

John Brennan

From: Camille Leung
Sent: Tuesday, January 24, 2017 12:10 PM
To: Jeremiah Pons
Cc: Summer Burlison; John Brennan
Subject: 655 Miramar Roadwork

Hi Jeremiah,

John B is issuing this "EC-Only" BLD permit today.

Please inspect Monthly (Not ASBS). They are just fixing the road ruts (scraping and redistributing) . This case is controversial. Neighbors oppose project and will all be extremely observant.

- Technically No BLD permit is required for the work.
- All EC measures must be in road easement (not on private property, as they do not have authorization to alter or use land outside of the road easement)
- Please limit County comments to erosion control (they will want to discuss all sorts of things).
- Please make sure they don't do more than what is specified on plans (which is just scraping and redistributing).

Thanks!

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

John Brennan

From: Camille Leung
Sent: Monday, December 26, 2016 2:25 PM
To: Tad Sanders
Cc: Hector Carlos; John Brennan; Joan Kling; Timothy Fox
Subject: RE: PLN2016-00528

Hi Tad,

The erosion control plan you submitted appears to be your notes on a copy of the Topo Map. You can simply revise that plan and make several copies or formalize it if you chose, for submittal to both Planning and Building (open BLD Case for erosion control).

For the Planning case, I added you as the applicant (authorized agent for owners at 655 Miramar for work maintaining access in the area of the recorded easement). The owner remains the owner of record.

Thanks

From: Tad Sanders [mailto:.....om]
Sent: Friday, December 23, 2016 8:53 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Hector Carlos <HCarlos@smcgov.org>; John Brennan <jbrennan@smcgov.org>; Joan Kling <jkling@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Subject: RE: PLN2016-00528

Hi Camille,

Couple questions. Do I need to have an engineer put together an erosion control plan or will putting the details we plan to use onto the plans suffice?

Will the permit application be changed to remove TEG Partners as the applicant to us?

Thank you

Tad

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Thursday, December 22, 2016 10:17 AM
To: Tad Sanders
Cc: John Brennan; Joan Kling; Hector Carlos; Timothy Fox
Subject: RE: PLN2016-00528

Hi Tad,

From a discussion with County Counsel, there is nothing that prohibits the issuance of this CDX as County has obtained adequate assurance of legal authority and confirmed compliance with Coastal regulations. We will require that you open up a BLD permit for the purpose of Erosion Control Inspections (for checking compliance with EC Plan if no other BLD permit is required) and request that all activities and measures related to the work be located on their own property or within the easement itself.

Please make the corrections as noted in my previous email and resubmit the revised plans (lets take in 2 sets for Planning and please submit 3 sets for Building). Please check in with the Building Department (I'm copying John Brennan (650-599-1535), but you may also call 650-599-7311) to check to see that no other aspects of the project require a BLD permit.

Afterwards, I can issue the CDX.

Thanks!

From: Camille Leung
Sent: Wednesday, December 21, 2016 7:51 AM
To: 'Tad Sanders' <tsanders@smcgov.org>
Subject: RE: PLN2016-00528

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

From: Tad Sanders [<mailto:tsanders@smcgov.org>]
Sent: Wednesday, December 21, 2016 7:51 AM
To: Camille Leung <cleung@smcgov.org>
Subject: PLN2016-00528

Good morning Camille,

I received comments from Betty Li and want to address the crux of the issue here. I am not sure if you recollect some past conversations we had about doing work in this easement. Primarily that the neighbor is stating we have no right to touch the easement. You had previously asked County Counsel what our rights are relative to the easement. The email you sent me back from County Counsel indicated the following:

County Counsel reviewed this and stated that if we're confident there is an easement across the neighboring parcel, the neighbor's consent is irrelevant — it's a property right; it doesn't require permission. Some easement documents expressly forbid improvement, but if that's not the case here, the owner of the easement rights can improve the access to the extent reasonable to ensure continued access. Indemnity isn't required because the County wouldn't be liable for anything anyway. Either the owner has demonstrated access to their parcel, or hasn't.

Also, at the time of application, we would need a copy of the recorded map showing the easement and an description of the easement. I don't see it in the County's archive of recorded maps for the property.

We filed the above application as the owner of the easement rights. I do understand that the easement does not specifically say maintenance and to this I can also say that it does not say that we cannot maintain the easement. And, I am not aware of any access easements that do not require maintenance. By not allowing maintenance, my clients are impaired from enjoying the rights and title they have to their property.

Not sure if this helps but thought I would pass this along. Also, I will send the check for the fee directly to you. Thank you for your time and happy holidays

Tad Sanders, CPA

e 201

Office
Cell
Fax

Summer Burlison

From: Tejinder singh [<mailto:>]
Sent: Wednesday, December 28, 2016 8:53 AM
To: Timothy Fox <tfox@smcgov.org>
Subject: Background of Violations by 655 Miramar Parcel-2

Dear Honorable Mr. Tim Fox,

County Counsel

San Mateo County

REF: Violations by owners of APN 048-076-130 on December 12, 2016

I wanted to inform you that on December 12, 2016, the owners of APN 048-076-130 (655 Miramar Parcel-2) brought in Bobcat Construction Equipment and started grading the easement granted by us to access their

property, without a permit from the County and behind our backs. They mentioned that they did not need any permission from the County and could build a freeway if they pleased.

They brought in a construction crew from Santa Rosa who had their license plates covered with tapes. Photographs attached.

They started cutting the hillside. We were informed of their activities by the neighbors. We, and the Sheriff's Deputies arrived just in time before they could do much harm. They drove off the Bobcat Construction Equipment to their house on Parcel-2. The photograph of the hill cut by their Bobcat Construction equipment is attached. The Sherriff's Deputies arrived on the scene in time and stopped their activities.

By way of background, the owners of Parcel-2, sent us an intimidating letter in October wanting us to sign something that we did not understand. The letter stated that they would compel us to sign the permissions and if we did not sign it, they would file a lawsuit against us. The intimidation letter from Tad Sanders (the owner's agent) is attached.

Kind regards

TJ Singh

Owner APN-048-076-120



650 274 4653





Summer Burlison

From: Tripatinder
Sent: Wednesday, June 07, 2017 12:46 PM
To: Summer Burlison
Subject: Thursday or Friday Meeting - Designing Home on our Lot APN 048-076-120

Hello Summer: Hope all is well.

