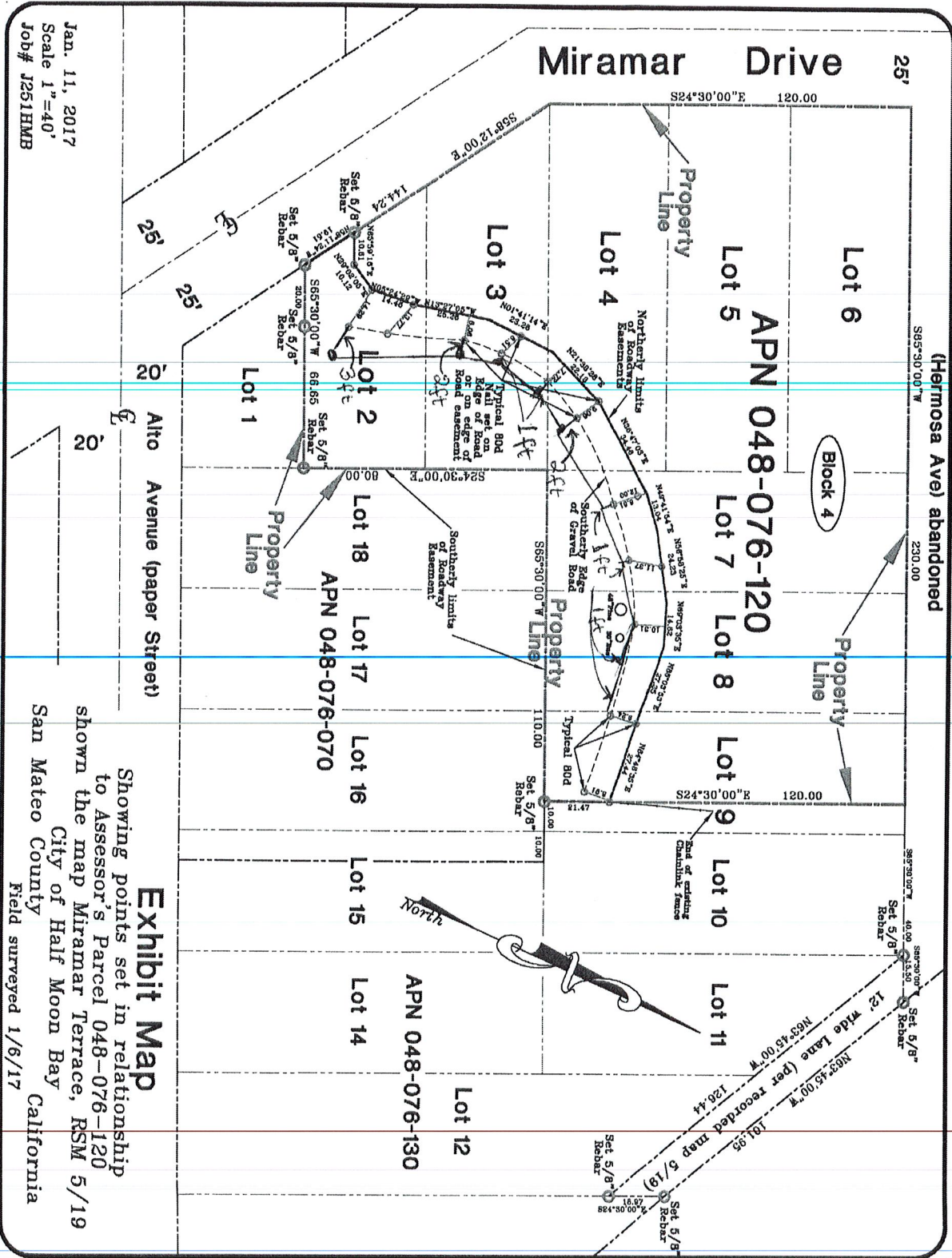
EXHIBIT C



Jan. 11, 2017  
 Scale 1"=40'  
 Job# J251HMB

**Exhibit Map**  
 Showing points set in relationship  
 to Assessor's Parcel 048-076-120  
 shown the map Miramar Terrace, RSM 5/19  
 City of Half Moon Bay  
 San Mateo County  
 California  
 Field surveyed 1/6/17

