

From: [Nicole Campbell](#)
To: [Ruemel Panglao](#)
Subject: Permit Application No. PLN2021-00090
Date: Monday, March 22, 2021 12:24:50 PM

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Dear Mr. Panglao,

This office represents **Matthew and Genevieve Show, Richard and Anne Martin, and Paul and Carrie Blanton** who are neighbors of 655 Miramar Drive located in unincorporated San Mateo County, **APN: 048-076-120** (the "TEG Property"). Our clients have become aware that TEG Partners LLC, the owner of the TEG Property has submitted permit application no. **PLN2021-00090** to remove several trees purportedly located on its property. The neighbors' would like to communicate their concerns regarding the permit application, including, but not limited to:

1. It is unclear from publicly available information where the trees TEG seeks to remove are located. TEG has previously asserted the right to clear trees located in the median of the privately maintained portion of Miramar Drive, which is a shared road. The median provides privacy screening. Further, it has not been determined whether one or more of the trees growing in the median are located within the boundary of the TEG Property.
2. TEG's managers have stated under oath in court filings that TEG plans to develop the TEG Property. Any permit applications for tree removal or other work on the property should not be conducted in a piecemeal fashion. When TEG submits a planning application to the county to develop the property, TEG will need to perform an Existing Tree Study. Any tree removal should be reviewed by the county in connection with the development as a whole, including an Existing Tree Plan.
3. The county should require an arborist report to substantiate tree health, which is the basis of TEG's permit application, and to identify the location of the subject trees.
4. The county should exercise its discretion to require the replacement of significant trees with trees of a similar height in accordance with the purpose of the Significant Tree Ordinance of San Mateo County. The TEG Property is located within the coastal area and preservation of the scenic landscape is of importance to the neighbors.
5. The county should take into account TEG's previous failure to seek proper permits and comply with notices of violation issued by the county of San Mateo when considering the conditions to impose on any permit. Such violations include VIO2021-00012 for land clearing and tree removal on the center median of the private road mentioned above and VIO2017-00054 for an unpermitted fence. (Note these violations relate to APN 048-076-120.) In addition, the principals of TEG received violation notice no. VIO2017-00350 for unpermitted importation of materials to fill and widen Terrace Avenue adjacent to their nearby property 18 Terrace Ave.,

Half Moon Bay, California.

This office submitted a Cal. Public Records Act Request to the San Mateo County Planning Department on February 26, 2021, which includes a request for all documents and communications relating to tree removal permit applications for the TEG Property. We have not yet received the requested records. We request that the county's response includes all documents, communications, and arborist reports relating to Permit Application No. PLN2021-00090. Additionally, our clients request to receive a copy of the Planning and Building Department's decision on this project when issued and information about appeal procedures.

Thank you for your work on this matter. Please do not hesitate to contact us with questions or comments.

Best,

Nicole Campbell
Katzoff & Riggs LLP
1500 Park Avenue, Suite 300
Emeryville, CA 94608
(510) 588-5178
www.katzoffriggs.com

-Notary Public-

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