We are in the initial stages of designing our Home on our Lot APN 048-076-120 and we need your guidance on a few things

We would greatly appreciate your help and were wondering if you are available for a brief moment on this Thursday after 2:00 PM or anytime on Friday after 10:00 AM

We greatly appreciate your expertise and your time

Thanks

Trip

Summer Burlison

From: TC <[redacted]@sm>
Sent: Wednesday, June 07, 2017 2:46 PM
To: Summer Burlison
Subject: Re: Thursday or Friday Meeting - Designing Home on our Lot APN 048-076-120

Thanks Summer

Will meet you at the counter on Friday in the morning

Appreciate it
Trip

On Jun 7, 2017, at 2:18 PM, Summer Burlison <sburlison@smcgov.org> wrote:

Hello Trip,

I am out in the field tomorrow with code compliance; I don't know when we will return, it just depends on how long inspections take.

Friday I have to work the public assistance counter from 7:30a – 12:00p. You can come in and catch me on the counter during this morning period. Otherwise, I am in a training workshop all afternoon.

Regards,
Summer

From: Tripatinder [[mailto:\[redacted\]@sm](mailto:[redacted]@sm)]
Sent: Wednesday, June 07, 2017 12:46 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Thursday or Friday Meeting - Designing Home on our Lot APN 048-076-120

Hello Summer: Hope all is well.

We are in the initial stages of designing our Home on our Lot APN 048-076-120 and we need your guidance on a few things

We would greatly appreciate your help and were wondering if you are available for a brief moment on this Thursday after 2:00 PM or anytime on Friday after 10:00 AM

We greatly appreciate your expertise and your time

Thanks

Trip

Summer Burlison

From: Summer Burlison
Sent: Monday, November 28, 2016 1:28 PM
To: Tripatinder
Subject: RE: Any Update: LIDAR Maps

Tripatinder,

Sorry, I forgot to ask. The graphics specialist asked what format you want the electronic file of the maps in – PDF or shapefiles for CAD use or other?

Thanks,
Summer

From: Tripatinder [mailto:tripatinder@smc.gov]
Sent: Monday, November 28, 2016 11:00 AM
To: Summer Burlison <sburlison@smc.gov.org>
Subject: Re: Any Update: LIDAR Maps

Super - thanks for your help - will do so

Tripatinder

From: Summer Burlison <sburlison@smc.gov.org>
To: Tripatinder <tripatinder@smc.gov.org>
Sent: Monday, November 28, 2016 10:52 AM
Subject: RE: Any Update: LIDAR Maps

Sounds good. The check can be made payable to "San Mateo County" or "San Mateo County Planning" – either is fine.

I will make a hand-written receipt and leave with the printed maps at Will Call (at our receptionist desk) under your name. You should be able to submit the check, obtain a copy of the receipt, and take the maps through the receptionist so you don't have to wait. If there is any confusion, have the receptionist find me and I can come out, OR you can just let the receptionist know you have an appointment with me so that she can come track me down and I can come out and process this for you. I should have the pdf's tomorrow from graphics and then I can email you then too.

Thanks,
Summer

Summer Burlison
Planner III

County of San Mateo
Planning & Building Department

455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: 650/363-1815
FAX: 650/363-4849
<http://planning.smcgov.org>

Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.

From: Tripatinder [mailto:tripatinder@smcgov.org]
Sent: Monday, November 28, 2016 10:39 AM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Re: Any Update: LIDAR Maps

I will come by and drop a check of \$473.55 tomorrow

I can come by tomorrow, November 29th around 3 or so

Who should the check be made to ...Planning & Building Department or someone else

It will be nice to have both the email and hard copy of the maps

Thanks

Tripatinder

[Handwritten signature]

From: Summer Burlison <sburlison@smcgov.org>
To: Tripatinder <tripatinder@smcgov.org>
Sent: Monday, November 28, 2016 10:34 AM
Subject: RE: Any Update: LIDAR Maps

Tripatinder,

Ok, I think we have it settled on our end. How do you want to make payment? Can you either mail or drop a check off to me for \$473.55 (mailing address in signature line below)?

Thanks,

Summer Burlison
Planner III

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: 650/363-1815
FAX: 650/363-4849
<http://planning.smcgov.org>

Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.

From: Tripatinder [mailto:tripatinder@smcgov.org]
Sent: Monday, November 28, 2016 9:15 AM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Re: Any Update: LIDAR Maps

Thanks for the update

Tripatinder

From: Summer Burlison <sburlison@smcgov.org>
To: Tripatinder <tripatinder@smcgov.org>
Sent: Monday, November 28, 2016 9:15 AM
Subject: RE: Any Update: LIDAR Maps

Hello Tripatinder,

Hope you had a nice holiday weekend. Just wanted to let you know I heard from our graphics specialist who has finalized your contour/slope map. I need to check in with the senior planner when he gets in this morning to see how to document the request and accept the service payment and will get back to you shortly. Once we figure this out and receive payment, I can email you the color map and send you an 8.5" x 11" copy.

Thanks,
Summer

From: Tripatinder [mailto:tripatinder@smcgov.org]
Sent: Wednesday, November 16, 2016 10:35 AM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Re: Any Update: LIDAR Maps

Thanks Summer:

Greatly appreciate the update - Have a great thanksgiving ...

From: Summer Burlison <sburlison@smcdoj.org>
To: Tripatinder <tripatinder@smcdoj.org>
Sent: Wednesday, November 10, 2016 12:02 AM
Subject: RE: Any Update: LIDAR Maps

Hello Tripatinder,

I'm told that it has been started however due to some other urgent work that's come up for our graphics specialist, has not yet been completed. He will have time on Friday to pick it back up. With next week being a short week due to the holidays, it should be completed by end of month. Sorry for the delays.

Regards,
Summer

From: Tripatinder [<mailto:tripatinder@smcdoj.org>]
Sent: Wednesday, November 16, 2016 9:43 AM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Any Update: LIDAR Maps

Hello Summer:

~~Was wondering, if we have any update on LiDar Maps~~

Thanks

Tripatinder

€ 7

From: Summer Burlison <sburlison@smcgov.org>
To: Tripatinder <tripatinder@smcdoj.org>
Sent: Wednesday, October 20, 2016 7:42 AM
Subject: RE: LIDAR Maps

Hello Tripatinder,

Got it. I've submitted the request to our graphics section.

I have all of the APNs shaded in the attached map.

Thanks,
Summer

From: Tripatinder [mailto:tripatinder@smcgov.org]
Sent: Thursday, October 20, 2016 12:46 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Re: LIDAR Maps

Hello Summer:

Sorry for the late reply:

Yes I am okay with paying \$473.55 for the Lidar Maps

Please recall, I was in your Office on October 7th, and filled in the Form, and you entered all the APN Numbers

Please let me know, if you need anything else from us, and can you please confirm you have all the APNs we need in the Lidar maps including the one on Hermosa Avenue

Appreciate it

Tripatinder Chowdhry

From: Summer Burlison <sburlison@smcgov.org>
To: Tripatinder <tripatinder@smcgov.org>
Sent: Wednesday, October 12, 2016 10:15 AM
Subject: RE: LIDAR Maps

Hi Tripatinder,

Yes, thanks for following-up. It would be \$473.55 (\$451 + 5%) for the lidar maps which would show contours from the County's 2014 lidar data with some underlaid slope shading. It would be about a 1.5 weeks to complete.