# EXHIBIT D



Jan. 11, 2017  
 Scale 1"=40'  
 Job# J251HMB

**Exhibit Map**  
 Showing points set in relationship  
 to Assessor's Parcel 048-076-120  
 shown the map Miramar Terrace, RSM 5/19  
 City of Half Moon Bay  
 San Mateo County  
 California  
 Field surveyed 1/6/17

EXHIBIT E



COUNTY OF SAN MATEO  
OFFICE OF THE SHERIFF

CARLOS G. BOLANOS  
SHERIFF

TRISHA L. SANCHEZ  
UNDERSHERIFF

400 COUNTY CENTER • REDWOOD CITY • CALIFORNIA 94063-1662 • TELEPHONE (650) 599-1664 • www.smcsheriff.com

ADDRESS ALL COMMUNICATIONS TO THE SHERIFF

Incident History for: #SOS170710134

Entered	03/12/2017	13:40:36	BY RDK/JLO	
Dispatched	03/12/2017	13:40:52	BY RDF/DLC	
Enroute	03/12/2017	13:41:30		Dispatch to Enroute 00:00:38
Onscene	03/12/2017	13:58:39		Dispatch to Onscene 00:17:47
Closed	03/12/2017	14:47:57		

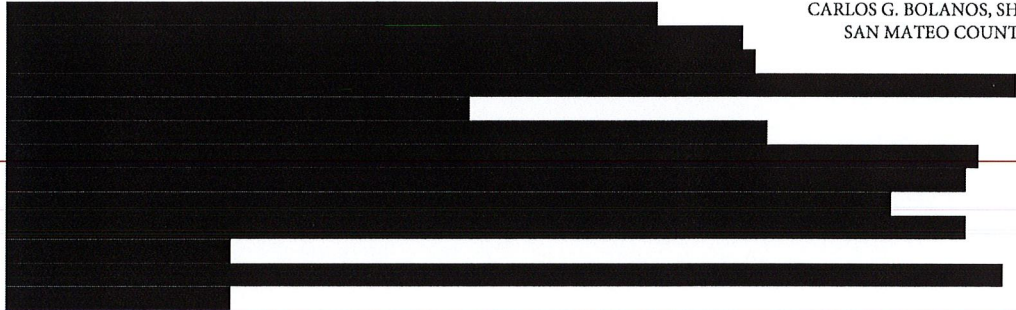
Initial Type: CIVILP      Final Type: CIVILP PAST CIVIL PROBLEM  
Initial Priority: 4      Final Priority: 4  
Disposition: CIV      Source: 7      Primary Unit: 2B71      R/P Contact:  
Police BLK: 10022      Fire BLK: 10022      EMS BLK: 10022  
Group: SOC (SOC/HMF/EMS) Beat: 70J      Map Page: 767:D4      Fire Map Page: 3039

Exception list #: P4      Exception Resp Zone:  
Loc: 655 MIRAMAR DR ,MIR high xst: TERRACE AV (V)  
Loc Info: PARCEL 1

Name: PRIP ATINDER      Addr:      Phone: 6502818747  
/134036 (JLO ) ENTRY      RP SAYS HER PROPERTY WAS VANDALIZED SOMETIME  
BETWEEN TUES AND FRIDAY / HAS SUSPECT INFO - THINKS IT WAS THE OWNERS OF PARCEL 2 /  
RP SAYS THE DUG INTO THE LAND TRYING TO ENCROACH ON RPS PROPERTY / RP IS O/S NOW

/134049		SUPP		TXT: OTHER HALF IS NOT O/S ///
/134052 (DLC )	DISP	2B72	#15320 CRIADO, JOSEPH	
/134052		FROM	[Unknown	]
/134124 (JLO )	SUPP		TXT: BAD CELL CONNECTION/	
/134130 (DLC )	ENROUT	2B72		
/134132	ASST	2B71	#14570 SUDANO, PATRINA (CIT)	
/134132		FROM	[Unknown	]
/134212		ENROUT	2B71	
/134331 (KYC )	SUPP		TXT: RP CALLED BACK -- ADV'D S/O IS ENR	
/135346 (DLC )	SUPP		TXT: ETA 10-15 W /HEAVY TRAFFIC	
/135839		ONSCNE	2B71	
/135839		ONSCNE	2B72	
/135950		SUPP		TXT: OUT W/ONE
/140853 (JLO )	OK	2B71		CONTROLLED DOCUMENT
/140853		OK	2B72	NOT TO BE DUPLICATED

