

From: [REDACTED]
To: [Planning CodeComplaint](#); [Steve Monowitz](#)
Cc: [Lisa Aozasa](#); [Camille Leung](#)
Subject: Unpermitted Grading APN 048-076-120
Date: Thursday, August 12, 2021 8:44:03 PM
Attachments: [Grading Violation Complaint Form13.doc.pdf](#)

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Dear Code Compliance Officials,

I am reporting a grading violation on APN 048-076-120, an undeveloped parcel owned by TEG Partners. ("TEG"). Attached is a Code Violation Complaint form along with multiple pictures. I will follow up with an email containing a video of the grading activity on the lower part of the parcel across from my home.

I [REDACTED] am extremely concerned that the unpermitted grading on this steeply sloped parcel –in conjunction with the extensive tree clearing that they've done - is going to destabilize the hillside and jeopardize my home and personal safety with the risk of landslides or mudslides. I am also concerned about the risk to my home and the neighborhood roads from erosion of the destabilized soil.

Since about July 21, 2021, TEG has been clearing brush and cutting trees – mostly eucalyptus and Monterey pines on their lot as permitted by the SMC Hazardous Tree Permit Exemption. This has resulted in virtually every tree – except 4 - being cut down on the TEG lot.

After the trees were cut down, workers used stump grinding machines to grind most of the stumps on the parcel very close to the ground. I am concerned that this has destroyed or will soon destroy remaining tree roots thus destabilizing the hill and creating erosion problems .

Earlier this week, I noticed that the bobcats that had been used to remove logs and debris started moving earth around as they were removing debris. Because that activity was occurring at the top of the hill, I was unable to view exactly what was going on. Later today, Brad Lucas, who owns the property adjacent to the upper portion of the TEG property confirmed to me that the bobcats had started scraping, digging and removing vegetation on the portion of the TEG lot adjacent to his parcel.

Today the grading activity moved further down the hill and at about 11:40 am today, I observed large bobcat/tractor moving dirt, scraping and removing vegetation on the lower portion of the TEG property where they have indicated they wish to build a road. To the best of my knowledge, NO applications for permits to grade, clear or build a road have been submitted by TEG.

At first the bobcat appeared to be moving debris from the tree cutting. However as more earth started to be moved, I started taking pictures. As I took pictures, Trip Choudhry, one of the TEG partners drove his car on the road in front of me to block my view and to talk to the bobcat operator.

I observed the bobcat dig, smooth, scrape and move earth while the operator was being directed by Choudhry. Brad Lucas, another neighbor, who owns the parcel adjoining the TEG parcel, also showed up and started videoing the work. The video I will send in the next email documents this activity.

As I continued to video, Choudhry attempted to block my view with his car forcing me to move to

capture the work that was going on. This went on until 12:37 PM when Choudhry spoke with the operator who drove up the hill and departed shortly afterwards. . At 1:14 bobcat drove down cleared area and down the road.

It appears that TEG is attempting to grade the area where they want to build a road – very gradually – directing the bobcat to scrape, dig and smooth for several short intervals during the day to keep the unpermitted work from being discovered. This has been going on for the last several days in the large cleared area where they wish to build a road. I wasn't able to see what was going on until today when the bobcat started grading the lower part of the hill close to my home.

Attached are pictures showing the cleared and graded area both before and after today's grading. The next email will contain some videos. There are many more videos and pictures available from myself and other neighbors.

I'm asking the County to inspect this unauthorized work and to issue a stop work order in order to protect the stability of the hillside in our neighborhood. Otherwise, under the pretext of cleaning debris from tree removal, TEG will continue to this unpermitted grading of the area where they want to build a road and possibly their entire lot.

Unless and until the County orders TEG to stop this unpermitted work, this entire undeveloped lot will be cleared and graded without the required geophysical evaluations, environmental plans, and hearings.

Additionally since TEG has by, their clearing and grading, in effect created a steep unstable dirt road, I'm concerned that their contractors are going to increasingly start use this dirt road to access the TEG lot. The danger is that the dirt road they created is steep and terminates in a T on the upper part of Miramar Drive where neighbors as well as the CCWD personnel walk and drive. Allowing this to be used as road – without any hearings, studies or permits - poses a danger to all of us in the neighborhood.

I thank you in advance for what you can do to protect our neighborhood safety and our homes.

[REDACTED]

[REDACTED]