Do you want me to go ahead with submitting the request to our graphics section? The alternative is to use the contour layer on our GIS <http://maps.smcgov.org/planning/>. I believe this comes from USGS's topo maps.

Regards,
Summer

Summer Burlison
Planner III

County of San Mateo
Planning & Building Department
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FAX: 650/363-4849
<http://planning.smcgov.org>

Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.

From: Tripatinder [mailto:tripatinder@smcgov.org]
Sent: Wednesday, October 12, 2016 10:21 AM
To: Summer Burlison <sburlison@smcgov.org>
Subject: LIDAR Maps

Hello Summer:

I came to your office on Friday regarding getting Lidar Maps around the following addresses

655 Miramar Drive, Half Moon Bay, CA 94019
681 Hermosa Avenue, Half Moon Bay, CA 94019

Can you please let me know how much would it cost us to get these Lidar Maps

Thanks

Tripatinder

Summer Burlison

From: Summer Burlison
Sent: Tuesday, November 29, 2016 4:17 PM
To: Tripatinder
Cc: Richard Vallejos
Subject: FW: Request for Information: 665 Miramar Drive
Attachments: Miramar Site.pdf

Hello Tripatinder,

Below is an FTP link to a zip file that contains both PDF and shapefiles for the topo maps you picked up today. Also, attached is a PDF of the recorded map for the subdivision that we viewed this afternoon.

I've copied Richard Vallejos in our graphics section who prepared the maps and files for you in case you have any specific questions on the mapping or issues with the files.

Regards,
Summer

Summer Burlison
Planner III

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: 650/363-1815
FAX: 650/363-4849
<http://planning.smcgov.org>

Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.

From: San Mateo County [mailto:delivery@spaces.hightailmail.com]
Sent: Tuesday, November 29, 2016 3:32 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Request for Information: 665 Miramar Drive

The logo for HIGHTAIL features the word "HIGHTAIL" in a bold, black, sans-serif font. The letter "H" is significantly larger than the other letters and has a horizontal bar extending from its top left corner. The background of the logo is a light gray, textured pattern.



San Mateo County sent you 1 file



ZIP_RFI_665Miramar.zip

24.2 MB

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Summer Burlison

From: Tripatinder
Sent: Wednesday, October 26, 2016 7:47 AM
To: Summer Burlison
Subject: Re: LIDAR Maps

Super - greatly appreciate it

Thanks

Tripatinder

From: Summer Burlison <sburlison@smcgov.org>
To: Tripatinder <[redacted]@smcgov.org>
Sent: Wednesday, October 26, 2016 7:47 AM
Subject: RE: LIDAR Maps

Hello Tripatinder,

Got it. I've submitted the request to our graphics section.

I have all of the APNs shaded in the attached map.

Thanks,
Summer

From: Tripatinder [mailto:[redacted]@smcgov.org]
Sent: Thursday, October 20, 2016 12:46 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Re: LIDAR Maps

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Sorry for the late reply:

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Please recall, I was in your Office on October 7th, and filled in the Form, and you entered all the APN Numbers

Please let me know, if you need anything else from us, and can you please confirm you have all the APNs we need in the Lidar maps including the one on Hermosa Avenue

Appreciate it

Tripatinder Chowdhry

From: Summer Burlison <sburlison@smcgov.org>
To: Tripatinder <tripatinder@smcgov.org>
Sent: Wednesday, October 13, 2016 10:21 AM
Subject: RE: LIDAR Maps

Hi Tripatinder,

Yes, thanks for following-up. It would be \$473.55 (\$451 + 5%) for the lidar maps which would show contours from the County's 2014 lidar data with some underlaid slope shading. It would be about a 1.5 weeks to complete.

Do you want me to go ahead with submitting the request to our graphics section? The alternative is to use the contour layer on our GIS <http://maps.smcgov.org/planning/>. I believe this comes from USGS's topo maps.

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From: Tripatinder [<mailto:tripatinder@smcgov.org>]
Sent: Wednesday, October 12, 2016 10:21 AM
To: Summer Burlison <sburlison@smcgov.org>
Subject: LIDAR Maps

Hello Summer:

I came to your office on Friday regarding getting Lidar Maps around the following addresses

655 Miramar Drive, Half Moon Bay, CA 94019

681 Hermosa Avenue, Half Moon Bay, CA 94019

Can you please let me know how much would it cost us to get these Lidar Maps

Thanks

Tripatinder

6747

Summer Burlison

From: Summer Burlison
Sent: Tuesday, December 13, 2016 4:01 PM
To: Planning_Code_Compliance
Cc: Melissa D. Alota
Subject: FW: 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: Tripatinder [mailto:]@com]
Sent: Tuesday, December 13, 2016 3:25 PM
To: Planning_plngbldg <plngbldg@smcgov.org>
Cc: Summer-Burlison <sburlison@smcgov.org>
Subject: APN 048-076-130: Hill Grading without Permit

From:

T

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C

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:

Summer Burlison

From: <[REDACTED]@[REDACTED].com>
Sent: Wednesday, December 28, 2016 8:53 AM
To: Summer Burlison; Planning_plngbldg
Subject: Background of Violations by 655 Miramar Parcel-2

Dear County Officer,

REF: Violations by owners of APN 048-076-130 on December 12, 2016

I wanted to inform you that on December 12, 2016, the owners of APN 048-076-130 (655 Miramar Parcel-2) brought in Bobcat Construction Equipment and started grading the easement granted by us to access their property, without a permit from the County and behind our backs. They mentioned that they did not need any permission from the County and could build a freeway if they pleased.

They brought in a construction crew from Santa Rosa who had their license plates covered with tapes. Photographs attached.

They started cutting the hillside. We were informed of their activities by the neighbors. We, and the Sheriff's Deputies arrived just in time before they could do much harm. They drove off the Bobcat Construction Equipment to their house on Parcel-2. The photograph of the hill cut by their Bobcat Construction equipment is attached. The Sherriff's Deputies arrived on the scene in time and stopped their activities.

By way of background, the owners of Parcel-2, sent us an intimidating letter in October wanting us to sign something that we did not understand. The letter stated that they would compel us to sign the permissions and if we did not sign it, they would file a lawsuit against us. The intimidation letter from Tad Sanders (the owner's agent) is attached.