CONTROLLED DOCUMENT  
NOT TO BE DUPLICATED  
DESTROY WHEN  
NO LONGER NEEDED  
CARLOS G. BOLANOS, SHERIFF  
SAN MATEO COUNTY



[REDACTED]

CLAS:LW  
/141119 MISC ,END  
/144658 (15320 ) \*CLEAR 2B72  
/144757 (JLO ) CLEAR 2B71 DSP: CIV  
/144757 CLOSE 2B71

CONTROLLED DOCUMENT  
NOT TO BE DUPLICATED  
DESTROY WHEN  
NO LONGER NEEDED  
CARLOS G. BOLANOS, SHERIFF  
SAN MATEO COUNTY



## Joan Kling

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**From:** [REDACTED]  
**Sent:** Thursday, March 30, 2017 1:41 PM  
**To:** Hector Carlos  
**Cc:** Joan Kling; HMB CA  
**Subject:** Violation of County Permit No. BLD2016-02574

Hi Hector and Joan,

I wanted to bring it to your kind attention that the owners of APN 048-076-130 (655 Miramar Parcel-2, Half Moon Bay, CA) have been working on the gravel road along the easement since yesterday.

They started the grading work today. The County permit No. BLD2016-02574 clearly specifies the area to be graded. However, in violation of the Permit No. BLD2016-02574, they are grading outside of the area specified in the Permit.

I will greatly appreciate if you may be able to visit the site.

Their work is expected to be completed by mid-day tomorrow.

Thanks  
Kind regards

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On Mar 24, 2017, at 02:03 PM, [REDACTED] <[REDACTED]@com> wrote:

Hi Hector and Joan,

[REDACTED] is delighted to meet Hector briefly on the hallway at the County office today. The owners of APN 048-076-130 (655 Miramar Parcel-2), the McIver and their agent Tad Sanders, drove the Bobcat Earthmoving Equipment from their property onto the easement during the night between March 7th and March 9th. They cut into the hill thereby violating the County Permit No. BLD2016-02574, by widening and grading the area outside that permitted by the County permit, by between 1 and 3 ft at different areas along the length of the easement.

We proposed meeting with them and proposed various alternatives to work with them and they have been silent, except for their transgressions and grading without permits - carried out at night this time.

We will greatly appreciate your assistance of any kind, that will curtail these continuous activities in violation of the County Permits.

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**Following is the complaint and the link below is this complaint along with the exhibits: <https://dl.dropboxusercontent.com/u/8271247/San%20Mateo%20County/Violation-Permit%20BLD2016-02574.pdf>**

From:

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March 24, 2017

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Dear County Officer:

We are the owners of APN 048-076-120 at 655 Miramar Drive –Parcel 1, in Half Moon Bay, CA 94019. The owner of the property APN-048-076-130, has an easement for ingress and egress over a portion of our property, but we have not granted them with any exclusive rights to the easement or given them permission to change the location or structure of the easement.

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I will like to bring it to your kind attention that the owners of APN 048-076-130 (also referred to as “Parcel-2”), Sandra McIver and their agent Tad Sanders (Phone numbers: 415-265-1284 & 707-696-9059) apparently cut into the hill to widen the driveway on the easement. It is our opinion that their action violates the grant of Permit No: BLD2016-02574, which clearly marks the area permitted for the maintenance of the Driveway as in Exhibit A.

As per precedent cases including, (Winslow v. Vallejo, (1906) 148 Cal. 723 structure of the easement cannot be changed or altered. In the case of Winslow v. Vallejo, (1906) 148 Cal. 723, the Court found that the parties’ conduct with respect to how the easement had been used over the years defined the limits of the easement. Because it had been used for laying and maintaining of a 10 inch pipe, the easement could not be extended to allow the laying of an additional 14 inch pipe.

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Sometime between the night of March 7, 2017 and March 09, 2017, the driveway on the easement was widened by cutting into the hill with the Bobcat Earthmoving Equipment (Exhibit B). The violation of the County Permit was done during night time with the lights of the Bobcat

Earthmoving Equipment turned off. Since December 12, 2016, the owners of APN-048-076-130 have parked the Bobcat earthmoving equipment on their property.