Kind regards







Summer Burlison

From: [redacted]@com>
Sent: Wednesday, December 28, 2016 9:41 AM
To: Summer Burlison; Planning_plngbldg
Subject: REF: APN 048-076-120
Attachments: 655 Pacel-1 Deed.pdf; Easement Description Parcel-1 655 Miramar.pdf

Dear County Officer,

REF: APN 048-076-120

We are the owners of APN 048-076-120 (655 Miramar Parcel-1).

I would like to bring it to your kind attention that the owners of APN 048-076-130 (655 Miramar Parcel-2) do not own the Easement used to access their property. They do not have the exclusive right to the Easement either. I am attaching the Legal Description of the Easement Grant and our Deed.

Consequently, any request for approval to the County by the owners of Parcel-2, to make any changes or "improvements" to the Easement is akin to a stranger making a request to the County for making changes or "improvements" to another person's property.

As a background, the Legal Description of Easement was created by the original owner of 655 Miramar. He split his property into Parcel-1 and Parcel-2. He lived in a home on Parcel-2 and sold Parcel-1. He wrote the Legal Description of the Easement to benefit him to access his home. As reflected in the Legal Description of the Easement, he clearly did not want to own the easement or have an exclusive right to the Easement. We received multiple independent legal opinions both now, and before the purchase of the property, that the easement is not owned by Parcel-2, nor does Parcel-2 have any exclusive rights to change or "improve" the easement.

I will appreciate your assistance in directing that the project application as in Permit#: PLN 2016-00528, not be processed since the applicant is not the rightful owner of the property.

Kind regards

Summer Burlison

From: <[redacted]@smc.gov>
Sent: Friday, December 30, 2016 2:00 PM
To: Summer Burlison
Subject: Fwd: Ref: PLN 2016-00528, 655 Miramar Parcel-2
Attachments: Vehicle carrying the Bobcat-Dump.docx

Hi Summer,

We greatly appreciate your assistance. We wish you and your family a Very Happy, Successful, Prosperous & Healthy New Year and many many years to come.

I met with Camille yesterday and am unsure of how she is looking at the situation. I am forwarding the following email I just sent to Camille.

I always appreciate your guidance and suggestions and wanted to keep you posted.

Thanks

Best

Kind regards

Begin forwarded message:

From: T
Date: December 30, 2016 1:38:01 PM
To: cleung@smc.gov.org
Subject: Ref: PLN 2016-00528, 655 Miramar Parcel-2

Dear Camille,

It was a pleasure to meet with you yesterday. I and my family wish you and your family a Very Happy, Prosperous & Healthy New Year and many many years to come.

Based on your recommendation, I got two independent legal opinions after our meeting. They asked me to check with you - the grounds that you are considering to entertain an Application to make changes to the easement granted by us to 655 Miramar Parcel-2?

In summary, we use this easement to access our property, 655 Miramar Parcel-1. This easement is not exclusive to Parcel-2.

1. By considering PLN 2016-00528, our access to our property is being disrupted without our consent.
2. By considering PLN 2016-00528, you are putting yourself and the County, in the position of determining the ownership rights to the easement provided by us to Parcel-2.

Based on the above, I will appreciate your assistance in proceeding with PLN 2016-00528 only with our written consent. ~~We will not withhold consent for any reasonable request.~~

In his application for PLN# 2016-00528, the applicant states the reason for the application as:

1. Need for Emergency vehicles to access the property. The property has been there for the last 31 years and all emergency vehicles have always been able to access the property on Parcel-2.
2. **The vehicles** (as claimed by the agent for Parcel-2) **got stuck due to the HairPin Bend to access the current easement.** The vehicles did not get stuck on the easement, they got stuck on the HairPin Bend before accessing the easement. They are misrepresenting in their application.
They brought in the construction vehicles such as in the attachment. Then attached map shows the HairPin bend where the trucks got stuck.
3. This easement is not meant to be burdened by the Construction Vehicles.

Based on all of the above, I will appreciate your assistance in proceeding with PLN 2016-00528 only with our written consent.

Further, if the owner of Parcel-2 and their agent, need to bring in the Construction equipment and construction Trucks, there is a viable path through Hermosa Avenue. We will fully support their access through Hermosa Avenue including, if needed, economically.

Thanks
Kind regards

-2

Vehicle carrying the Bobcat



Vehicle to carry the Dump

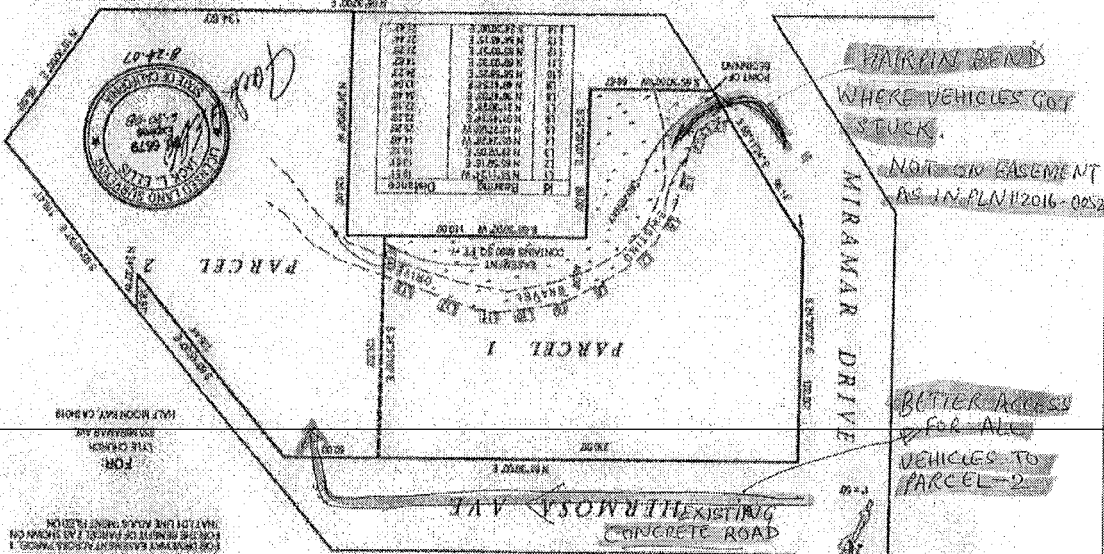


COASTSIDE LAND SURVEYING
299 MAIN STREET SE
HALF MOON BAY, CA 94019
650 726 1711
PAGE 02 OF 2
DATE: 05/11/2016
PROJECT NO: 160002002

PAGE 1 OF 1

ALTO AVENUE

8



MAP TO ACCOMPANY
LEGAL DESCRIPTION
FOR THE RIGHT OF PARCEL 1 AS SHOWN ON
MAP WITH LINE WORK IDENTIFICATION

FORM:
TYPE: CHECK
DATE: 05/11/2016
BY: MCKENZIE CARON

EXHIBIT A

Summer Burlison

From: Camille Leung
Sent: Tuesday, January 24, 2017 12:10 PM
To: Jeremiah Pons
Cc: Summer Burlison; John Brennan
Subject: 655 Miramar Roadwork

Hi Jeremiah,

John B is issuing this "EC-Only" BLD permit today.

Please inspect Monthly (Not ASBS). They are just fixing the road ruts (scraping and redistributing) . This case is controversial. Neighbors oppose project and will all be extremely observant.

- Technically No BLD permit is required for the work.
- All EC measures must be in road easement (not on private property, as they do not have authorization to alter or use land outside of the road easement)
- Please limit County comments to erosion control (they will want to discuss all sorts of things).
- Please make sure they don't do more than what is specified on plans (which is just scraping and redistributing).

Thanks!

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

Summer Burlison

From: Summer Burlison
Sent: Thursday, January 26, 2017 10:15 AM
To: Camille Leung
Subject: FW: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

Camille, sounds like civil issues so I don't know what he wants me to help with but just as FYI to you in case it somehow comes to you through the applicant, Tad Sanders.

From: Tejinder singh [mailto:tejindersingh@smcgov.org]
Sent: Thursday, January 26, 2017 9:09 AM
To: Summer Burlison <sburlison@smcgov.org>
Cc: HMB CA <hmbca@smcgov.org>
Subject: Fwd: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

Hi Summer,

We greatly appreciate your deep expertise and help. I am forwarding the email I just sent to Tad Sanders the agent for the owners of 655 Miramar Parcel-2.

As always, we will appreciate your thoughts and assistance.

Thanks
Kind regards

TJ Singh

Begin forwarded message:

From: Tejinder singh <tejindersingh@smcgov.org>
Date: January 26, 2017 9:04:50 AM
To: Tad Sanders <tadsanders@smcgov.org>
Cc: cleung@smcgov.org, plngbldg@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 14th 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 25th, 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 12th 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

Summer Burlison

From: Summer Burlison
Sent: Thursday, January 19, 2017 7:59 AM
To: Tripatinder
Subject: RE: Overhead Powelines

Hello Trip,

In general, undergrounding of the utilities is required for your property and the neighboring property to the rear of you because these properties are within a Design Review District. That being said, we would consider any current overhead utilities serving the rear house as a non-conforming situation, which means at the time that house was built, overhead utilities may have been ok; however, any new houses would have to comply with the current regulations including the requirement to underground their utilities. If the rear house were to demolish and rebuild, undergrounding of utilities would be required at that time.

Hopefully this answers your question.

Regards,
Summer

Summer Burlison
Planner III

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: 650/363-1815
FAX: 650/363-4849
<http://planning.smcgov.org>

Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.

From: Tripatinder [mailto:tripatinder@yanoo.com]
Sent: Wednesday, January 18, 2017 4:58 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Overhead Powelines

Hello Summer:

We greatly value your expertise.

It was nice meeting you today. When you get a chance, can you please let me know, what are the county rules regarding overhead powerlines and overhead cable at 655 Miramar Drive, Half Moon Bay, CA 94019

Appreciate your help

Thanks

Trip

Summer Burlison

From: Camille Leung
Sent: Thursday, January 26, 2017 11:25 AM
To: Summer Burlison
Subject: FW: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

FYI

From: Timothy Fox
Sent: Thursday, January 26, 2017 11:25 AM
To: Tejinder singh <tejinder.singh@smcgov.org>
Cc: Camille Leung <cleung@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

Mr. Singh:

As I indicated when you called me in late December, the Office of the County Counsel provides legal advice to County departments and agencies, not to individuals. I have forwarded your correspondence to the Department for its consideration, but I cannot advise you regarding your concerns. You should consult attorneys of your own selection for any legal advice you feel you need.

Timothy Fox
Deputy County Counsel



COUNTY OF SAN MATEO

400 County Center, 6th Fl.
650 363 4456
tfox@smcgov.org

From: Tejinder singh [<mailto:tejinder.singh@smcgov.org>]
Sent: Thursday, January 26, 2017 9:18 AM
To: Timothy Fox <tfox@smcgov.org>
Subject: Fwd: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

Dear Honorable Tim Fox,

I wanted to inform you of recent transgressions by Tad Sanders the agent for the owners of 655 Miramar Parcel-2 as enumerated in the email below.

We value your deep expertise and will appreciate any ideas.

Thanks
Kind regards
TJ Singh

655 Miramar Parcel-1

Begin forwarded message:

From: Tejinder singh <[redacted]>
Date: January 26, 2017 9:04:59 AM
To: Tad Sanders <[redacted]@com>
Cc: cleung@smc.gov.org, pingvong@smc.gov.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 14th 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 25th, 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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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 12th 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

Summer Burlison

From: Summer Burlison
Sent: Thursday, February 02, 2017 4:39 PM
To: Tripatinder
Subject: Miramar Drive, 1907 Subdivision
Attachments: Miramar Drive.pdf

See attached.