The attached map in Exhibit C is the map of the surveyed area which is the permitted area as per the County Permit.

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On Friday, March 10, 2017, we discovered that the driveway on the easement was widened by between 1.5ft and 3.0ft at different locations (see Exhibit D) outside the area of the permitted area clearly marked by the County permit in Exhibit A, by cutting into the hill.

On March 12, 2017, we reported these transgressions to the Police. We have attached the Police Report in Exhibit E.

I am requesting your assistance by formally filing a Code Violation against the owners of Parcel-2 (APN 048-076-130) Sandra McIver and their agent Tad Sanders. We join our neighbors and request your assistance in taking action to prevent the owners of Parcel-2, from violating the County permit.

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Kind Regards

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## Joan Kling

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**From:** Tad Sanders  
**Sent:** Friday, December 16, 2016 10:33 AM  
**To:** Joan Kling  
**Cc:** Camille Leung; Hector Carlos  
**Subject:** RE: possible grading violation at 655 Miramar

Thank you Joan,

We have had issue with the owner of the lot as they do not want us to do anything to the access road although it is difficult to access the house now. We presented this issue to county counsel, with Camille's aid, and county counsel came back with the opinion that the easement provides us the right to maintain the access easement also.

Thanks again

Tad

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**From:** Joan Kling [mailto:jkling@smcgov.org]  
**Sent:** Friday, December 16, 2016 10:22 AM  
**To:** Tad Sanders  
**Cc:** Hector Carlos; Camille Leung  
**Subject:** RE: possible grading violation at 655 Miramar

Tad,

Thanks for your prompt response.

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Completing this process will resolve the grading portion of the complaint.

Since the property is a recorded easement, the question of ownership and authority to do work on the easement is a matter to discuss with the property owner. I assume you will need property owner permission before the county will approve your application. Camille will know more on that portion of the complaint.

Again, I appreciate your diligence and follow through. I look forward to your updates.

Joan

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**From:** Tad Sanders [mailto:tsanders@smcgov.org]  
**Sent:** Friday, December 16, 2016 10:03 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Hector Carlos <HCarlos@smcgov.org>  
**Subject:** RE: possible grading violation at 655 Miramar

Good morning,

Yes, we attempted to do some maintenance to an access easement to my client's property last Monday. I learned after we were stopped by the sheriff that we need some type of permit to do the work. I reached out to Camille Leung who has been providing us guidance as we move forward to redevelop 655 Miramar in Half Moon Bay for my client. Camille and I spoke just yesterday and she directed me to file a coastal development

exemption permit to cover the work (and to complete it for that matter). I am in the process of completing the permit application today and it will be submitted to Planning on Monday 12/19.

I can describe the work as follows. My client's access easement, that crosses a neighbor's property, is in terrible condition and we have had two cars stuck there last week which is why we moved to do the work. The old gravel road has not been maintained for years and it is quite slippery with the recent rains. Our plans are to scrape the center of the road and to redistribute the dirt into the ruts formed by the wheels of cars over the years. Our contractor was going to then compact it then overlay it with 2" of gravel and compact that too.

I apologize for starting this without checking first. I was thinking this was purely maintenance and that we did not need a permit to do this but I was wrong. As soon as the permit is issued, I will send a copy of it to you. Is there anything else you need from me at this juncture?

Thank you for your time

Tad

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Tad Sanders, CPA

Office

Cell

Fax

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**From:** Joan Kling [mailto:jkling@smcgov.org]

**Sent:** Thursday, December 15, 2016 5:50 PM

**To:** [joan.kling@smcgov.org](mailto:joan.kling@smcgov.org)

**Cc:** Hector Carlos

**Subject:** possible grading violation at 655 Miramar

Hello,

The county of San Mateo has received a complaint of a possible grading violation in this area.

Staff visited the site today.

Please call Hector Carlos at 650-363-4011 to discuss or email Hector at the above email address.

Thanks in advance.

Joan

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**Joan Kling**

Code Compliance Manager

[jkling@smcgov.org](mailto:jkling@smcgov.org)



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING**

Planning and Building Department  
455 County Center, 2nd Floor

Redwood City, CA 94063  
(650) 363-4011 T  
(650) 363-4849 F  
<http://planning.smcgov.org/code-compliance>

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To provide feedback, please visit the [Planning and Building Survey](#). Thank you.