Summer Burlison
Planner III

San Mateo County
Planning & Building Department

455 County Center, 2nd Floor
Redwood City, CA 94063

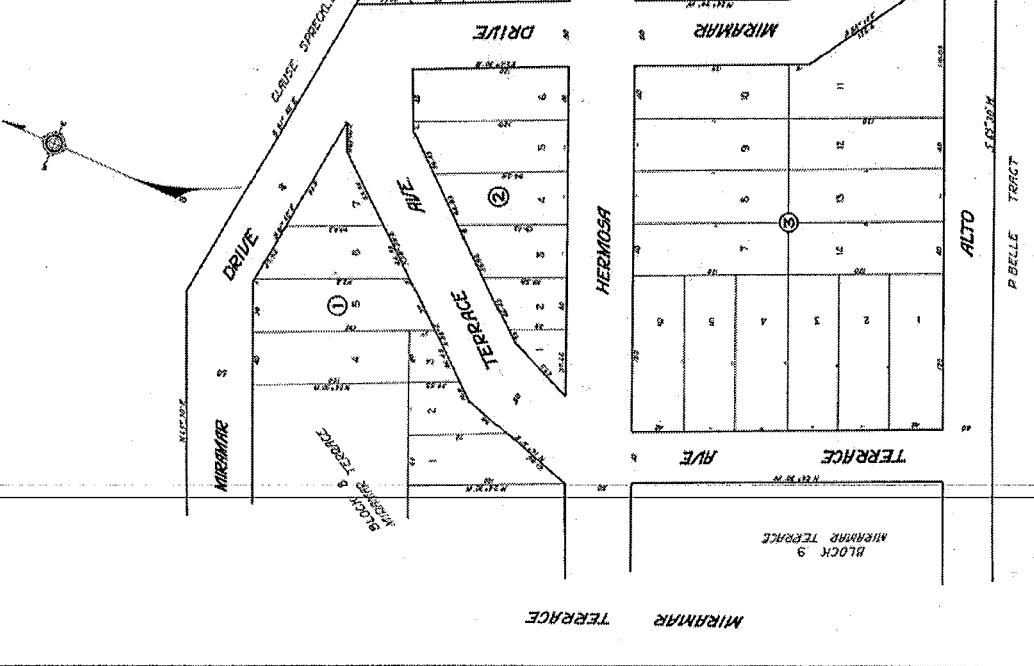
Tel: 650/363-1825
Fax: 650/363-4849

It is the intent of the City of San Diego to provide for the orderly development of the Miramar Terrace Subdivision, Block 10, by the subdivision of the same into lots for residential purposes. The City of San Diego hereby certifies that the subdivision of Block 10 into lots for residential purposes is in the public interest and that the subdivision of Block 10 into lots for residential purposes is in accordance with the provisions of the City Charter and the City Code. The City of San Diego hereby certifies that the subdivision of Block 10 into lots for residential purposes is in accordance with the provisions of the City Charter and the City Code. The City of San Diego hereby certifies that the subdivision of Block 10 into lots for residential purposes is in accordance with the provisions of the City Charter and the City Code.

It is the intent of the City of San Diego to provide for the orderly development of the Miramar Terrace Subdivision, Block 10, by the subdivision of the same into lots for residential purposes. The City of San Diego hereby certifies that the subdivision of Block 10 into lots for residential purposes is in the public interest and that the subdivision of Block 10 into lots for residential purposes is in accordance with the provisions of the City Charter and the City Code. The City of San Diego hereby certifies that the subdivision of Block 10 into lots for residential purposes is in accordance with the provisions of the City Charter and the City Code.

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MAP OF
SUBDIVISION OF BLOCK 10
MIRAMAR TERRACE
HALF MOON BAY DEVELOPMENT CO.
OWNER
SCALE-50 FT = 1 INCH.

I hereby certify that this is a true and correct copy of an original map deposited in the Map Book 5 at page 18.
 J. H. ...
 County Surveyor and Recorder
 County Survey Number of Map
 Book 5-Page 18

Summer Burlison

From: Tripatinder <1...>
Sent: Wednesday, May 31, 2017 9:47 AM
To: Summer Burlison
Subject: Public Works - follow up on New Road Easement

Hello Summer:

I greatly appreciate your assistance in providing feedback on our road design to provide access to APN: 048-076-130 in-lieu of existing easement

Would you please share the map with your Public Works and suggest when may i meet her

Appreciate your help

Thanks

Tripatinder

Summer Burlison

From: Diana Shu
Sent: Friday, June 09, 2017 3:14 PM
To: tj singh
Cc: Summer Burlison; sigmaprm@pacbell.net
Subject: RE: Miramar - next to 655 Miramar

Hi Mr. Singh

I just stopped by Summer's Desk and I see that Charlie Kissick has already proposed a road on your property.

If the slopes work out, I have no issues.

Alternatively, if you are proposing to do a subdivision, it would be good for him to provide profiles of the road/driveway to each lot also.

Do we still need to meet?

Diana

From: tj singh [mailto:
Sent: Friday, June 09, 2017 2:44 PM
To: Diana Shu <dshu@smcgov.org>
Subject: Re: Miramar - next 655 Miramar

Thanks Diana,

I appreciate your assistance. I look forward to meeting you at 2:15 pm on Thursday next week.

Thanks
Kind Regards
TJ Singh

On Jun 9, 2017, at 10:43 AM, Diana Shu <dshu@smcgov.org> wrote:

TJ

You can easily see my real-time availability and schedule time with me at <https://calendly.com/dshu>

I can meet with you on Tues and Thurs

I am also available from 11:00 to 2:00 today.

Just let me know what works for you.

Diana

Summer Burlison - RE: Ewell Property

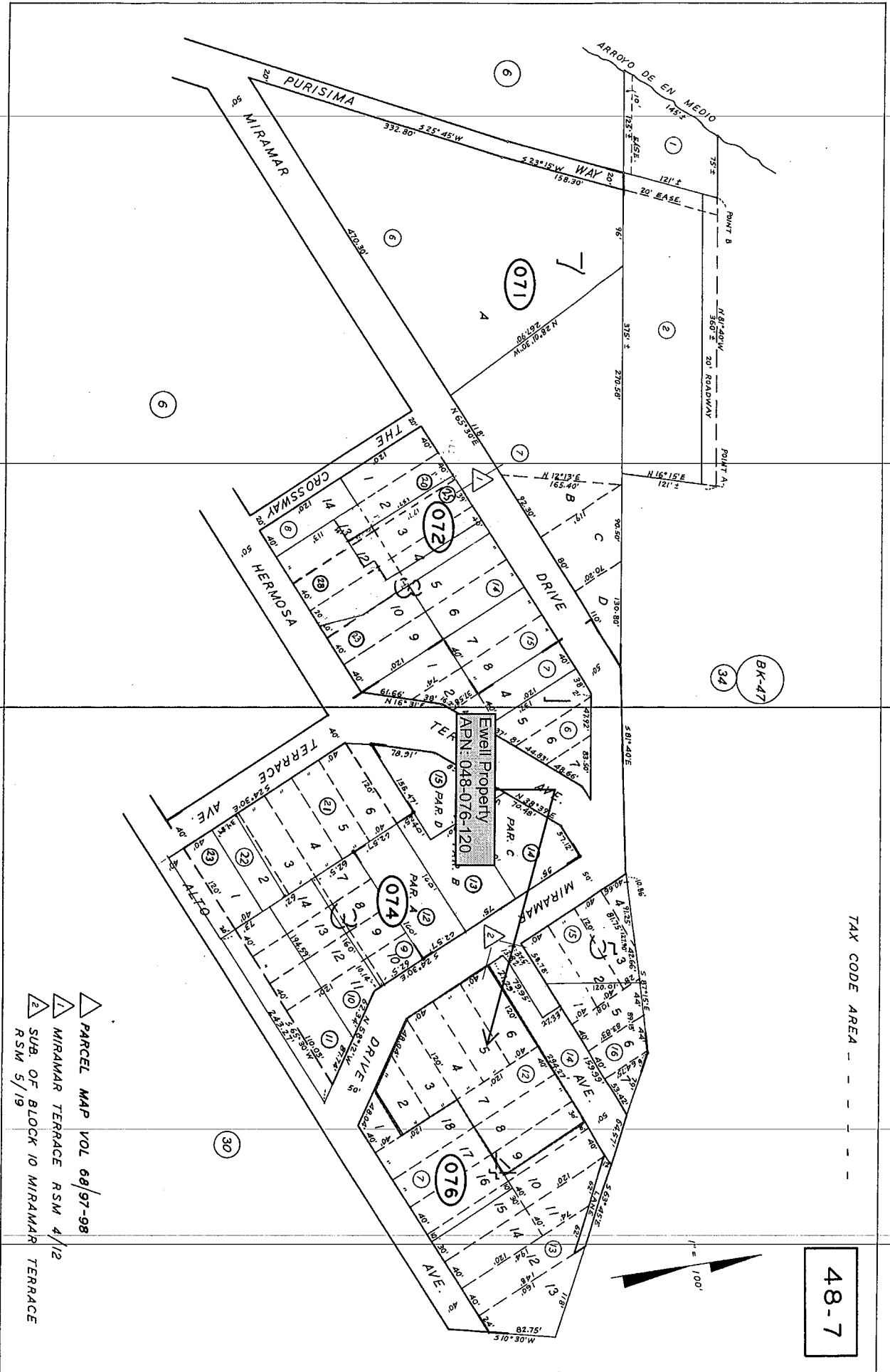
From: Summer Burlison
To: bmah@unitedamericanbank.com
Date: 9/30/2010 10:38 AM
Subject: RE: Ewell Property
Attachments: APN Map.pdf

Here's a map with Ewell's property highlighted in red. Mr. Ewell did contact me last week and left a message to see what the status was on his proposed subdivision of this property. I just haven't had a chance to go back through his file to get back to him. I was planning on doing this today and contacting him so I can provide you with an update from my pending conversation with him.

Thanks,
Summer

Summer Burlison
San Mateo County Planning and Building
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: (650) 363-1815
Fax: (650) 363-4849

 Save Paper. Think Before You Print.



TAX CODE AREA - - - - -

48-7

- △ PARCEL MAP VOL 68/97-98
- △ MIRAMAR TERRACE RSM 4/12
- △ SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

Summer Burlison - RE: PLN2009-00069 1st round comments

From: Summer Burlison
To: Jerrod Langston Ewell
Date: 11/17/2011 3:17 PM
Subject: RE: PLN2009-00069 1st round comments

Jerrod,

We were informed that the property was foreclosed on by United American Bank. To proceed forward on your application, I believe we would require (at a minimum) a letter from United American Bank (as listed property owner) giving owner authorization since the property has changed ownership. Otherwise, we would close the case and could refund any unused application fees to you. I'll wait to hear how you will proceed in the application.

Thanks,
Summer

Summer Burlison
San Mateo County Planning and Building
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: (650) 363-1815
Fax: (650) 363-4849
sburlison@smcgov.org

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>>> "Jerrod Langston Ewell" <Jerrod@JLEDesigns.com> 11/9/2011 12:10 PM >>>

Summer,

Good Wednesday morning. I hope this email finds you well.

I have re-focused my attentions on this project.. When can we meet to discuss my re-submittal?

Jerrod Langston Ewell

From: Summer Burlison [mailto:sburlison@co.sanmateo.ca.us]

Sent: Tuesday, December 28, 2010 4:53 PM

To: jerrod@jledesigns.com

Subject: PLN2009-00069 1st round comments


Jerrod,

Attached is a PDF that identifies comments from all reviewers. Also, attached is a separate PDF of draft project conditions as of 12/28/10.

Thanks,
Summer

Summer Burlison
San Mateo County Planning and Building
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: (650) 363-1815
Fax: (650) 363-4849

**THE PLANNING AND BUILDING DEPARTMENT WILL BE CLOSED TO THE PUBLIC
THE WEEK OF DECEMBER 27, 2010 AND WILL REOPEN ON JANUARY 3, 2011.**

 Save Paper. Think Before You Print.

Summer Burlison - 655 Miramar Drive

From: "Jerrod Langston Ewell" <Jerrod@JLEDesigns.com>
To: SBurlison@smcgov.org
Date: 12/26/2011 2:13 AM
Subject: 655 Miramar Drive

Friday December 23rd 2011

Ms. Summer Burlinson

San Mateo County Planning Department

455 County Center Drive, 2nd Floor, Redwood City, CA 94063

SBurlinson@smcgov.org

Regarding: The Miramar Drive Subidvision Application
655 Miramar Drive, Miramar, APN: 048 – 076 - 120
PLN2009-00069

Dear Ms. Burlinson,

Thank you for your correspondence regarding the Sub-Division for 655 Miramar Drive. Funding resources had temporarily placed the project on hold and now we look to continue on. As of last Friday, we have entered contract with United American Bank to re-purchase the property.

Based on your December 28th correspondence, we need clarification on several issues:

1. Time line – Once San Mateo County comments have been addressed (Fire Dept, Public Works, Environmental Health and Building) please clarify the timeline and procedure that remains.
2. Fee Structure - Outside of NCCWD (water) and Granada Sanitary District (Sewer). For example, Grading permits, School Development Fee, in-lieu of park development fee, etc
3. Comments from other San Mateo county departments. I will review comments with Public Works, Fire Dept and the Building dept directly prior to resubmittal.

If you have any questions or comments, please feel free to call or email at anytime.

Sincerely,

Jerrod Langston Ewell

Summer Burlison - 655 Miramar Drive: Sub-Division Application

From: "Jerrod Langston Ewell" <Jerrod@JLEDesigns.com>
To: JRiddell@hmbfire.org
Date: 12/26/2011 2:15 AM
Subject: 655 Miramar Drive: Sub-Division Application
CC: CJolley@hmbfire.com; SBurlison@smcgov.org

Thursday July 30th 2009

Mr. John Riddell

Deputy Fire Marshall
CAL Fire/Coastside Fire Protection District
1191 ain Street, Half Moon Bay, CA 94019
(650)726.5213
Fax (650) 726.0132
JRiddell@hmbfire.org

Regarding: The Miramar Drive parcel split.
655 Miramar Drive
PLN 2009-00069
Drive/Road Access Fire Dept Compliance

Dear Mr. Riddell,

Thank you for your correspondence regarding the Sub-Division for 655 Miramar Drive. Funding resources had temporarily placed the project on hold and now we look to continue on.

Based on your December 28th correspondence, we need clarification on several issues:

1. Fire Truck Turn-Around: Comments were returned to me from Ms. Summer Burlinson (San Mateo County Planner) that a bulb of 96 feet would be required. The proposed division proposal suggested a 60'-0" 'Y' turn-around as per Example #1. Has this been rejected?
2. Grade and Paving: The submitted sub-division proposed a 20'-0" wide fire truck access lane. However, of the 20'-0" required width, 14'-0" was proposed to be pervious concrete blocks (broom finished sanded not grouted) , the 6'-0" remainder was to be a 'fire dept' approved grass-concrete paving system.

If you have any questions or comments, please feel free to call or email at anytime.

Sincerely,

Jerrod Langston Ewell

Summer Burlison - 655 Miramar Drive: PLN 2009-00069

From: "Jerrod Langston Ewell" <Jerrod@JLEDesigns.com>
To: JGuistino@CoastsideWater.org; GLombardi@CoastsideWater.org
Date: 12/26/2011 2:18 AM
Subject: 655 Miramar Drive: PLN 2009-00069
CC: SBurlison@smcgov.org
Attachments: 2011.12.26 NCCWD.pdf

Friday December 23rd 2011

Mr. Joe Guistino

Mrs. Glenna Lombardi

Coastside County Water District
 766 Main Street , Half Moon Bay, CA, 94019
 650/726.5245
GLombardi@CoastsideWater.org

Regarding: The Miramar Drive Subidvision Application
 655 Miramar Drive, Miramar, APN: 048 – 076 - 120
 PLN2009-00069

Dear Mr. Guistino and Mrs. Lombardi,

Thank you for your correspondence regarding the Sub-Division for 655 Miramar Drive. Funding resources had temporarily placed the project on hold and now we look to continue on. Based on your November 09th correspondence, we need clarification on your three (3) three comments:

1. Two (2) Cell towers on the NCCWD tower. It is our understanding that the Cell phone companies were allowed to build their electrical junction boxes on the subject property. Please advise.
 2. Water Pressure / Main Line Extension: Based on 2008 CSL survey there appears to be a water service from the existing fire hydrant. Water is the water pressure at the main line? The project scope would be to provide new water main (domestic & fire flow). Please advise
 3. Water Service and Connection: I understand the exiting parcel to have already have one (1) approved and paid for water connection. However the two new residential parcel created will require new 'priority' connections
 - a. Application process?
 - b. Time-line?
 - c. Cost?
-

If you have any questions or comments, please feel free to call or email at anytime.

Sincerely,

Jerrod Langston Ewell

Summer Burlison - 655 Miramar Drive, Miramar PLN2009-00069

From: "Jerrod Langston Ewell" <Jerrod@JLEDesigns.com>
To: gsd@granada.ca.gov
Date: 12/26/2011 2:20 AM
Subject: 655 Miramar Drive, Miramar PLN2009-00069
CC: SBurlison@smcgov.org
Attachments: 2011.12.26 Granada Sanitary.pdf

Friday December 23rd 2011

Mrs. Delia Comito

District Administrator: Granada Sanitary District
504 Avenue Alhambra, 3rd Floor
El Granada, California 94018
Fax: (650) 726-7099
gsd@granada.ca.gov

Regarding: The Miramar Drive Subdivision Application
655 Miramar Drive, Miramar
PLN2009-00069
APN: 048 – 076 - 120

Dear Mrs. Comito,

Thank you for your correspondence regarding the Sub-Division for 655 Miramar Drive. Funding resources had temporarily placed the project on hold and now we look to continue on.

Based on your December 20th correspondence raised two questions:

1. Equivalent Residential Unit (ERU).
 - a. Application? Cost? Timeline:
 - b. The existing parcel has a sewer assessment, is an ERU required?
2. Variance - When required
 - a. Proposed build-outs may include a 'Mother-In-Law' unit.
 - b. Proposed build-out MAY offer to continue our proposed sewer line to the existing Church family lands behind the subject parcel.
3. Environmental Impact Report (EIR): The project scope would create two (2) new residential parcels and reduce the size of the existing residential parcel. Does this constitute 'more than two ERU's of sewer capacity'?

If you have any questions or comments, please feel free to call or email at anytime.

Sincerely,

Jerrod Langston Ewell

Summer Burlison - Re: Sprint @ 655 Miramar Drive Half Moon Bay

From: Summer Burlison
To: Michelle Weller
Date: 4/12/2012 2:27 PM
Subject: Re: Sprint @ 655 Miramar Drive Half Moon Bay
Attachments: Fee Schedule 10-21-11.pdf

Michelle,

In response to your questions below:


- 1) Per consult with senior staff and the Director, this proposal would require a Use Permit Amendment & CDP to PLN2000-00138, which includes a public hearing before the Zoning Hearing Officer.
 - 2) See attached. Add up all red fees, then add 9% (blue) of total red fees, then add green fee on top.
 - 3) See the Wireless Ordinance available online at <http://www.co.sanmateo.ca.us/portal/site/planning>. From homepage, click on link (left side) to Current Planning, then go to Adopted Plans & Regs box (middle of page), to Wireless Telecom Ordinance. Section 6512.5-B identifies submittal requirements (5 full sized sets of plans & 1 reduced copy). For Planning Application Forms, go to Forms link on left side of webpage. In addition, the 2nd page of the Planning Permit Application Form identifies any additional requirements for the CDP (mainly the CDP application companion page).
 - 4) In general, ZHO is a 4-6 month process, depending on agency review comments and planner workload. For cell sites, we also factor in the FCC shot clock.
-

Regards,
Summer

Summer Burlison
San Mateo County Planning and Building
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: (650) 363-1815
Fax: (650) 363-4849
sburlison@smcgov.org

Please be aware that I am out of the office every other Monday.

To help us to serve you better please take a moment to complete our survey, just click on the link below:
<http://www.co.sanmateo.ca.us/planning/survey>

 Save Paper. Think Before You Print.

>>>

From: "Michelle Weller" <michelle.weller@cortel-llc.com>

To: <sburlison@smcgov.org>

Date: 4/12/2012 9:01 AM

Subject: Sprint @ 655 Miramar Drive Half Moon Bay

Hi Summer,

I was looking to get some zoning information on the attached proposal. Sprint is looking to modify the existing monopole located at 655 Miramar Drive in Half Moon Bay. There are currently 2 antennas on this monopole and Sprint would like to swap these two antennas out for two new antennas. Because Sprint will need to keep the 2 existing antennas in place for an interim period of time while they test the 2 new antennas there will be 4 total antennas on the monopole for a period of no more than 6 months and then the 2 old antennas will be removed. I am attaching drawings for you review.

Please let me know what the zoning process would be for this proposal?

The fees for this process?

The submittal requirements for this process?

Estimated time frame to complete this process once all submittal materials are received?

Thanks for your help.

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